

LEASE

OFFICE



# 1301 E. DOUGLAS ROAD



## 1301 E. DOUGLAS RD., MISHAWAKA, IN 46545

### PROPERTY OVERVIEW

Beautiful Class A office building with abundant free on-site parking. Centrally located on Douglas Road with easy access to Granger, South Bend, and Elkhart. 1301 E. Douglas Road combines the natural surroundings of upscale suburban with all the advantages of the city. The subject property is located 10 minutes from the University of Notre Dame.

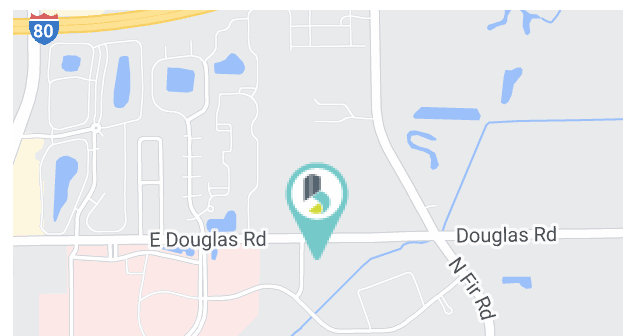
### PROPERTY HIGHLIGHTS

- Class A office building located on Douglas Road located within the Edison Lakes Corporate Office Park
- The subject property is adjacent to Saint Joseph Regional Hospital and Veterans Administration Hospital
- Available suite is 10,378 SF. Suite can be subdivided down to approximately 4,300 SF.
- Building amenities included large shared breakroom, available server room and IT space, and abundant surface parking
- Located less than 2 miles from Capital Ave. with easy access to I-80/90 Toll Road and 10 minutes from the University of Notre Dame.
- Many eating and hospitality establishments are located in the area's premier retail corridor adjacent to the office park

### LEASE RATE

**\$20.00 - 22.00 SF/YR (MG)**

Available SF:	4,300 - 10,378 SF
Lot Size:	10.33 Acres
Building Size:	88,854 SF
Year Built:	2007
Market:	St. Joseph County



### BRADLEY COMPANY

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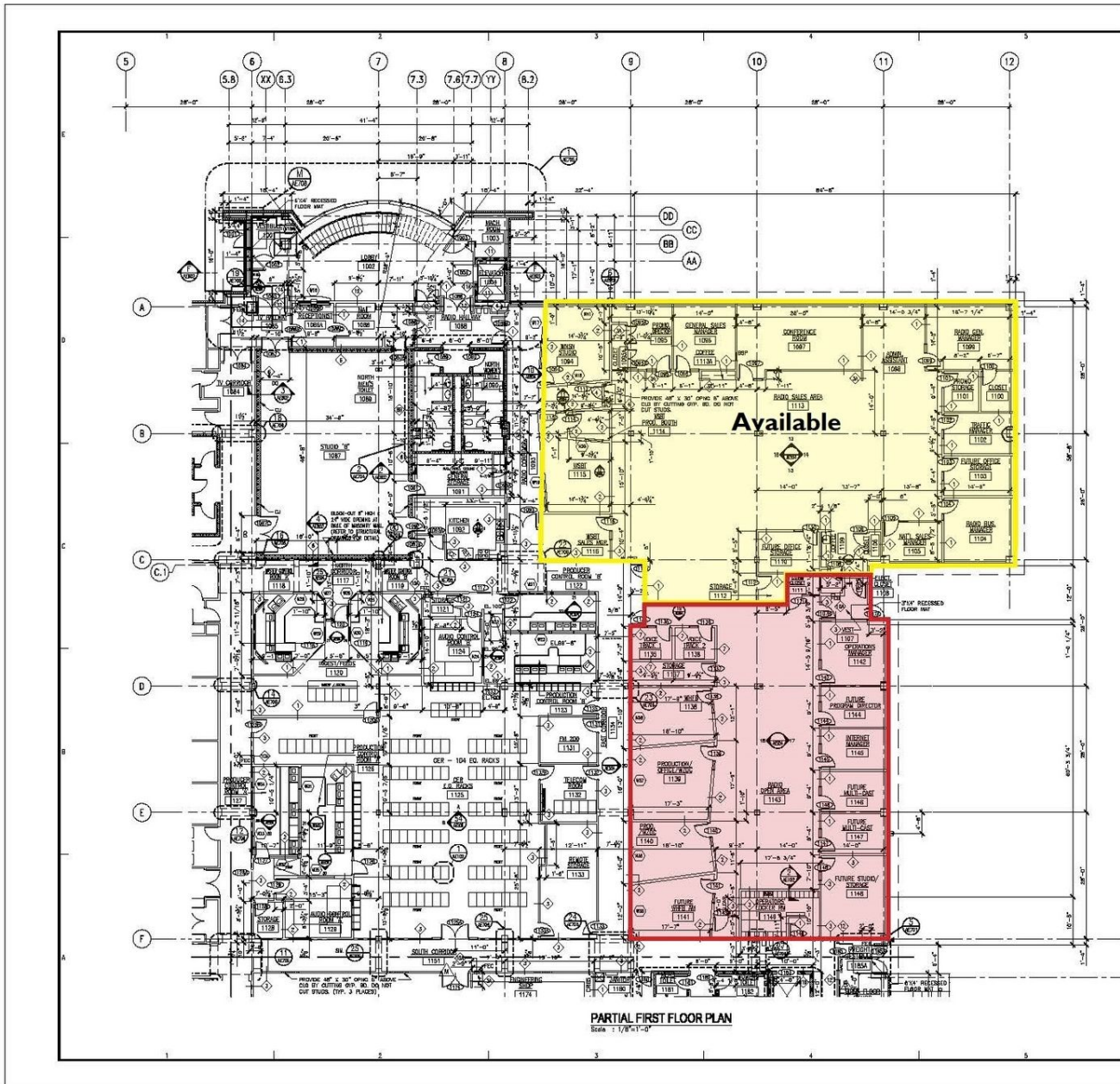
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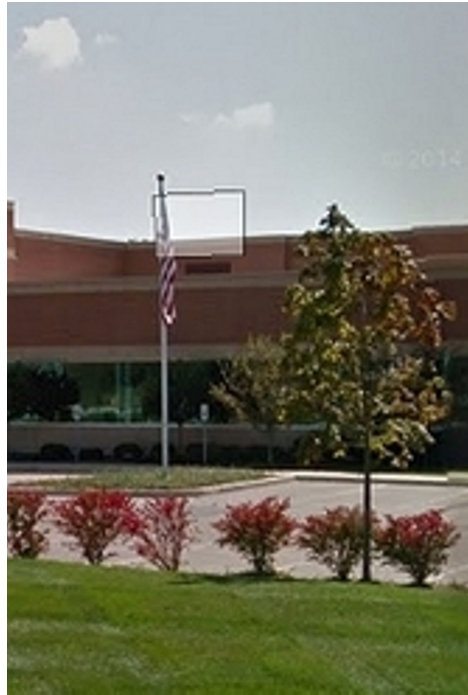




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