



Next Level Living

DELIVERING THE UNEXPECTED



IN SOUTH BEND'S EAST BANK VILLAGE

ON WHITEWATER RIVERFRONT IN THE SHADOW OF THE GOLDEN DOME

CLOSE TO A BROAD ARRAY OF RECREATIONAL AND CULTURAL VENUES

AND WOVEN INTO THE FABRIC OF A REINVIGORATED DOWNTOWN

THE CASCADE'S FIRST PHASE OFFERS ALL OF THE ESSENTIALS

FOR A RICH AND REWARDING URBAN LIFESTYLE

AN ELEGANT RESTAURANT AND FUTURE BISTRO ARE ON THE PREMISES

WITH OTHER DINING, CULTURAL, AND SPORTS AMENITIES FOOTSTEPS AWAY

AND JUST MINUTES TO NOTRE DAME VIA SHADY STREETS OR A RIVERSIDE TRAIL

THIS UNRIVALED AND UNIQUE IN THE MARKET URBAN LIVING EXPERIENCE

SETS THE STANDARD AS THE VERY BEST THAT OUR COMMUNITY HAS TO OFFER



Metro Style Design and a true urban high-rise lifestyle right-scaled for South Bend



THE CASCADE LIVING EXPERIENCE



DESIGNER CURATED MODERN SOPHISTICATION

AND REFINED URBAN DESIGN

THE HEART OF LUXURY IN SOUTH BEND

UNOBSTRUCTED WATER AND SKYLINE VIEWS

INDIVIDUAL BALCONIES

CONCRETE CONSTRUCTION WITH FLOOR-TO-CEILING WINDOWS

PRIVATE UNDERGROUND PARKING GARAGE

HARDWOOD FLOORS

ARCHITECTURAL CABINETRY AND QUARTZ COUNTERS

PREMIUM APPLIANCES

DESIGNER TILE AND BATH FIXTURES

AMPLE CLOSETS WITH ORGANIZER SYSTEM

SMART HOME TECHNOLOGY

Showing You've Arrived at your well-appointed residence of discerning luxury

All images, plans, renderings, illustrations and economic projections are preliminary and subject to change without notice at the developer's sole discretion.



Above The Crowd be a part of the action without being overwhelmed by it



Well Connected by a riverside hiking-biking trail leading to campus and beyond



Fine Dining on Premises in the Cascade Restaurant overlooking the River Lights

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Watercolors of the River Lights and an iconic Mark di Suvero sculpture are your front yard



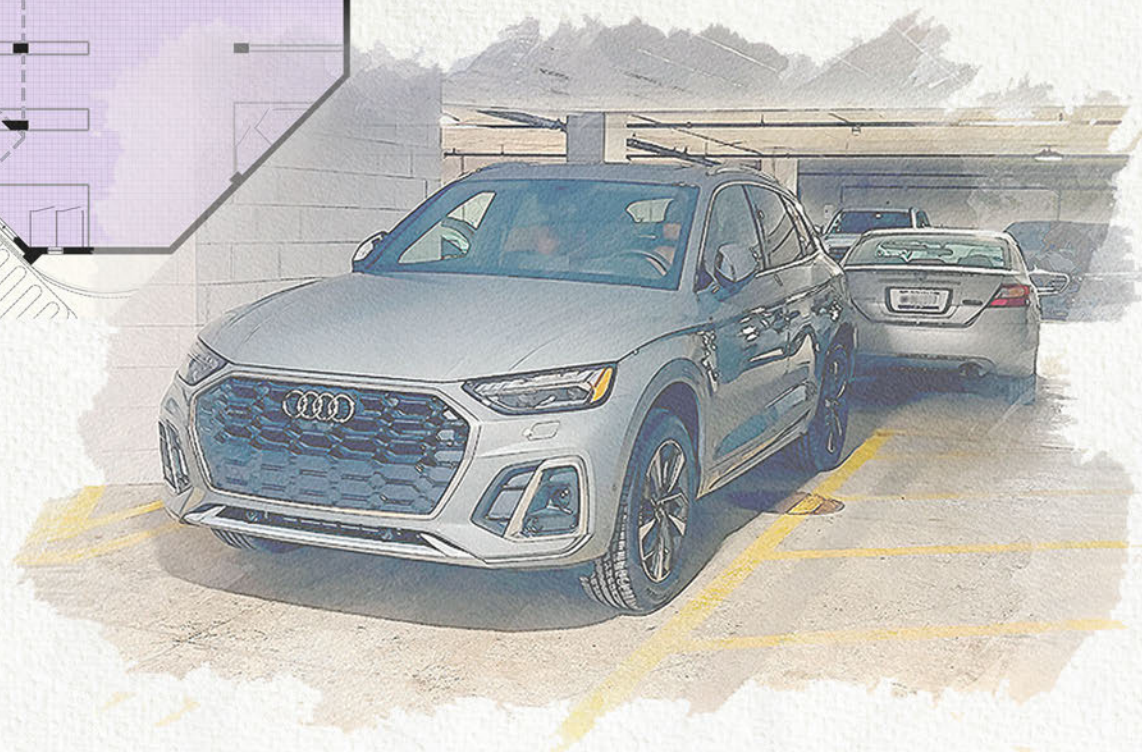
Garage Level Amenities:

