

LEASE

OFFICE



801 W. DOUGLAS



PROPERTY OVERVIEW

Property is located on the highly traveled commercial corridor of Douglas Rd. that includes apartments, condos, restaurants, and other commercial and service businesses and offers easy access to the greater South Bend-Mishawaka community.

PROPERTY HIGHLIGHTS

- Prime visibility and access to State Road 23 and Grape Rd., the highest trafficked corridor in Mishawaka with 30,000 daily traffic
- 1,540 SF professional office, featuring 3 offices, lobby, conference room and break area. Bonus - features a full basement level (unfinished)
- 2.4 Acre parcel, fully fenced and features a large asphalt lot (55,000SF+)
- monument signage available
- 22,621 daily traffic count West Douglas Rd.
- S-2 PUD Zoning

PRICE REDUCED \$2,500.00 PER/MO

LEASE RATE \$2,500.00 PER MONTH (MG)

Lot Size:	2.4 Acres
Building Size:	3,080 SF



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

GREG PINK

Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL

Vice President
574.970.9006
mwetzel@bradleyco.com



BRADLEYCO.COM

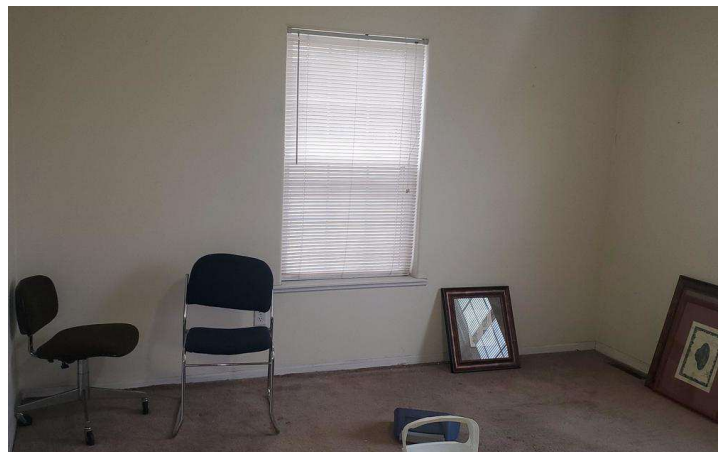
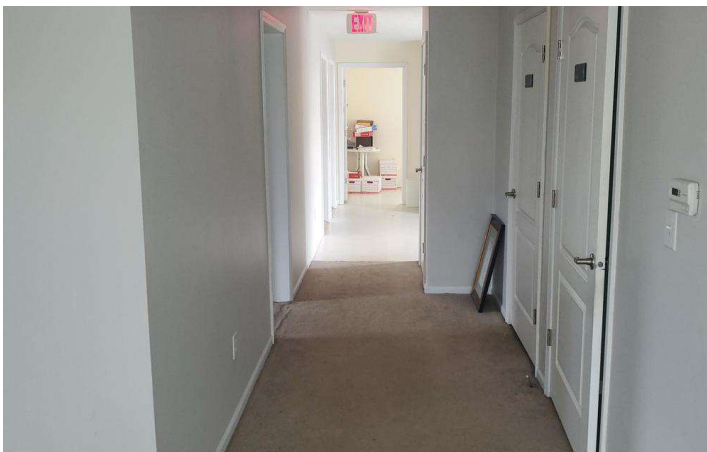
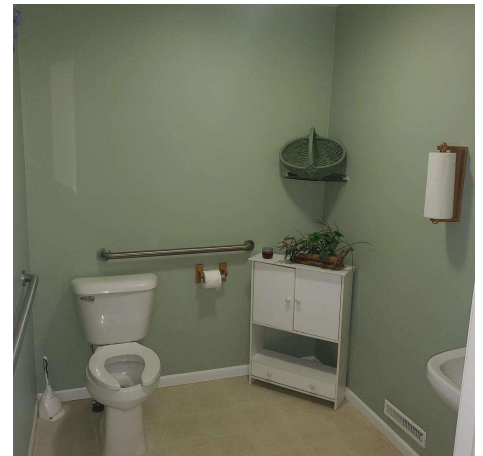


ADDITIONAL PHOTOS

801 W. DOUGLAS RD., MISHAWAKA, IN 46545

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GREG PINK
Vice President
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