

# Office For Lease



## Key Bank Building

202 S. Michigan St. South Bend, IN, 46601

### Property Highlights

- Class-A professional office space
- Within walking distance to county and federal courthouses, government agencies, Beacon Health and Fitness, the East Race, and many fine restaurants and retail shops
- Located directly across the street from the Century Center
- Accommodations for users of all types and sizes
- Interior walkway to the parking garage
- Modern lobby and courtyard
- Many interior upgrades in the past year
- Fantastic views from the city's second-tallest building
- Tenant signage in the plaza

Lease Rate \$17.50 - 18.00 (MG)

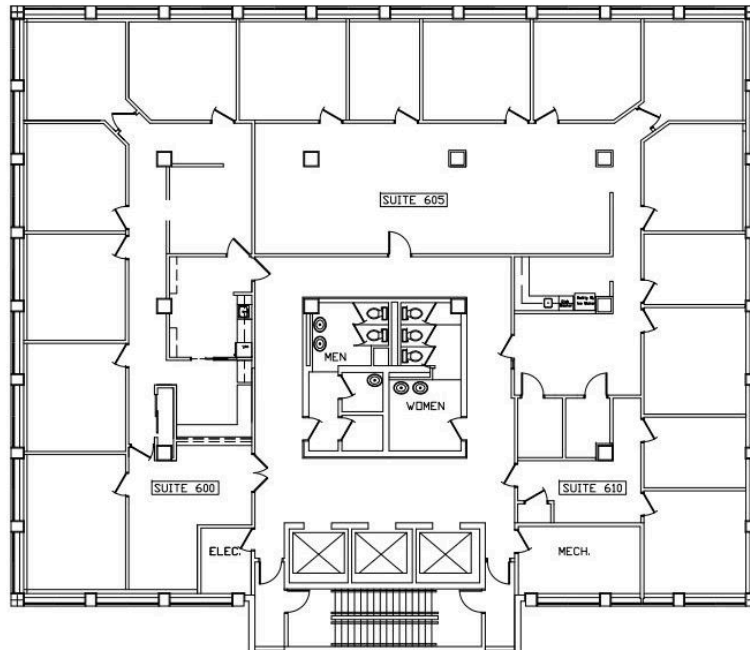
Leasable 740 - 8,210 SF

Building Size (SF) 133,939 SF

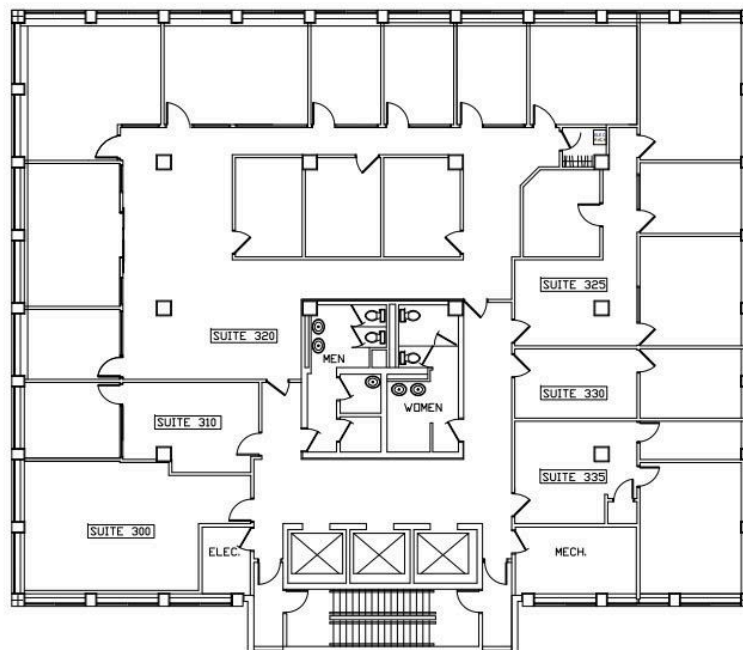
Spaces	Lease Rate	Space Size
100	\$18.00/SF/Year	4,398 SF
101	\$18.00/SF/Year	740 SF
200	\$17.50/SF/Year	8,210 SF
335	\$17.50/SF/Year	742 SF
610	\$17.50/SF/Year	767 SF
1000	\$17.50/SF/Year	8,210 SF

# Floor Plan

202 S. Michigan St. South Bend, IN, 46601



6th Floor



3rd Floor

# Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,847	30,921	69,335
Total Population	9,154	94,114	189,444
Average HH Income	\$33,739	\$46,234	\$48,396

# Additional Photos

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