

Medical Office For Sublease



410 Park Place

Mishawaka, IN, 46545

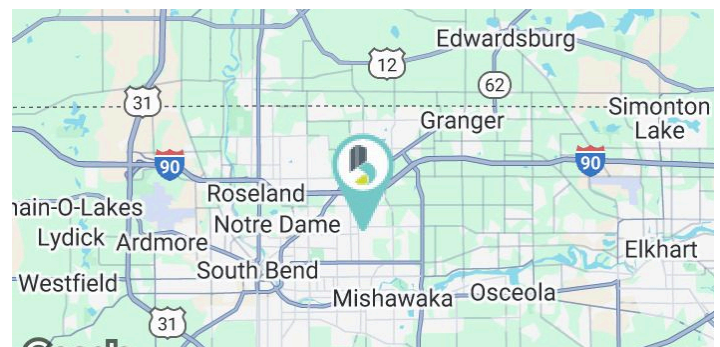
Property Overview

High-visibility, modern space perfect for a medical office user looking for a turnkey location. Easy access to South Main Street and US-31, surrounded by popular shops and dining.

Property Highlights

- 7,380 SF medical office space available for sublease in a prime location with high visibility and easy patient access. Space is divisible for those looking for a smaller suite or separate practices.
- Modern, well-maintained interior with flexible layout, including multiple exam rooms, offices, and support spaces, along with a private upstairs office and break area.
- Ample on-site parking for both staff and patients
- Conveniently located near major roads and surrounding healthcare providers, ideal for growing practices or specialty clinics.
- NNN Estimate: \$6.48/PSF

Lease Rate	\$22.50 (NNN)
Leasable	3,100 - 7,380 SF
Building Size (SF)	7,380 SF
Traffic Count	ADT 7,895 (Edison Lakes Pkwy)



Gage Hudak, CCIM
ghudak@bradleyco.com
c 574.855.5706

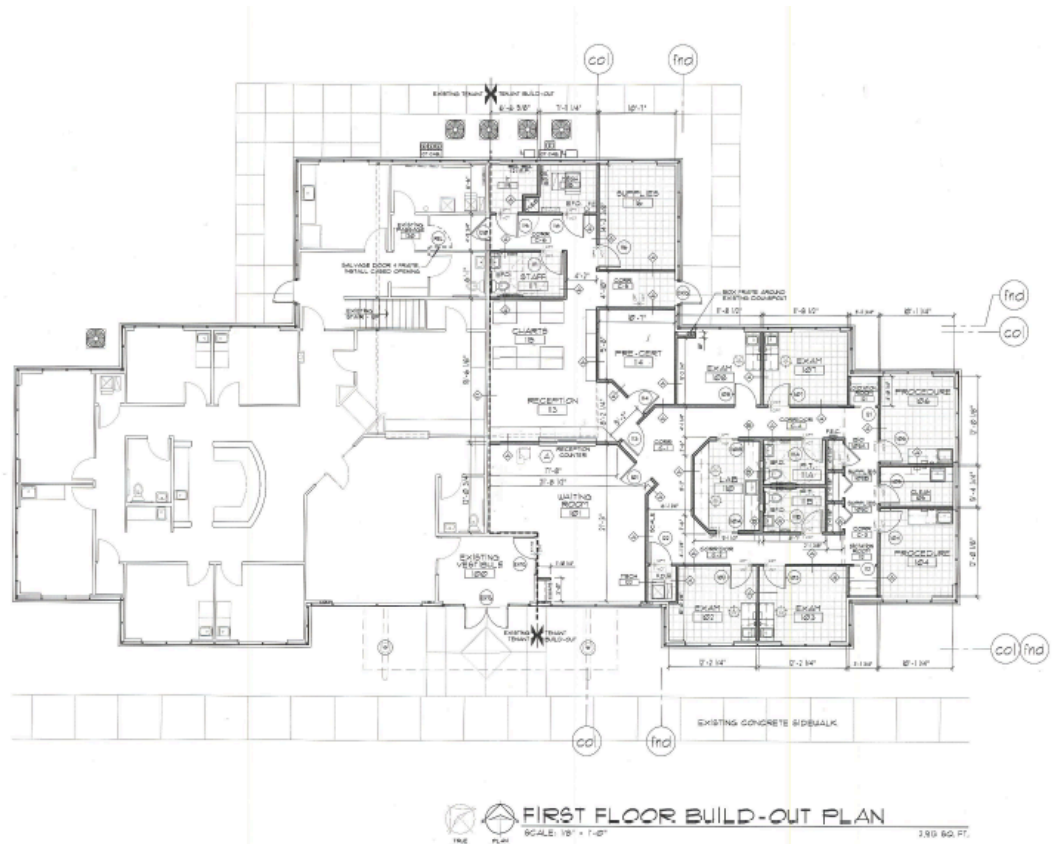
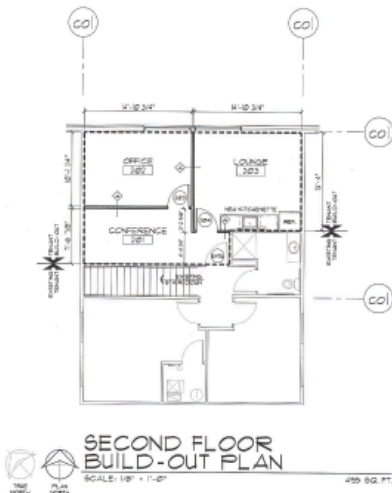
John Jessen
jjessen@bradleyco.com
c 574.968.9270

Rebecca Ward
rward@bradleyco.com
c 574.855.5718

www.bradleyco.com

Plans

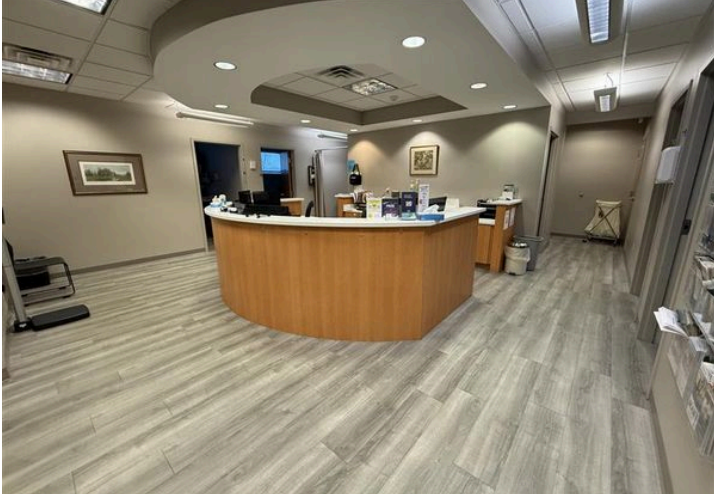
410 Park Pl, Mishawaka, IN 46545



Spaces	Lease Rate	Space Size	Lease Type
Building	\$22.50/SF/Year	7,380 sqft	NNN
Suite A	\$22.50/SF/Year	4,280 sqft	NNN
Suite B	\$22.50/SF/Year	3,100 sqft	NNN

Additional Photos

410 Park Pl, Mishawaka, IN 46545



Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,486	70,017	154,370
Average HH Income	\$65,668	\$79,290	\$91,742
Total Households	4,854	30,766	61,784