

Retail Space for Lease

Ironworks Cafe  
330 Ironworks Avenue  
Mishawaka, Indiana 46544



## Café Space For Lease at Mishawaka's New Ironworks Building at Beutter Park



### Snapshot

Building Size:	20,000 SF
Available:	5,220 SF
Year Built:	Fall 2022
Zoning:	C-3 City Center Commercial
Parking:	Shared surface parking, downtown district
Utilities:	Municipal
Lease Rate:	\$25.00 PSF NNN

### Property Details

**Rare Opportunity!** Currently under construction for a Fall 2022 delivery, the Ironworks Building is the latest exciting addition to downtown Mishawaka's Ironworks Plaza at Beutter Park. This new home of Mishawaka's Skate Park will feature an ice skating rink & ice ribbon, the Ironworks Event Center and the **Ironworks Café**. The 5,220 SF Ironworks Café space is available for lease with 3,710 SF on the ground floor and a 1,510 SF mezzanine. The space will be delivered with tables, chairs, flooring, lighting, restrooms, power, HVAC and certain kitchen & bar equipment (Equipment list is available. Lessee to provide additional required equipment). Other features include a two-sided fireplace, roll up garage style windows and private outdoor seating. The Ironworks Event Center (not a part of this offering) will provide seating for up to 120 and includes a catering kitchen, bar area & outdoor terrace. The Ironworks Café, Mishawaka Skate Park and Ironworks Event Center all have separate, dedicated entrances. Liquor license available.

*The City of Mishawaka will receive sealed offers until **10:00 a.m., Tuesday, June 14th, 2022**. Bids shall be delivered to the Finance/Controller's Office at Mishawaka City Hall, 600 East Third Street, Mishawaka, IN, 46544. Bidders will be acknowledged at the Board of Public Works and Safety Meeting held in the Common Council Chambers of City Hall starting at 10:00 a.m. All bids shall be clearly labeled on the outside of the bid as "Bid for Food and Beverage Services Ironworks Café".*

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

**TIM MEHALL**  
Vice President Retail Services, Principal  
574.485.1516  
tmehall@cressy.com

**JOHN MESTER**  
Senior Broker  
574.485.1501  
jmester@cressy.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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## Property Photos



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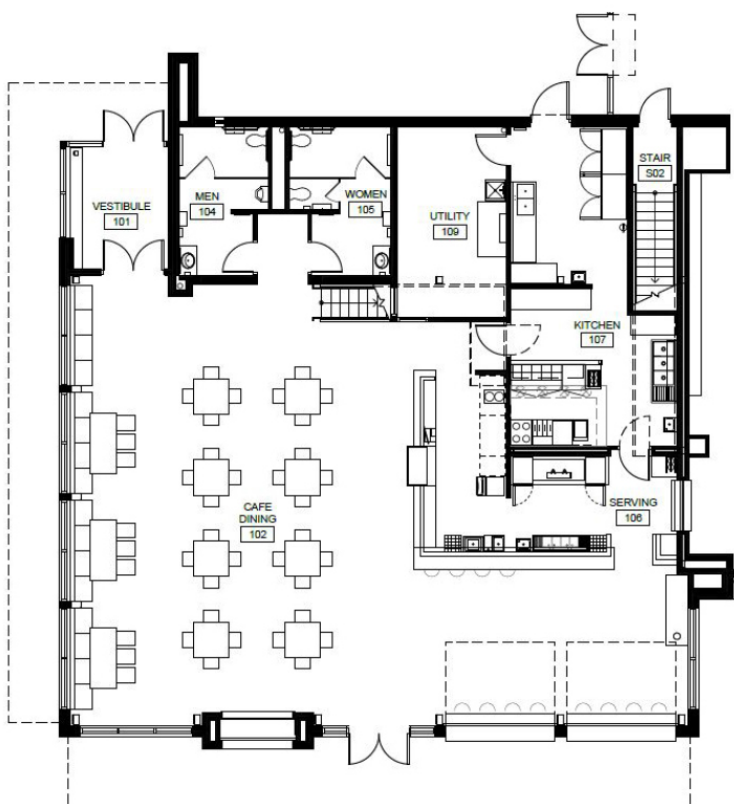
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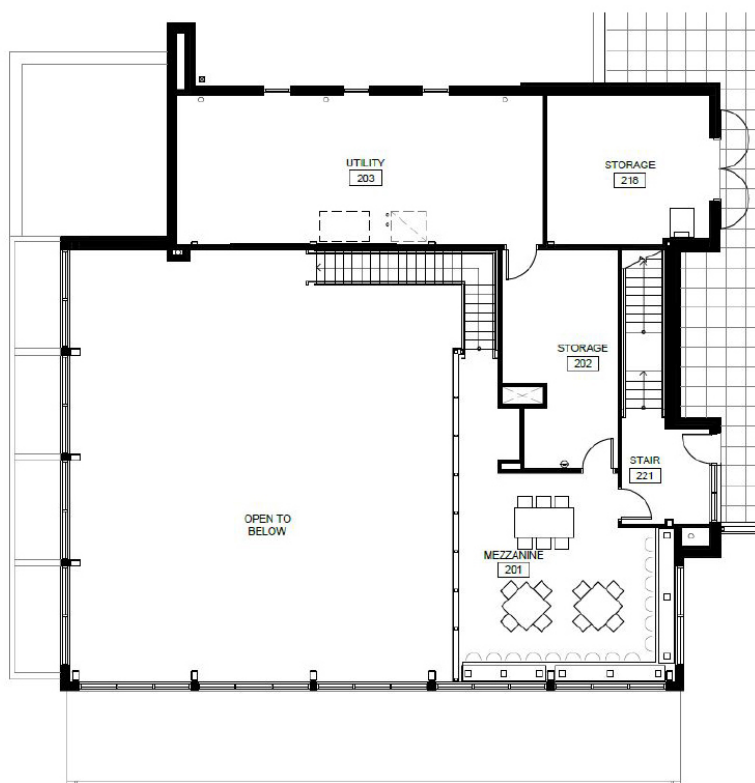
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## Ironworks Cafe and Mezzanine Floor Plans