- ◆ Residents-only Coded Access
- ◆ Heated Ice-Free Exterior Ramp
- ◆ Fully Enclosed and Heated Space
- ◆ Permanent Assigned Parking Spaces
- ◆ Two Private Elevators to Resident Floors
- ◆ Optional Resident Storage Cubes Available
- ◆ Optional Shared Resident E-Bikes Available

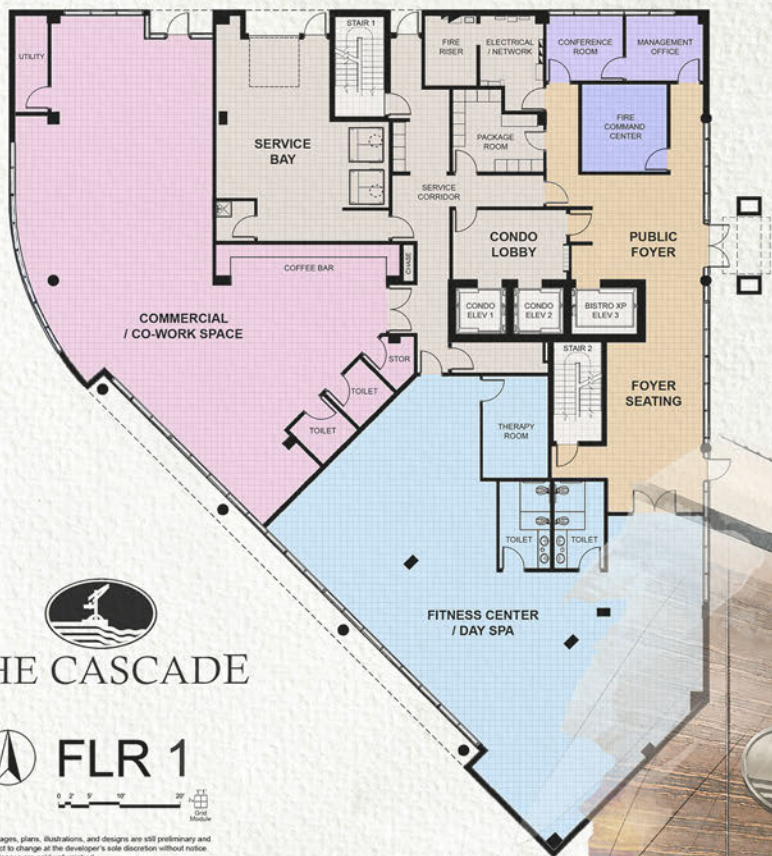

THE CASCADE


FLR LL

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Private and Secure heated underground resident parking



Main Level Amenities:

- ◆ Public Lobby Conversation Seating
- ◆ Fitness Center / Day Spa
- ◆ Co-Work Center
- ◆ On-Site Manager
- ◆ Private Condo Level Elevators
- ◆ Secure Package Holding Room
- ◆ Shared Conference Room

