



**HINMAN**  
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE  
**KEY BANK BUILDING**

202 S MICHIGAN STREET | SOUTH BEND, IN 46601

SOUTH BEND OFFICE | 269.342.8600 | 202 S MICHIGAN STREET, SUITE LL110, SOUTH BEND, IN 46601



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# KEY BANK BUILDING

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KEY BANK BUILDING IS A MODERN, 14-STORY, 123,546 SF OFFICE BUILDING LOCATED IN DOWNTOWN SOUTH BEND. ITS LOCATION IS STEPS AWAY FROM THE CENTURY CENTER & MINUTES AWAY FROM THE UNIVERSITY OF NOTRE DAME. THIS BUILDING OFFERS BREATHTAKING VIEWS, BEING THE SECOND TALLEST IN DOWNTOWN, AND A CONNECTED CITY PARKING GARAGE WITH COMPLIMENTARY 2 HOUR PARKING.



DOWNTOWN  
OFFICE SETTING,  
PROFESSIONALLY  
MANAGED



MULTIPLE RETAIL &  
DINING OPTIONS  
WITHIN WALKING  
DISTANCE



CITY PARKING  
GARAGE  
CONNECTED TO  
BUILDING



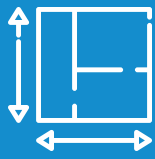
REGIONAL  
LOCATION WITH  
EASY ACCESS TO  
US-31, US-20 & I-90



24 HOUR CARD  
ACCESS & VIDEO  
SECURITY



3.8 MILES TO  
SOUTH BEND  
INTERNATIONAL  
AIRPORT



FLEXIBILITY TO  
HANDLE FUTURE  
SPACE NEEDS  
WITHIN AREA



LESS THAN 10  
MINUTE WALK TO  
TRANPO STATION



HIGHLY VISIBLE  
LOCATION ON S.  
MICHIGAN STREET

LEASING //

[HINMANCOMPANY.COM](http://HINMANCOMPANY.COM)



**ANMAR ATCHU**  
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# SOUTH BEND MARKET OVERVIEW

## KEY BANK BUILDING

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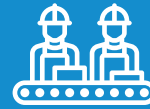
SOUTH BEND IS AN ECONOMIC CENTER AND CULTURAL HUB OFFERING BIG CITY OPPORTUNITIES AND SMALL TOWN CONVENIENCES.



REGIONAL  
POPULATION OF  
319,226



TOP INDUSTRIES  
INCLUDE EDUCATION,  
HEALTH CARE &  
MANUFACTURING



\$14.23 BILLION  
GROSS REGIONAL  
PRODUCT



14 COLLEGES AND  
UNIVERSITIES



UNEMPLOYMENT  
RATE OF 3.6%



COST OF LIVING  
IS 4.6% LOWER  
THAN NATIONAL  
AVERAGE



HIGHWAY SYSTEM  
OFFERS MULTI-  
REGIONAL  
ACCESSIBILITY



AVERAGE 20  
MINUTE TRAVEL  
TIME FOR MOST  
COMMUTERS



40+ DAILY FLIGHTS  
TO 12 MAJOR  
MARKETS VIA SBN  
AIRPORT

## RECOGNITIONS

- RANKED #2 LOWEST COST OF LIVING IN PLACES WITH 100,000 OR MORE PEOPLE BY **NICHE.COM**
- RANKED #5 BEST PLACES FOR CREATIVES BY **SMARTASSET**

LEASING //

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