



130 S. Main St.

South Bend, IN 46601

Property Highlights

- 2,767 SF to 9,228 SF suites available in a premier Class A office space
- Proximal to the St. Joseph County Courthouse, County City Building and Federal Building
- Attached underground parking garage
- Professional tenant mix including Old National Bank, Donnell Systems, and ChoiceLight
- Professionally managed, with on-site maintenance staff

Lease Rate:	\$21.50 SF/yr (MG)
Available SF:	2,767 - 9,228 SF
Year Built:	1990
Building Size:	63,780 SF
Zoning:	CBD

Property Overview

High profile, Class "A" office space. World class health and wellness facility located within the plaza and connected, covered parking. Excellent location in downtown South Bend.

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Demographics
1 Mile 3 Miles 5 Miles

Total population	9,526	93,372	186,695
Total households	4,010	30,322	68,220
Average HH income	\$34,080	\$45,685	\$48,373



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,767 - 9,228 SF	Lease Rate:	\$21.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
130	Available	3,787 SF	Modified Gross	\$21.50 SF/yr
200	Available	4,676 SF	Modified Gross	\$21.50 SF/yr
230	Available	3,074 SF	Modified Gross	\$21.50 SF/yr
400	Available	9,228 SF	Modified Gross	\$21.50 SF/yr
425	Available	2,767 SF	Modified Gross	\$21.50 SF/yr