



FOR SALE OFFICE INVESTMENT
PROPERTY

1301 East Douglas Road
Mishawaka, IN 46545

88,854 SF Office/Media Production Building

About The Property

- New 10-year lease in place along with two recent 5-year terms secured
- Possibility for 100% occupancy with seller leaseback incentives
- Class A building situated within the Edison Lakes Corporate Office Park
- Located within 10 minutes of Notre Dame Campus
- Adjacent to St Joseph Hospital & Veterans Administration Hospital
- Close proximity to dining, hospitality and retail amenities, as well as interstate access
- Within a 10 mile radius to several local markets including South Bend, Granger, Elkhart and SW Michigan
- Sale Price: \$9,000,000 (\$101.28/SF)



**the
Zacher
company**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Zacher Company in compliance with all applicable fair housing and equal opportunity laws.



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SECTION 1

PROPERTY
INFORMATION



1301 East Douglas Road
Mishawaka, IN 46530

PROPERTY INFORMATION

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING

BUILDING LOCATION/ZONING/SIZE

Street Address	1301 East Douglas Road
City, State, Zip	Mishawaka, IN 46545
Zoning	C2/General Office
Total Building Size	88,854 SF
1st Floor	60,451 SF
2nd Floor	28,403 SF
Site Acreage	10.47 Acres

PRICE/AVAILABILITY

Sale Price	\$9,000,000
Sale Price/SF	\$101.28/SF
Available	Immediately

PROPERTY TAXES

Parcel Numbers	71-04-34-376-014.000-022 71-04-34-126-016.000-022
Assessment: Land	\$1,310,500
Improvements	\$9,473,200
Total Assessment	\$10,783,700
Annual Taxes	\$323,511 (\$3.64/SF)
Tax Year	2024 Payable 2025

BUILDING DATA

Date of Construction	2007
Type of Construction	Brick
Class	A
Building Type	Office
Elevators	Two (One Passenger & One Freight)
Truck Dock	One 10' with Levelers
Overhead Door	Two (10' x 14')
Concrete Truckwell	One
Roof	Membrane Roof Cover
Car Sheds	Multiple
Utility Sheds	Two (144 SF each)
Air Conditioning	Fully Air Conditioned
Heat	Fully Heated
Electrical	3200 Amp, 3 Phase, 480/277 Volt
Back Up Generator	Diesel
Sprinklers	Fully Sprinkled (Wet System)
Asphalt Paving	106,863 SF
Restrooms	8
Plumbing Fixtures	94
Signage	Lighted Pylon

OTHER INFORMATION

Building features large shared server room & IT space
Data server room equipped with additional electric cooling and safe fire suppression system
Atrium lobby and multiple reception areas
Extensive open office areas
Numerous perimeter offices and conference room
Kitchen and employee break rooms with lockers
Lighting rack & sound proofing in broadcasting studios
Well-maintained landscaped areas with a pond and fountain
747 linear feet of 8ft. high fencing
Two of the boilers have recently been replaced

TRANSPORTATION

Parking	Ample
Covered Canopies	Two
Distance to Interstate	Approx. 2.8 Miles
Major Road Nearest Site	Douglas Rd

POPULATION DEMOGRAPHICS

1 Mile	5,317
3 Miles	50,594
5 Miles	141,415



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EXECUTIVE SUMMARY

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



OFFERING SUMMARY

Sale Price:	\$9,000,000
Building Size:	88,854 SF
Tenant Footprint:	55,178 SF
Lot Size:	10.47 Acres
Year Built:	2007
Zoning:	C2/General Office
Market:	St. Joseph
Occupancy:	Approx. 90%
Financials:	Available Upon Request



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PROPERTY DESCRIPTION

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



PROPERTY DESCRIPTION

Presenting a prime investment opportunity, the property at 1301 East Douglas Road offers a commanding presence in the Mishawaka/South Bend area. Boasting a substantial 88,854 SF Class A building within the esteemed Edison Lakes Corporate Office Park, this property is ideally positioned for success. Its strategic location, adjacent to St Joseph Hospital & Veterans Administration Hospital and within 10 minutes of the renowned Notre Dame campus, presents unparalleled convenience and prestige. With value-add potential, income generation opportunities through the current tenants and a sale leaseback option from the seller, this property represents a compelling prospect for office building investors and users. Don't miss the chance to acquire this exceptional asset with significant potential for NOI growth.

