

LEASE

OFFICE



SOUTH STREET STATION



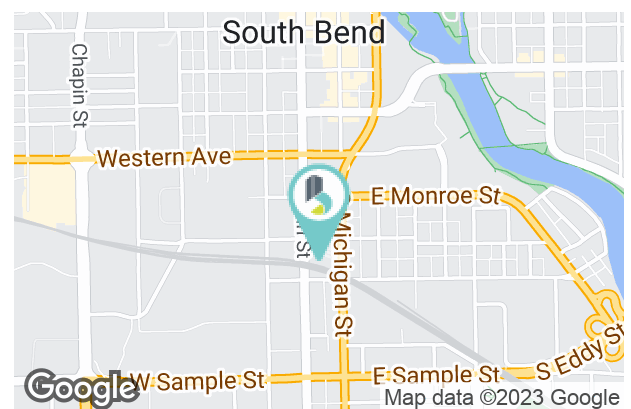
100 W. SOUTH ST., SOUTH BEND, IN 46601

PROPERTY HIGHLIGHTS

- Up to 12,000 SF; currently 4,215 & 7,480 SF suites available, can subdivide to suit tenant needs
- Located in downtown South Bend, across the street from the renovated Four Winds Field and the Ivy at Berlin Place
- Perfect for public services office or similar users
- Over 2.2 million people use the South Street Station annually, featuring Greyhound /commercials bus services
- Free surface parking, public and private restrooms
- Broadband connectivity

SPACES	LEASE RATE	SPACE SIZE
100	\$15.75 SF/yr	4,215 SF
200	\$15.75 SF/yr	7,480 SF

LEASE RATE	\$15.75 SF/YR (GROSS)
Available SF:	4,215 - 7,480 SF
Building Size:	9,600 SF



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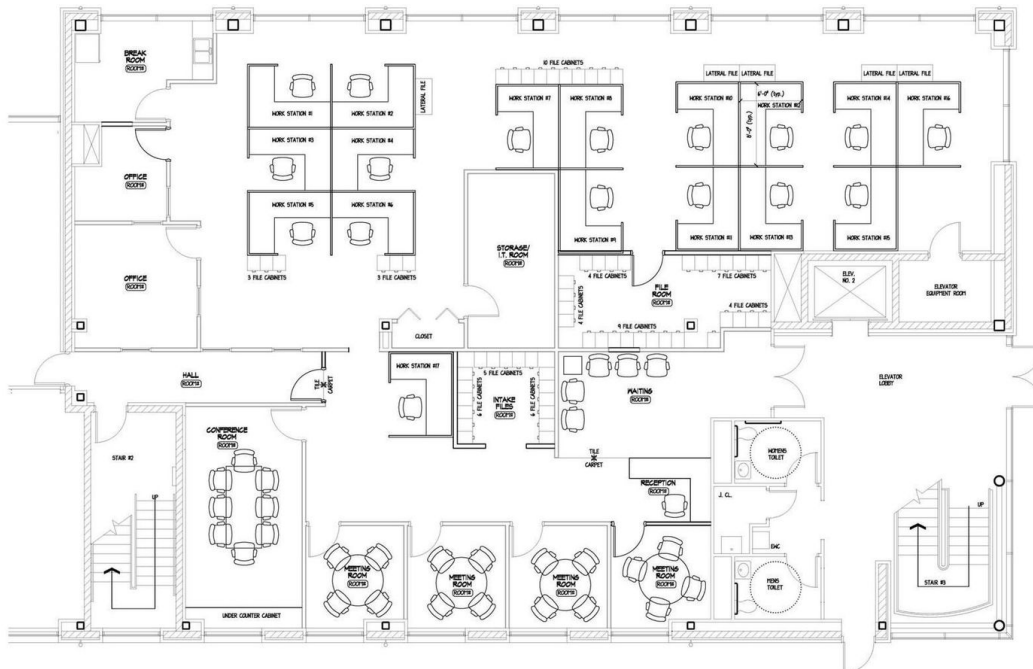
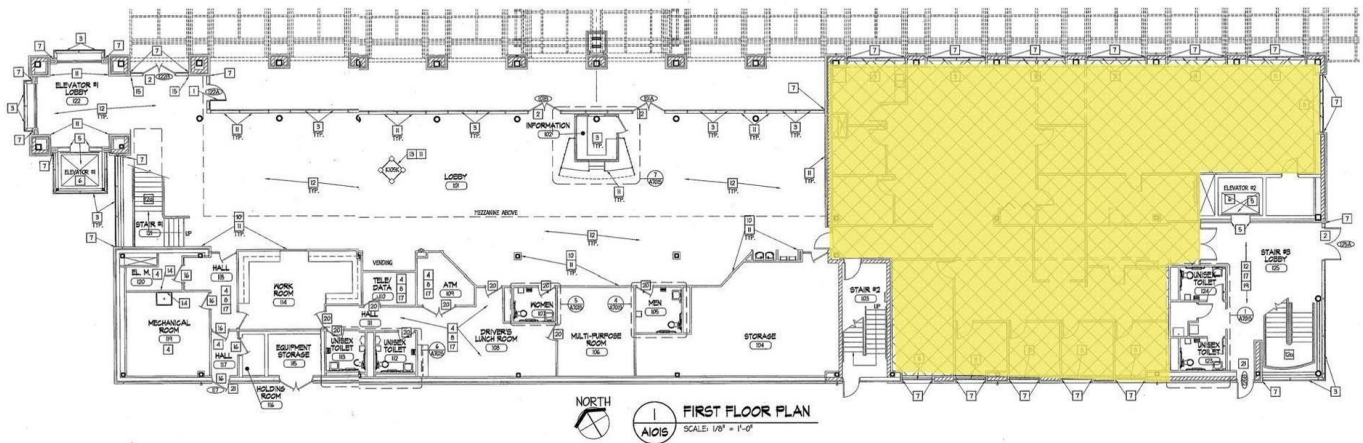


