



# Parkview Atrium

300 S. St. Louis Blvd., South Bend, IN 46617

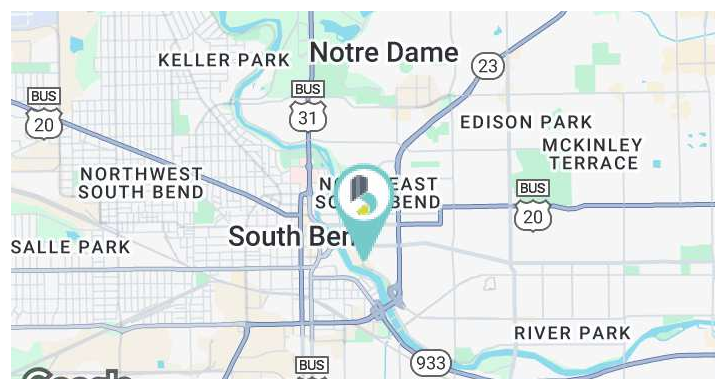
## Property Highlights

- 1,128 - 4,470 SF suites available
- Heavily landscaped setting with second floor balcony that overlooks Howard Park with scenic river views
- Within walking distance of restaurants, retail and other amenities of the downtown and East Bank areas
- 152 on-site parking spaces
- Open floor plan and flexibility of space design to accommodate user needs
- Municipal water and sewer
- Metronet access
- Ideal for medical and professional office users
- Home to Primary Care Partners of South Bend, Select Physical Therapy, and Family & Children's Center

## LEASE RATE

**\$18.00 SF/YR (MG)**

Available SF:	1,128 - 4,470 SF
Lot Size:	2.55 Acres
Building Size:	36,521 SF



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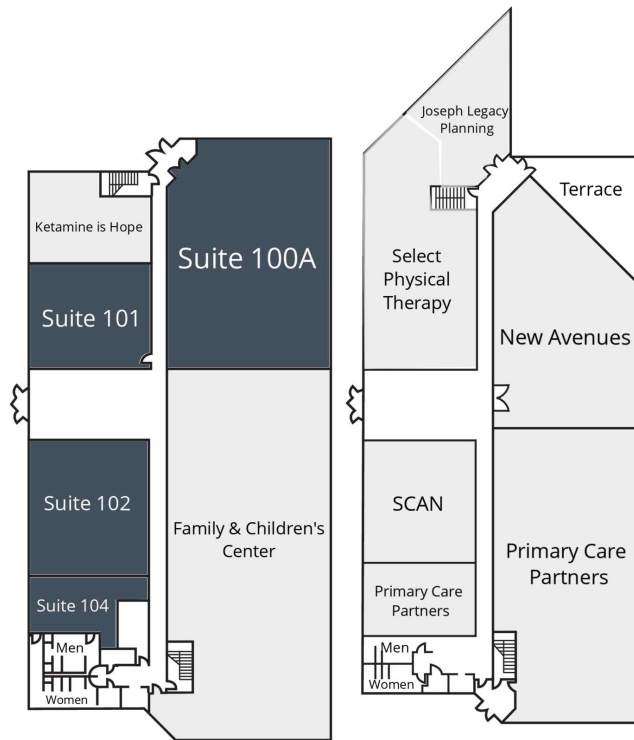
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### Legend

Available

Unavailable



## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,128 - 4,470 SF	Lease Rate:	\$18.00 SF/yr

## Available Spaces

Suite	Size	Type	Rate
100A	4,470 SF	Modified Gross	\$18.00 SF/yr
101	1,527 SF	Modified Gross	\$18.00 SF/yr
102	1,879 SF	Modified Gross	\$18.00 SF/yr
104	1,128 SF	Modified Gross	\$18.00 SF/yr