COMPANY DESCRIPTION

Schurz Communications

The company began in 1872 when Alfred B. Miller and Elmer Crockett founded the South Bend Tribune. Over the last five generations, Schurz has invested in connecting people with information through the acquisition of newspapers, radio and television stations, digital companies, broadband operations and cloud services providers. Today, Schurz is focused on the technology of information sharing and making human and geographic connections happen on a global scale. The company was recently named Independent Broadband Operator of the Year. They currently occupy 32% of the building for professional office space, which operates as their headquarters.

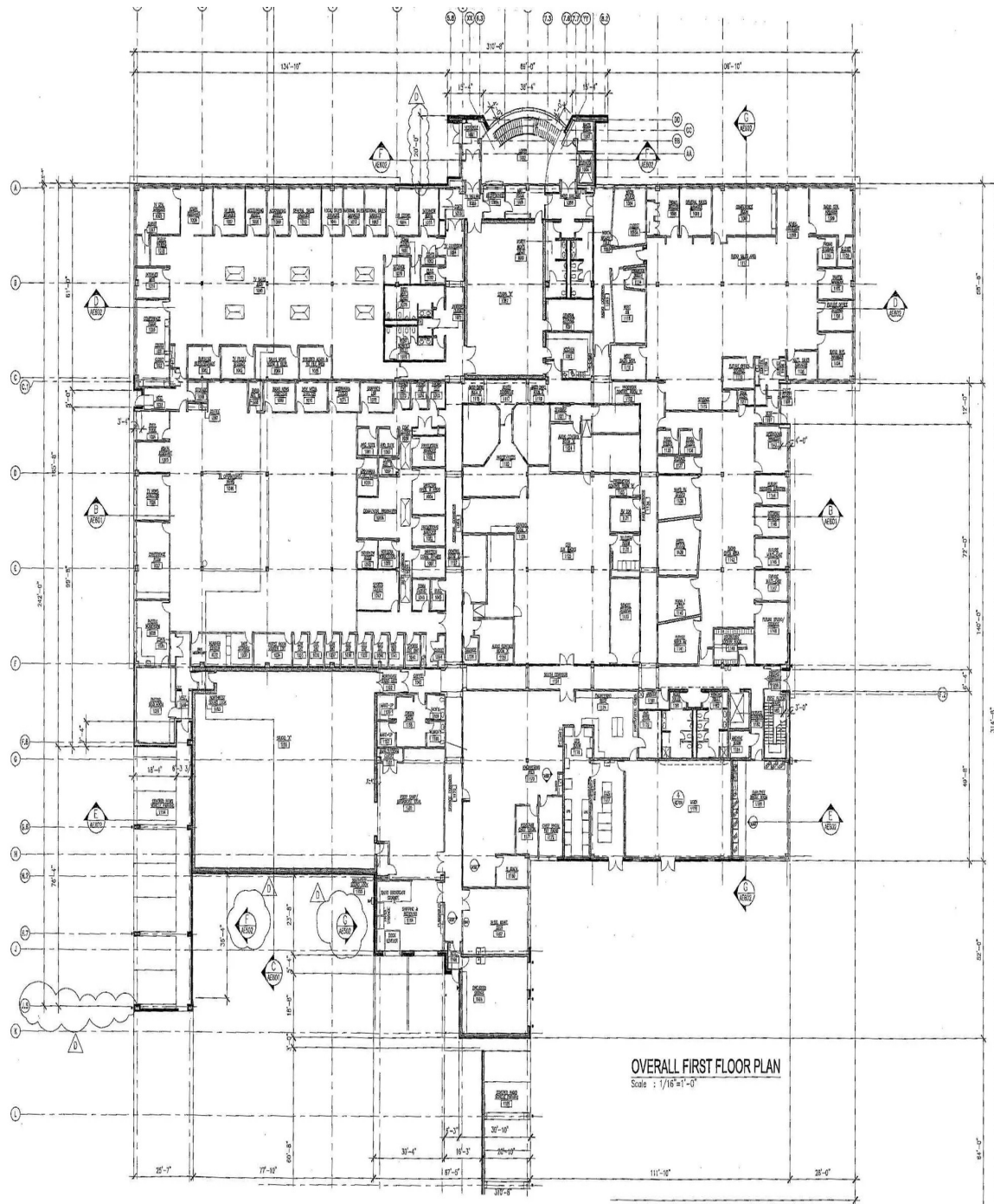


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1ST FLOOR PLAN

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



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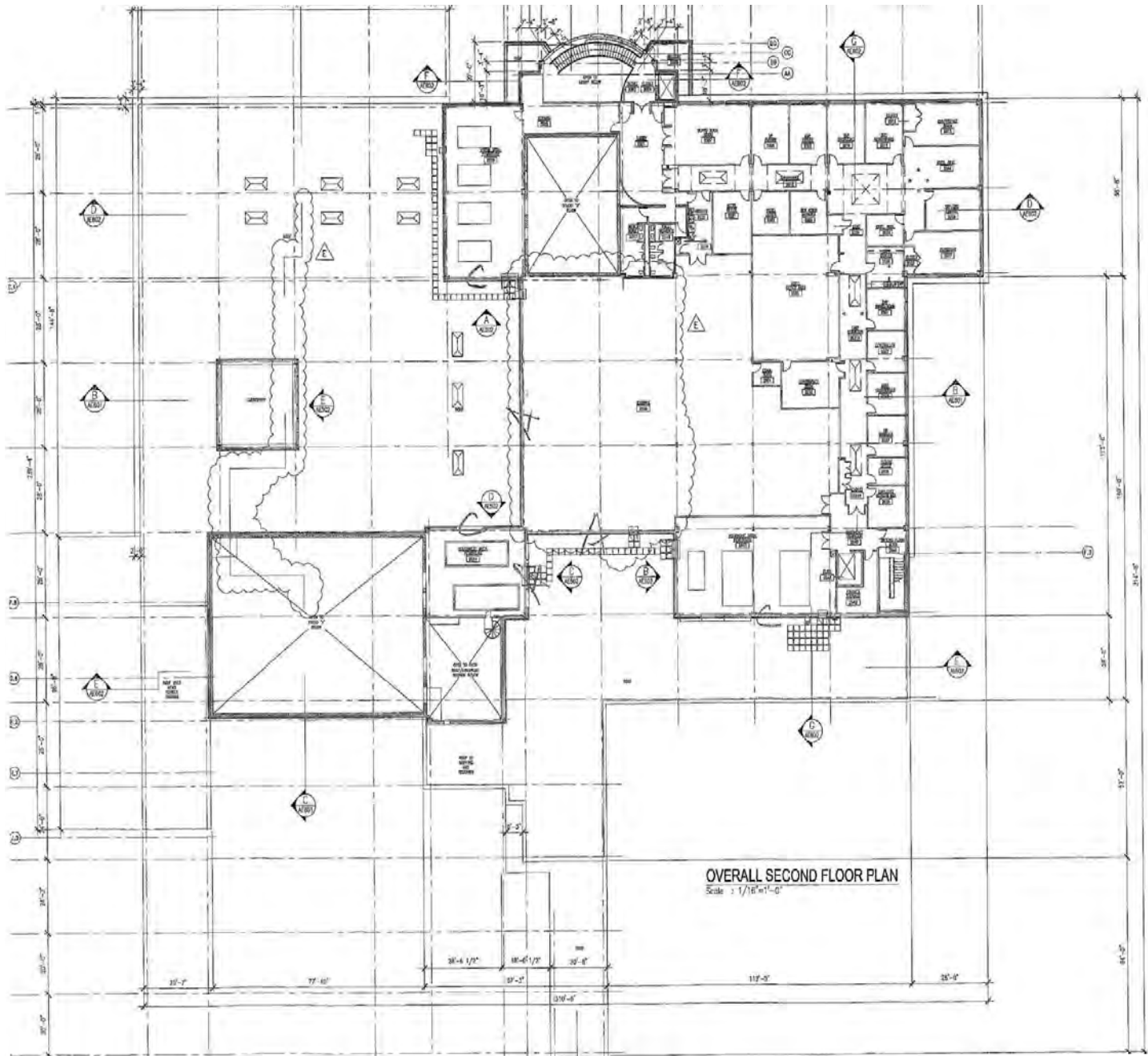