FIRST FLOOR SITE PLANS

100 W. SOUTH ST., SOUTH BEND, IN 46601

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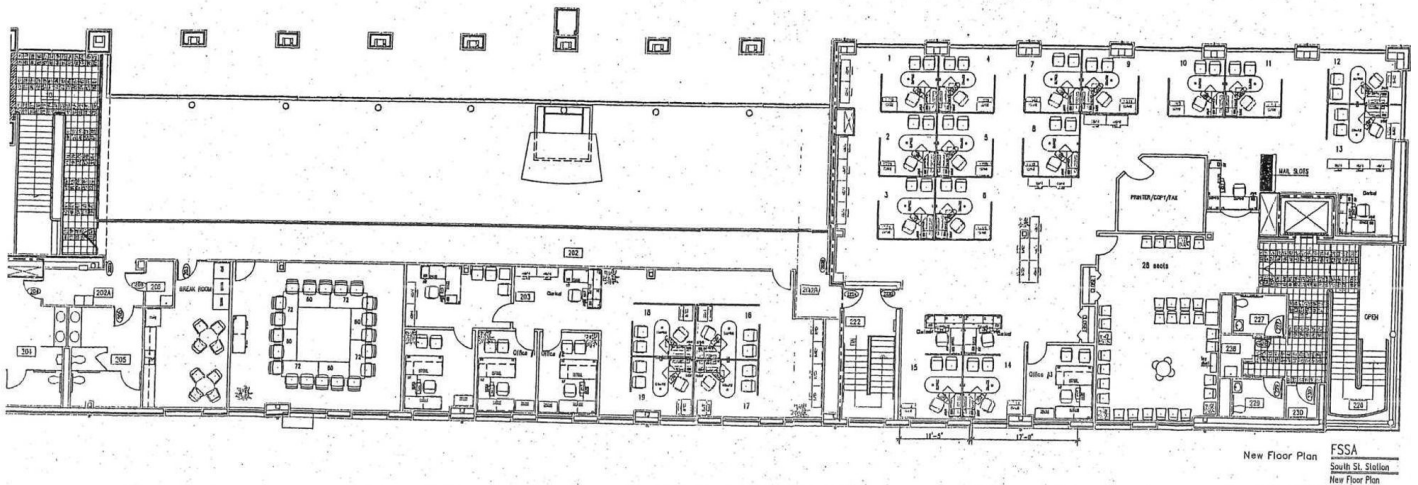
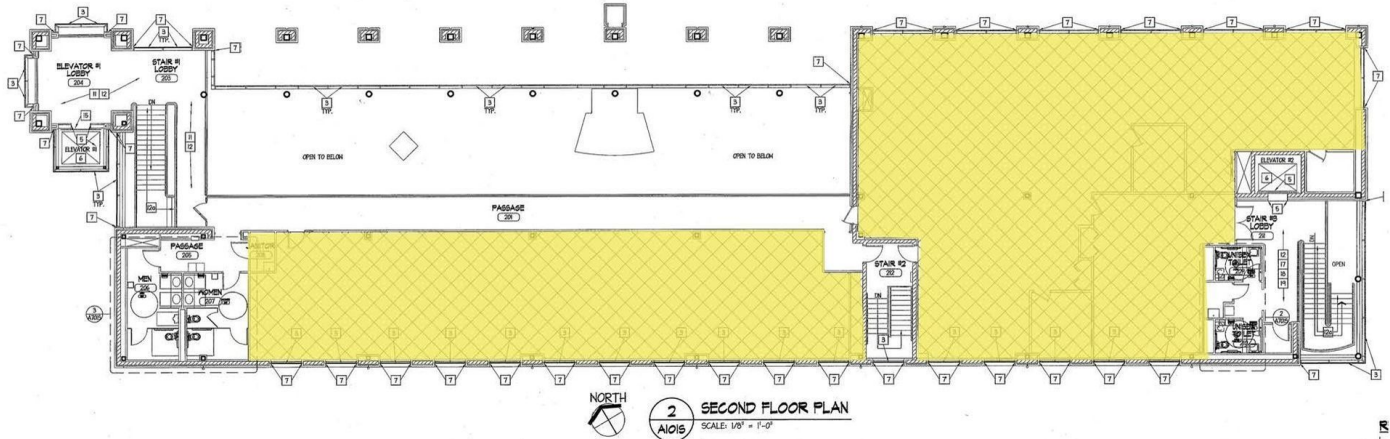


SECOND FLOOR SITE PLANS

100 W. SOUTH ST., SOUTH BEND, IN 46601

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PARKING MAP

100 W. SOUTH ST., SOUTH BEND, IN 46601

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