



First Bank Building (205 Jefferson / 133 Main)

205 W. Jefferson Blvd., South Bend, IN 46601

Property Overview

First Bank Building is centrally located in Downtown South Bend and adjacent to the St. Joseph County Courthouse, County-City Building, and Federal Building. The property is easily accessible from US-31 & I-90 and located near US-31 & US-20 Business Loops. A bus stop is also located directly in front of the east entrance. The property is 9 minutes from the South Bend International Airport, with daily flights to Chicago O'Hare, Detroit, Minneapolis, Atlanta, Dallas & Charlotte.

LEASE RATE

\$15.00 SF/YR (MG)

Property Highlights

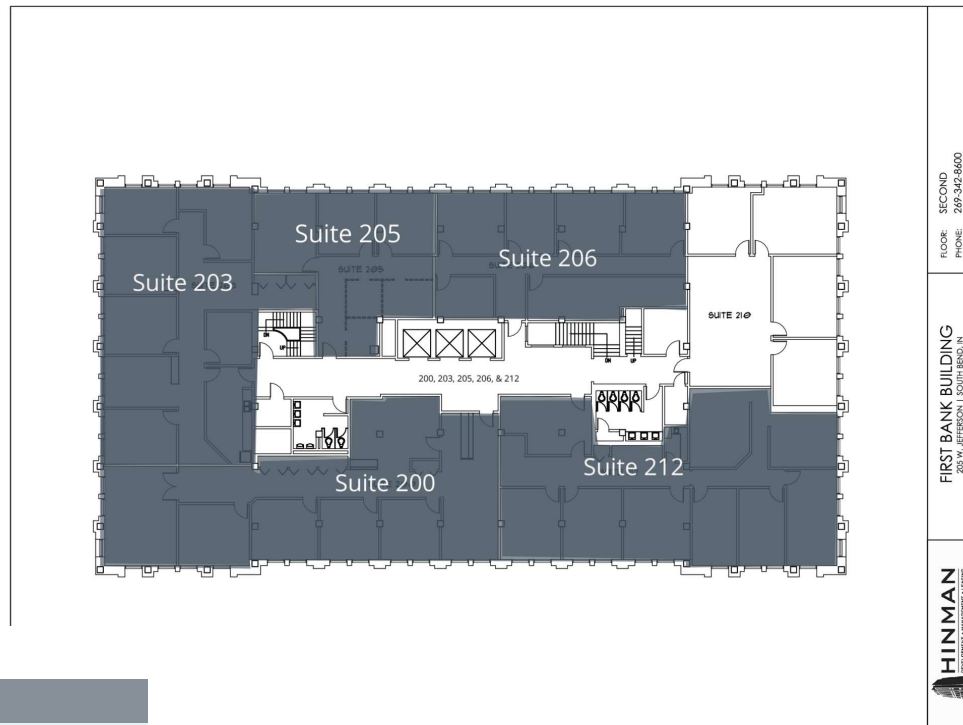
- Under new ownership & management
- Variety of space sizes available
- Private, surface parking lot available for use across the street
- Scenic views of Downtown South Bend
- Within walking distance from restaurants, shopping, entertainment & hotels