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2ND FLOOR PLAN

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ADDITIONAL PHOTOS

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



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TENANT PROFILE

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



WSBT is an Indiana based station and a CBS Television affiliate owned and operated by Sinclair Communications LLC. Sinclair, INC, is on of the largest and most diversified television broadcasting companies in the country today. Sinclair owns and operates, programs or provides sales services to 163 television stations in 77 markets. Sinclair's television group reaches approximately 38.7% of US television households and includes FOX, ABC, MYTV, CW, CBS, NBC, Univision and Azteca affiliates. The WSBT station first signed on the air on December 21, 1952, and was owned by the South Bend Tribune. It is the oldest continuously operating UHF station in the country - originally broadcasting on UHF channel 34, the channel moved to channel 22 in 1958. They currently occupy 50.42% of the building for professional office and broadcast/production studio space, where they have operated since 2008.



TruPay offers industry-leading Payroll, HR, and Time & Labor Services to organizations of all sizes, in all industries. They have scalable solutions for all an organization's moving parts with seamless integration and adaptive insights to help clients plan accordingly. It all started with the name. TruPay was founded on the integral values of — TRUST and INTEGRITY. Founded in 2003, TruPay has been repeatedly recognized for its commitment to client satisfaction. They currently occupy 4.8% of the building, where they have been located since August 2025.



The AME Group is one of the nation's largest and most successful Managed Service Providers in America. They have locations in Tennessee, Kentucky, Louisiana, Texas, Ohio and across Indiana. As a Technology Success Partner, they design, plan, procure, implement, support, and manage business technology. The AME Group has 35 years of experience being on the leading edge of technology, service models and security. The AME Group began operations in July of 1985 in Vincennes, IN (then known as Advanced Micro-Electronics, Inc). Today, the company has offices in Tennessee, Kentucky, Ohio, Texas, Louisiana, and throughout the state of Indiana. They have 200 employees across all locations, and currently occupy 6.84% of the building after recently relocating in January 2026.



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Current Rent Roll

Suite	Tenant Name	Size SF	% of Building	Price/SF/Year	Annual Rent	Lease Start	Lease End
	Sinclair Communications	44,800 SF	50.42%	\$20.21	\$905,390.64	2/15/16	1/31/37
201	TruPay Corporation	4,300 SF	4.8%	\$21.77	\$93,600	8/01/25	7/31/30
300	Advanced Micro Electronics	6,078 SF	6.84%	\$19.25	\$117,000	1/1/26	12/31/30
Totals		55,178 SF	62.06%		\$1,115,990.64		

Pro Forma Rent Roll

Suite	Tenant Name	Size SF	% of Building	Price/SF/Year	Annual Rent	Lease Start	Lease End
	Sinclair Communications	36,327 SF	40.88%	\$19.25	\$700,000	2/1/27	1/31/37
201	TruPay Corporation	4,300 SF	4.8%	\$21.77	\$93,600	8/01/25	7/31/30
300	Advanced Micro Electronics	6,078 SF	6.84%	\$19.25	\$117,000	1/1/26	12/31/30
	Schurz Communications	5,500 SF	6.18%	\$19.25	\$105,875	TBD	TBD
Totals		52,205 SF	58.70%		\$1,016,475		