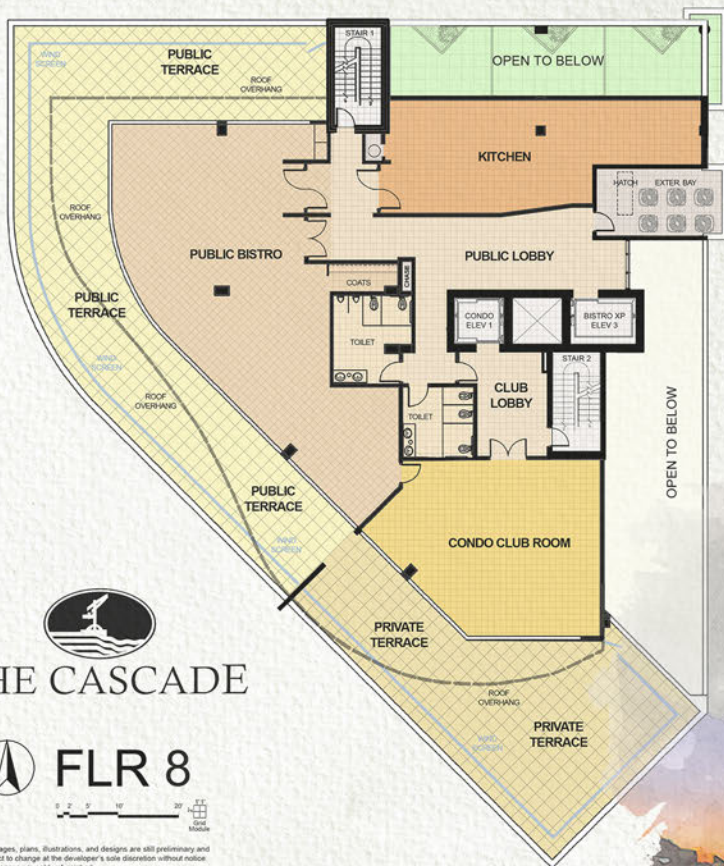

THE CASCADE

 FLR 1
0 5 10 20 Feet

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Welcome Home to your tastefully appointed lobby and lounges




Bistro Level Amenities:

- ◆ Private Resident Club Space w/Terrace
- ◆ Private Resident Elevator Access
- ◆ Public Bistro w/Terrace
