

# For Lease

7,480 SF of Office Space in Downtown South Bend, IN



## South Street Station

South Bend, IN, 46601

### Highlights

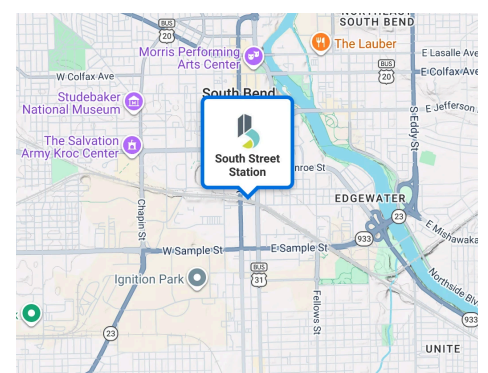
- Second floor space up to 7,480 SF suite available, can subdivide to suit tenant needs
- Located in downtown South Bend, across the street from the renovated Four Winds Field and the Ivy at Berlin Place
- Perfect for public services office or similar users
- Over 2.2 million people use the South Street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

Spaces	Lease Rate	Space Size
Suite Second Floor	\$15.75/SF/Year	7,480 sqft

Lease Rate \$15.75 SF/YR  
(Gross)

Available SF 7,480 SF

Building Size 20,293 SF



Greg Pink  
Senior Vice President  
gpink@bradleyco.com  
574.237.6004

Matt Wetzel  
Senior Vice President  
mwetzel@bradleyco.com  
574.970.9006

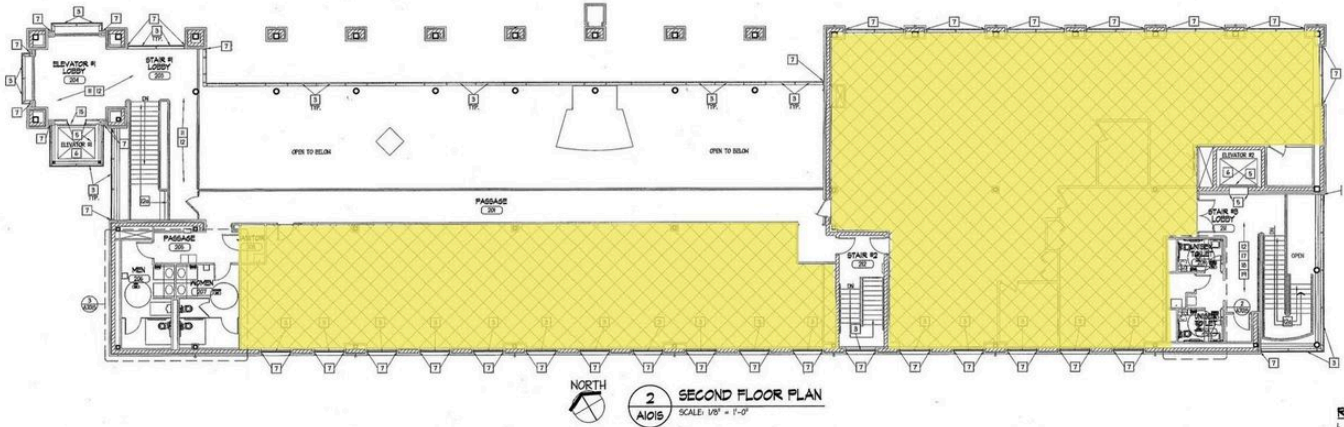
Brendan Bradley  
Senior Broker  
bbradley@bradleyco.com  
574.968.9282

[www.bradleyco.com](http://www.bradleyco.com)

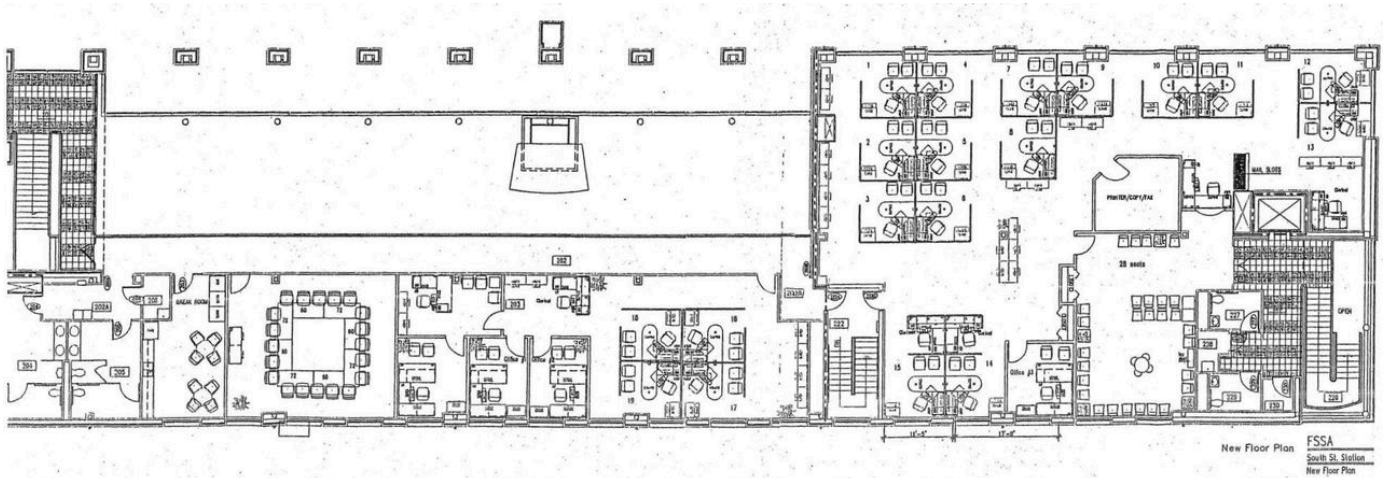
# Site Plan

100 W. South St., South Bend, IN 46601

## Second Floor Available Space



## Second Floor - Conceptual Office Plan



# Parking Map

100 W. South St., South Bend, IN 46601

