



# 130 S. Main St.

South Bend, IN 46601

## Property Highlights

- 2,362 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:  | 2,362 - 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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## Lease Information

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | MG               | Lease Term: | Negotiable    |
| Total Space: | 2,362 - 9,228 SF | Lease Rate: | \$21.50 SF/yr |

## Available Spaces

| Suite | Tenant    | Size (SF) | Lease Type     | Lease Rate    |
|-------|-----------|-----------|----------------|---------------|
| 110   | Available | 2,362 SF  | Modified Gross | \$21.50 SF/yr |
| 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 |