1. Modified Gross Lease Type
2. Seller (Schurz Communications) is willing to entertain a sale leaseback option. Exact rate and terms to be determined.
3. TruPay has 2.5% annual escalations and two 3-year extension options in place
4. Advanced Micro Electronics has 3% annual escalations and two 3-year extension options in place
5. Pro Forma does not account for rental escalations



SECTION 2

LOCATION
INFORMATION



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REGIONAL MAP

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



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SECTION 3

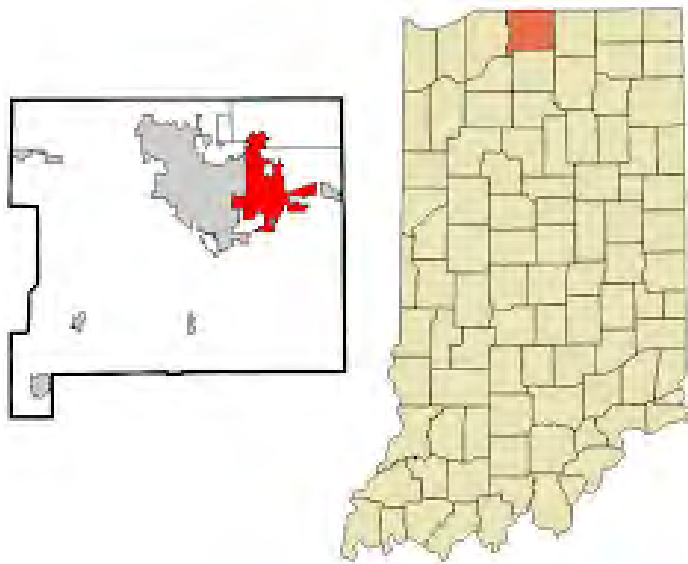
DEMOGRAPHICS



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ABOUT MISHAWAKA

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



ABOUT MISHAWAKA

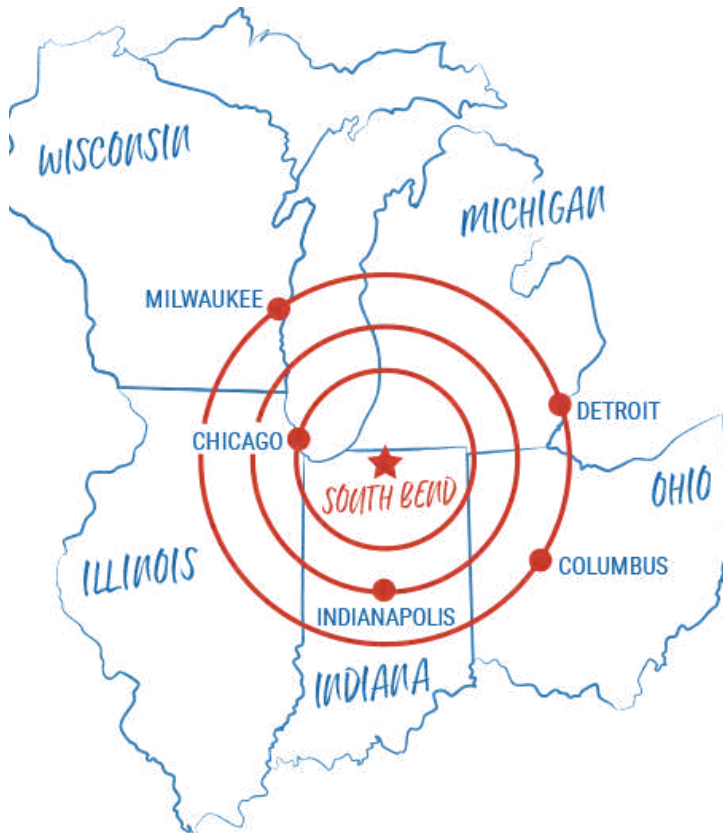
- Located in Northern Indiana happily neighbored by South Bend and Elkhart, Indiana. Home to Bethel University and neighbors with the home of the Fighting Irish, Notre Dame University. Mishawaka is only a 30 minute drive to the beautiful shores of Lake Michigan and two hours from Downtown Chicago. Just minutes from the Michigan border.
- The 2021 Census reports the population of Mishawaka as 51,074. This ranks Mishawaka as the 17th largest city in Indiana.
- Small-town values partnered with a flourishing city bring big opportunities. Nestled along the winding shores of the St. Joseph River. Over the last several years, population growth and business expansions created record-breaking new construction throughout Mishawaka. The growing town tells us that Mishawaka is a place where people want to live, work, raise their families and retire. Known as the Princess City, Mishawaka continues to live up to their reputation as the "Best Hometown in America."