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Legend

Available

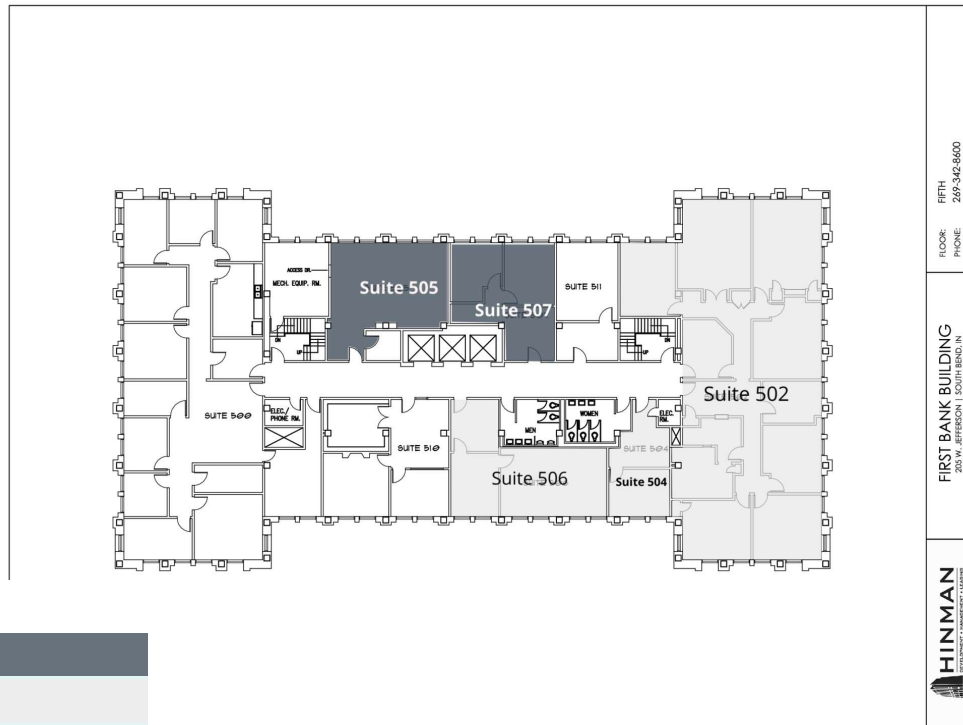
Lease Information

Lease Type:	MG
Total Space:	695 - 11,528 SF

Lease Term:	Negotiable
Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
200	Available	2,829 SF	Modified Gross	\$15.00 SF/yr
203	Available	2,553 SF	Modified Gross	\$15.00 SF/yr
205	Available	1,303 SF	Modified Gross	\$15.00 SF/yr
206	Available	1,816 SF	Modified Gross	\$15.00 SF/yr
212	Available	3,027 SF	Modified Gross	\$15.00 SF/yr
200, 203, 205, 206, & 212	Available	11,528 SF	Modified Gross	\$15.00 SF/yr

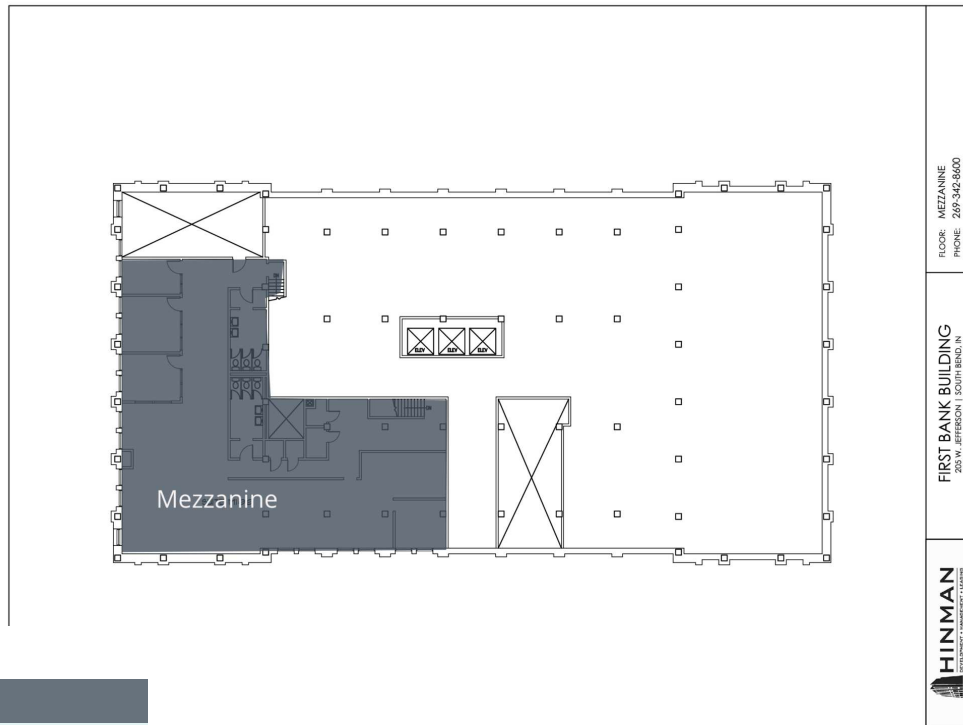


Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	695 - 11,528 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
505	Available	828 SF	Modified Gross	\$15.00 SF/yr
507	Available	695 SF	Modified Gross	\$15.00 SF/yr



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	695 - 11,528 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
Mezzanine	Available	3,746 SF	Modified Gross	\$15.00 SF/yr

