

LEASE

OFFICE



2508 S MAIN ST



2508 S MAIN ST, SOUTH BEND, IN 46614

PROPERTY OVERVIEW

Excess office space at the Shaffner-Heaney campus available for lease. Space is private but would share common access, reception, restrooms, and break room with the Shaffner-Heaney operation. Located approx. 1.5 miles from DTSSB, the building campus offers free dedicated surface parking, professional office space, and a strong co-tenancy situation. Existing furniture can remain in place to provide a turnkey opportunity for an office operation.

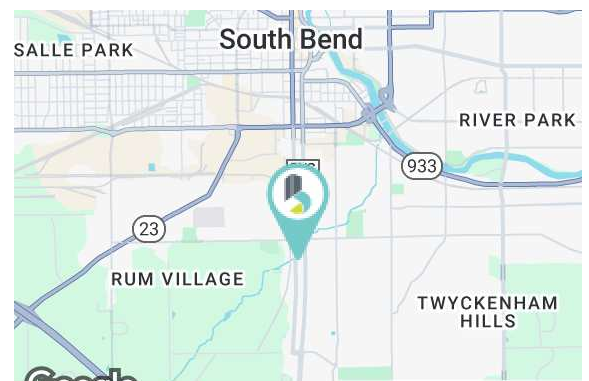
PROPERTY HIGHLIGHTS

- Move in ready excess office space available for lease
- Shared reception, breakroom, and restroom with Shaffner-Heaney Associates
- Dedicated surface parking
- Furniture can be included/stay in suite
- All expenses are included in rental rate

LEASE RATE

**\$8.00 SF/YR
(GROSS)**

Available SF:	1,950 SF
Lot Size:	0.56 Acres
Building Size:	20,030 SF
Zoning:	Industrial



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PROXIMITY TO DOWNTOWN

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