

# Medical Office For Sublease



## 410 Park Place

Mishawaka, IN, 46545

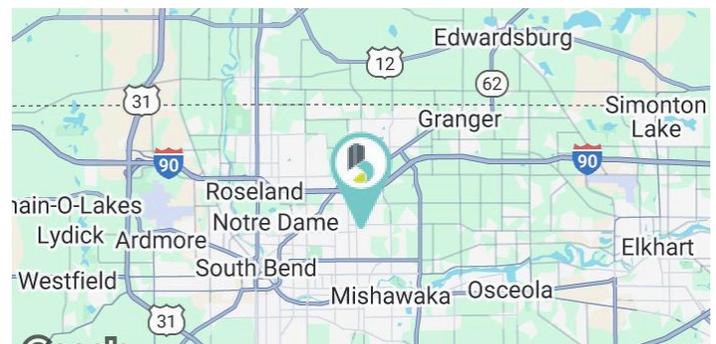
### Property Overview

High-visibility, modern space perfect for a medical office user looking for a turnkey space. 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.

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)



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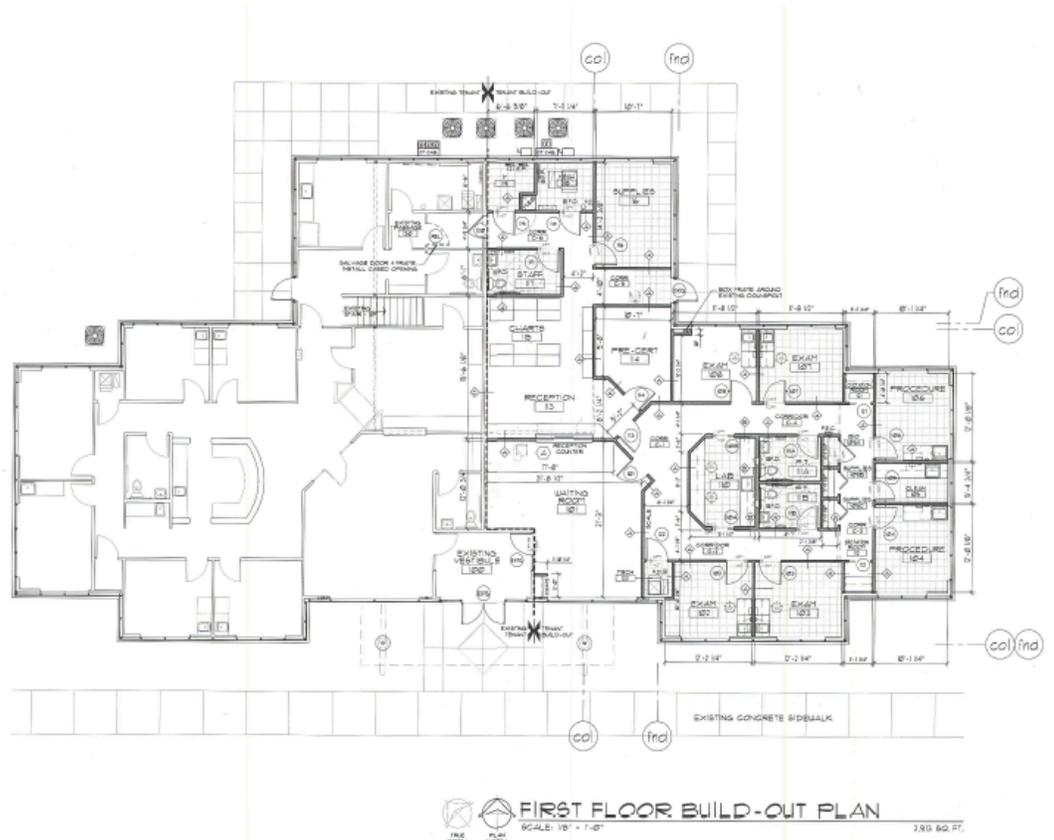
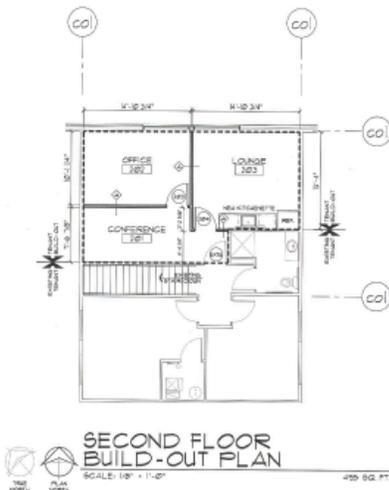
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# Plans

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