1st Floor: 3,710 SF



Mezzanine 1,510 SF



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Located in the Rapidly Transforming Downtown Mishawaka



## Location

The newest public recreational development from the City of Mishawaka is located on the St. Joseph River. It is directly across the street from the 230+ unit Mill at Ironworks Plaza, an upscale apartment complex with more apartments planned to the west. This ideal location is on the Mishawaka Riverwalk and adjacent to one of two pedestrian footbridges crossing the river from Beutter Park. This is a unique opportunity to be in early on the booming transformation of Mishawaka's downtown riverfront. Join Jesus Latin Grill, Chickory Café, Doc Pierce's, Ball Band Biergarten, Sun King Brewery and many other notable food & drink establishments in the area. Liquor license available.

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## **NOTICE TO PUBLIC**

Notice is hereby given that the City of Mishawaka, Indiana, acting by and through its Board of Public Works and Safety (the "Board"), will receive sealed offers until the hour of 10:00 a.m. local time, Tuesday, June 14th, 2022. Bids shall be delivered to the Finance/Controller's Office at Mishawaka City Hall, 600 East Third Street, Mishawaka, IN, 46544. Bidders will be read aloud and acknowledged at the Board of Public Works and Safety Meeting held in the Common Council Chambers of City Hall starting at 10:00 a.m. All bids shall be clearly labeled on the outside of the bid as "**Bid for Food and Beverage Services Ironworks Café**"

**Address:** 330 Ironworks Avenue, Mishawaka, IN 46544

**Property Description:** The Café is currently under construction and is one of three unique storefronts within the Ironworks Building at Mishawaka's Beutter Park. The Ironworks building also includes an ice skating facility and second floor event space in addition to the Café. This building will be managed by the Mishawaka Parks and Recreation Department. The Café includes a 3,710 square foot main floor and 1,510 square feet of second floor space that includes a seating mezzanine, office/storage, and mechanical space. Outside seating on a private first floor ground level patio is also included. The Lessee will be responsible for all utility costs including electrical, gas, water, and internet service. Trash service costs will be worked out as part of the lease and will be shared with the City. Certain specified kitchen and bar equipment is being installed by the City. Cleaning and upkeep of the equipment will be the sole responsibility of the Lessee. Any additional equipment will be provided at the sole responsibility of the Lessee. City WIFI will be available throughout the park for use by patrons at no cost. The space is currently scheduled to be turned over to the City by the contractor at the end of October 2022. The City desires to start operating the facility roughly at Thanksgiving of 2022.

### **Rent:**

Given the uniqueness of the property, there are not direct comps for this new construction. The broker estimated that the market rate for renting comparable space ranges between \$15 and \$25 a square foot, triple net lease, depending on terms.

**Decision Making Process/Materials required for submission:** All reasonably qualified bidders will be interviewed by City Staff and the City's Broker who will make a recommendation to the Redevelopment Commission. The successful bidder shall be determined by the Mishawaka Redevelopment Commission. Each bid will be reviewed based on the following criteria:

- 1) Experience and ability to provide qualified and experienced food service operations. Identify the theme and preferred name of the venue you are



- looking to establish. Identify the name, address, phone and e-mail, including points of contact of the entity submitting the bid.
- 2) Identify a proposed operating schedule for service. Consistent hours of operation is critical. Also, the more hours of operation per week will be viewed more favorably.
  - 3) Identify the proposed quality, scope, and reasonableness of a sample proposed menu. The intent of the City is not just to generate revenue, but to promote Beutter Park as a destination. Unique offerings that add interest and encourage more visits will be reviewed more favorably.
  - 4) Ability to work with City Park and Recreation Staff, including a plan and ability to provide limited food and beverage service with disposable containers to the Ice Skating venue through the service window connection is critical. Identify the limited menu offerings that are proposed to serve the adjacent venue.
  - 5) The offered lease price per square foot, as well as, any other financial incentives that may be offered by the Lessee. All bidders must demonstrate good credit and have verifiable financial resources available commensurate to the project.

Materials shall be submitted as part of each bid that addresses the criteria identified above. To obtain more information contact the listing broker for the City: Cressy Commercial Real Estate, 4100 Edison Lakes Parkway, suite 350, Mishawaka, IN 46545. Phone at (574) 271-4060. Tours of the building currently under construction will be given by appointment only. Any request for tour must occur on or before June 7<sup>th</sup>, 2022. The award by the Redevelopment Commission will be followed by a negotiated lease between the City and Lessee that will be facilitated by the City's broker that will more specifically work out the details of any agreement.

The City reserves the right to accept or reject offers based on the criteria identified herein. A review of any bids received and recommendation of award will be made by staff to the Redevelopment Commission at their regularly scheduled June 27<sup>th</sup>, 2022 Redevelopment Commission Meeting.

CITY OF MISHAWAKA, INDIANA  
Dated this 5<sup>th</sup> Day of April, 2022

CITY OF MISHAWAKA, INDIANA  
Board of Public Works and Safety

ATTEST:

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Kenneth B. Prince, Executive Director  
President, Board of Public Works and Safety

Publish Two (2) times:  
April 7<sup>th</sup> and April 14<sup>th</sup>, 2022