- ◆ Public Express Elevator
- ◆ Impressive Skyline Views
- ◆ South Bend's Highest Public Dining Venue

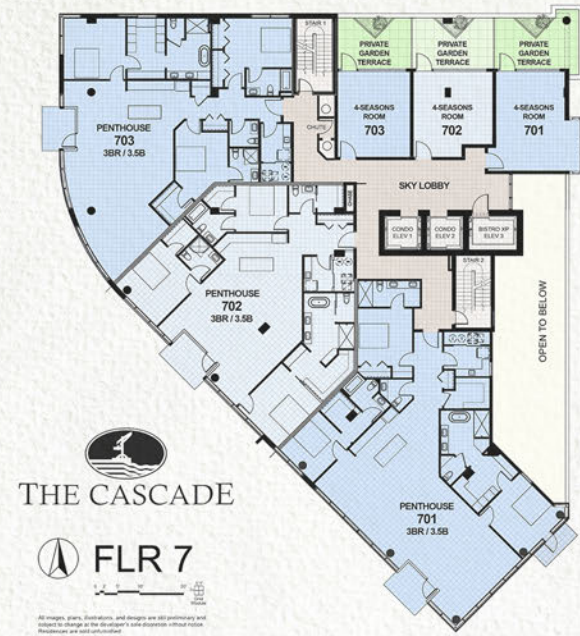
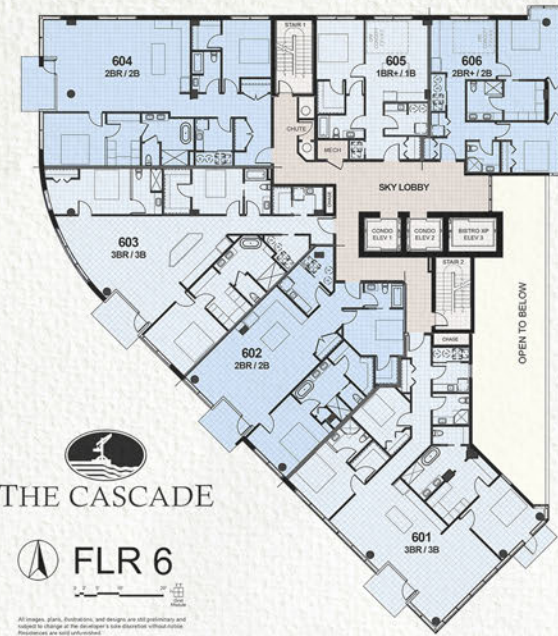
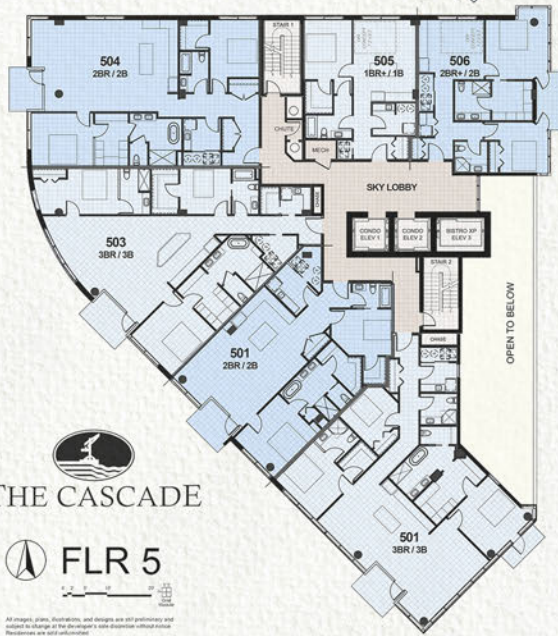
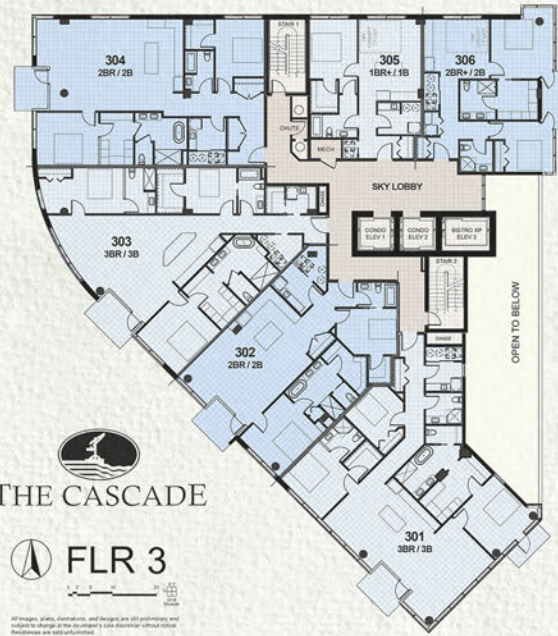
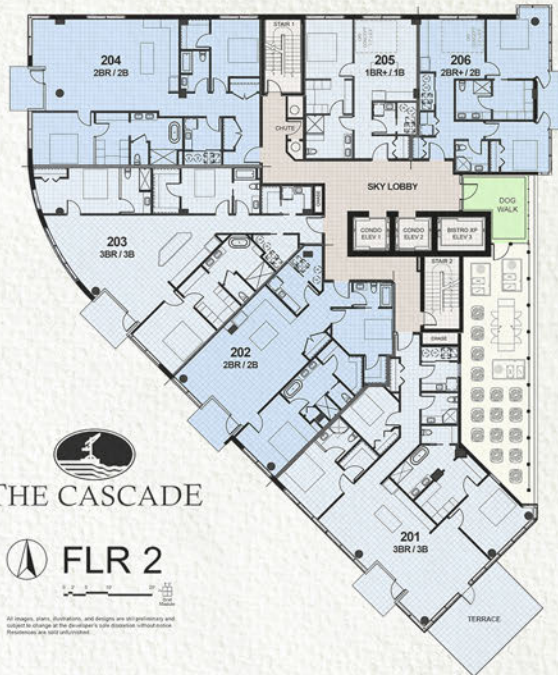

