



HINMAN
DEVELOPMENT ♦ MANAGEMENT ♦ LEASING

OFFICE SPACE FOR LEASE

205 W JEFFERSON

205 W JEFFERSON BOULEVARD | SOUTH BEND, IN 46601

OFFICE SPACE FOR LEASE

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205 W JEFFERSON IS A HISTORIC, 6-STORY, 99,629 SF OFFICE BUILDING LOCATED IN DOWNTOWN SOUTH BEND. ITS LOCATION IS STEPS AWAY FROM THE COUNTY GOVERNMENT BUILDINGS, BEACON HEALTH AND FITNESS & MINUTES AWAY FROM THE UNIVERSITY OF NOTRE DAME. THIS BUILDING OFFERS GREAT VIEWS OF DOWNTOWN & CONVENIENT PRIVATE/CITY PARKING NEARBY.



DOWNTOWN
OFFICE SETTING,
PROFESSIONALLY
MANAGED



MULTIPLE RETAIL &
DINING OPTIONS
WITHIN WALKING
DISTANCE



CITY PARKING
GARAGE ACROSS
THE STREET



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



24 HOUR CARD
ACCESS & VIDEO
SECURITY



3.7 MILES TO
SOUTH BEND
INTERNATIONAL
AIRPORT



ADJACENT
TO COUNTY
GOVERNMENT
BUILDINGS



LESS THAN 10
MINUTE WALK TO
TRANPO STATION



HIGHLY VISIBLE
LOCATION ON
W. JEFFERSON
BOULEVARD

LEASING //

HINMANCOMPANY.COM



ANMAR ATCHU
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SOUTH BEND MARKET OVERVIEW

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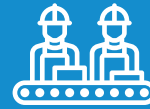
SOUTH BEND IS AN ECONOMIC CENTER AND CULTURAL HUB OFFERING BIG CITY OPPORTUNITIES AND SMALL TOWN CONVENIENCES.



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**

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