- Mishawaka is home to 28 beautiful parks, an annual Summer Concert Series, outdoor activity rentals and golf courses, all highlighted by the engaging downtown area. Recognized as one of the best riverwalks in Indiana, the Mishawaka Riverwalk truly brings our community together.
- In 1979, University Park Mall opened north of Mishawaka. In 1990, AM General began producing the Hummer in its Mishawaka plant. The MV-1 is a purpose-built taxicab and replaces the planned Standard Taxi, and like that car it was developed in collaboration with AM General. The car is built in Mishawaka, Indiana, at an AM General plant.
- The Dodge Manufacturing Company, Perkins Windmills and the Mishawaka Woolen and Rubber Company (later Ball Band, then Uniroyal) all helped the town to prosper. Mishawaka grew through both industry and agriculture. In the late 19th century, Mishawaka became known as the "Peppermint Capital of the World", since the area's rich black loam produced great quantities of mint.
- From 1906 to 1915, Mishawaka was the manufacturing home of the luxurious American Simplex motor car.
- The local economy consists of primarily education, wholesale and retail trade, healthcare, and government agencies.
- Mishawaka has an estimated population of 50,842.
- Median income is \$51,300 annually - \$60,800 projected by 2028.
- Top employment categories include: management, business, science, educational services, healthcare, manufacturing, retail trade, arts and entertainment, finance, insurance, and real estate.