THE CASCADE

 FLR 8


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Live Large with a rooftop bistro and a private resident club room



Many Choices - One Lifestyle preliminary floor-by-floor residence plans



Designer Curated Residences with refined architectural finishes and amenities

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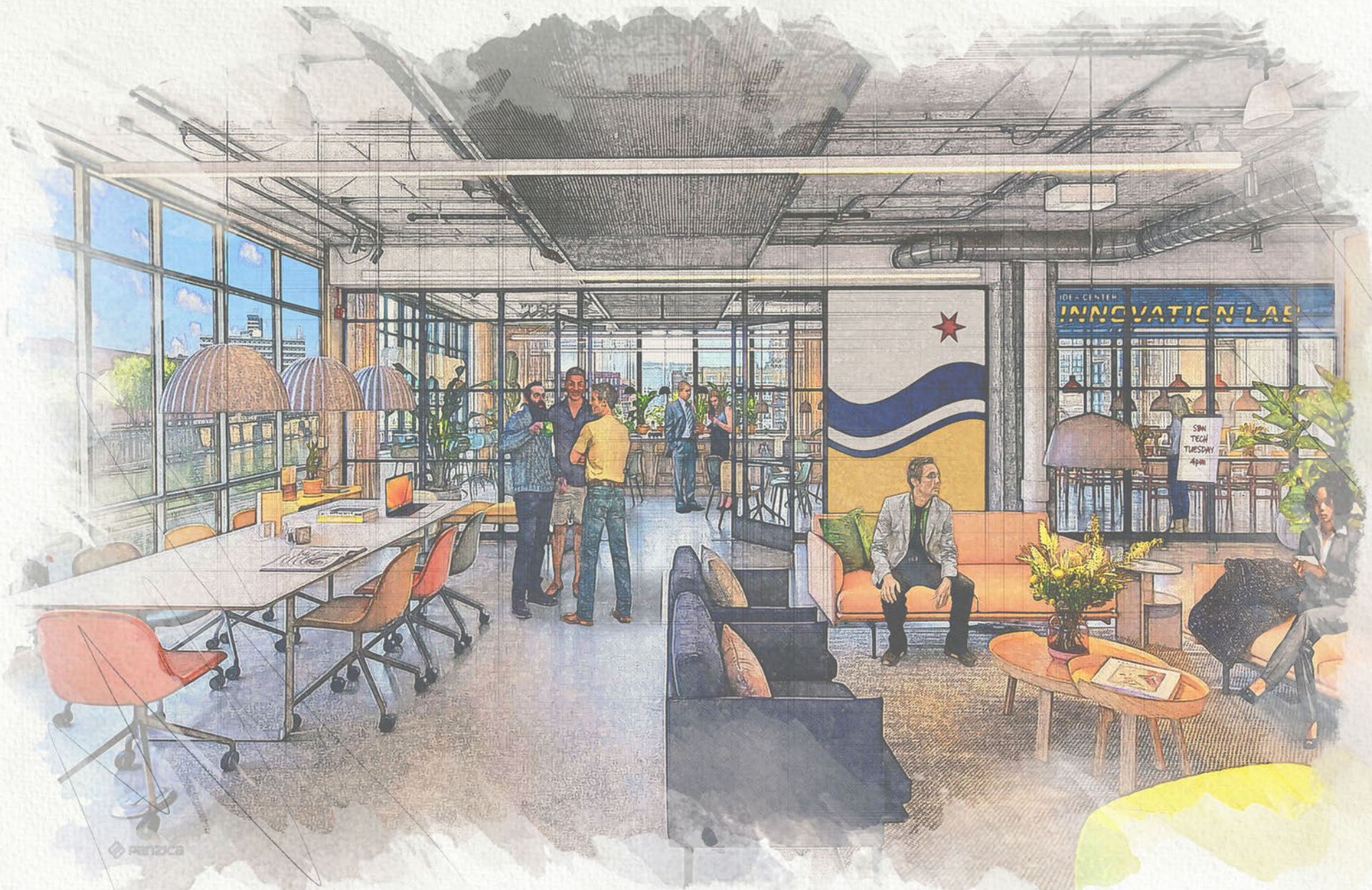
Treadmill, Then Chill at your well-equipped fitness center with a luxurious day spa



At The Center of it All with things to see and places to go in and around downtown



And Easy Campus Access hike-bike-drive the Urban Trail or River Valley Trail



Work Your Way in the well-equipped riverfront co-work space on premises



Wharf Partners, LLC

Wharf Partners, LLC is a development joint venture founded and managed by principals of Panzica Building Corporation and Earth Designs Real Estate, LLC. The Cascade project is a multi-phase vision planned and developed by lifelong local residents with decades of experience and a proven track record in high quality architecture, planning and development.



Now in its 68th year, Panzica Building Corporation is an architect led design-build-development firm. An in-house team of registered architects, registered interior designers, and professional construction managers/superintendents is responsible for project design and construction.

Principals:

Philip E. Panzica, RA, NCARB
Thomas C. Panzica, ASID, LEED AP, Real Estate Broker
William A. Panzica, RPA, FMA, Real Estate Broker

Offices & Design Center:

416 E. Monroe Street Ste 320
South Bend, Indiana 46601
574.234.0124
panzica.net



Earth Designs principal has participated in the multi-state development of more than 1,200 multifamily housing units and several hospitality projects since 1978. This includes many successful and significant local developments. Earth Designs is responsible for project marketing and sales.

Principal:

Frank A. Perri, Real Estate Broker

Offices & Sales Center:

320 E. Colfax Avenue Unit 201
South Bend, Indiana 46617
574.532-5646
www.earthdesignsRED.com
fperri@earthdesignsRED.com

Notice: Licensed Indiana Real Estate Brokers participate in the ownership of this property.

Project website: www.AtTheCascade.com

By a Proven Team of local developer-builders having decades of experience and trust



At The End of The Day...

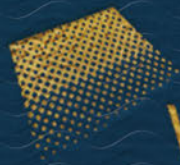
It's more than just a condo, it's a refined metro lifestyle above South Bend.

Reach out today for more information and to be added to our no obligation, preferred pricing, charter reservation contact list. Visit www.AtTheCascade.com to learn more..



THE CASCADE

It's
Next Level Living



Wharf Partners, LLC

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