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ABOUT SOUTH BEND

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



ABOUT SOUTH BEND

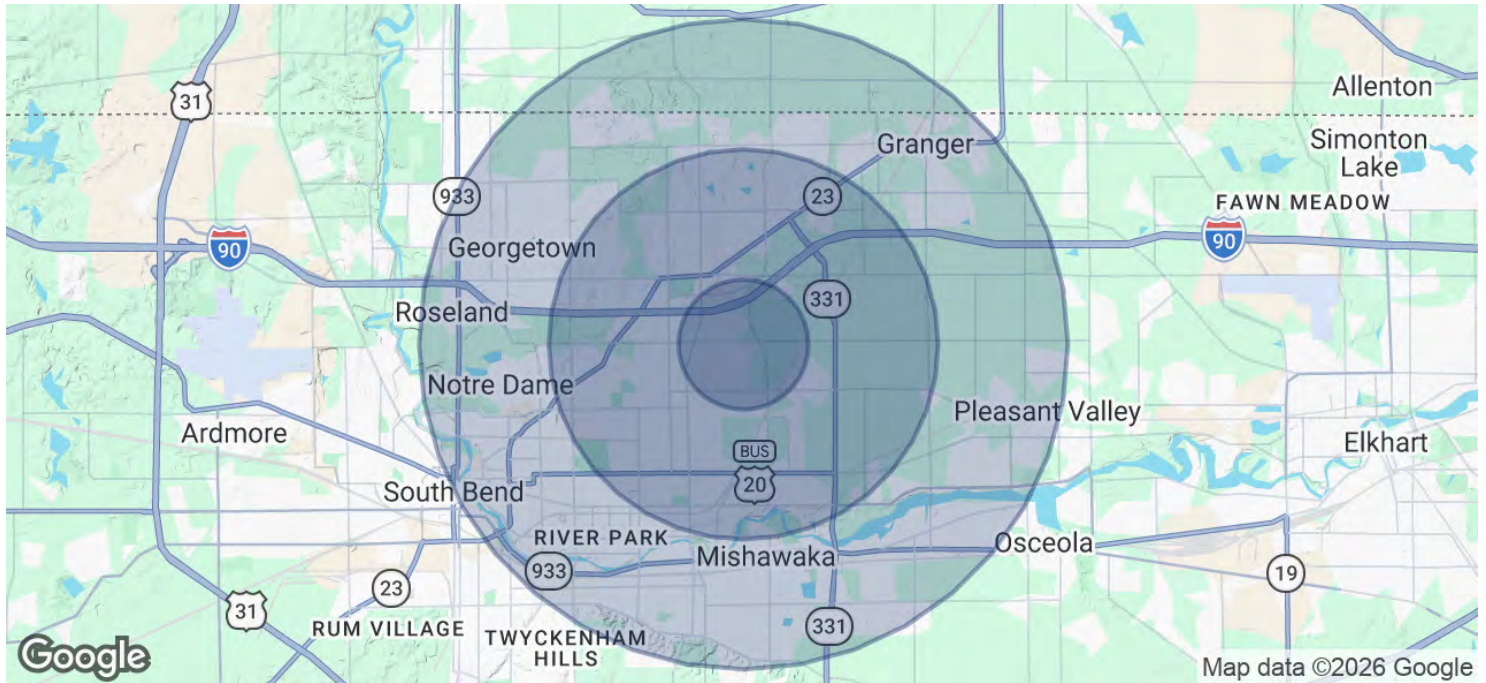
- It lies along the St. Joseph River near its southernmost bend, from which it derives its name. As of the 2020 census, the city had a population of 103,453 residents, making it the fourth-largest city in Indiana.
- Located directly south of Indiana's northern border with Michigan, South Bend anchors the broader Michiana region. The metropolitan area had a population of 324,501 in 2020, while its combined statistical area had 812,199.
- In recent years, there have been successful efforts to invest in and revitalize blighted areas of the city. Today, the largest industries in South Bend are health care, education, small business, and tourism. The city is home to manufacturer AM General and financial services company 1st Source. A major draw for visitors is the nearby University of Notre Dame (as well as St. Mary's College), which also plays an important role in the local economy and culture.
- The university is the second largest employer in the city and in St. Joseph County, employing 6,086 people.
- The city is served by the South Bend International Airport and by the South Shore Line commuter railway, connecting South Bend to downtown Chicago, which is 72 miles (116 km) to the west.
- South Bend grew industrially over the 20th century, with major manufacturers like Bendix and Studebaker leading the city's economic advance.
- In 2015, the City of South Bend celebrated its 150th birthday.
- In 2015, the city's population increased by 286, the largest one-year growth in over twenty years. The former Studebaker plant has been developed as the Ignition Park center to attract new businesses, especially in the tech industry.
- South Bend has also seen new development, particularly in the tech field, a decline in unemployment, and a renewal of the downtown area, which has been described as a revival and South Bend as a 'turnaround city'.
- Redevelopment is underway for some of the abandoned industrial facilities, with the abandoned Oliver Corporation buildings being the most recent example of reclaimed property.
- Estimated population of 103,395 with a median household income of \$63,632.



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DEMOGRAPHICS MAP & REPORT

88,854 SF OFFICE/MEDIA PRODUCTION BUILDING



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,317	50,594	141,415
Average Age	40	41	39
Average Age (Male)	39	39	38
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,561	22,285	56,484
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$103,230	\$95,999	\$97,723
Average House Value	\$298,837	\$260,382	\$256,645

2020 American Community Survey (ACS)



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