

OFFICE BUILDING FOR SUBLEASE

3820 Edison Lakes Pkwy. | Mishawaka, IN 46545



Recently Remodeled Stand Alone Office Building

Building Size: 9,698 SF
Land: 1.46 Acres
Zoning: C-1
Year Built: 1988; Remodeled 2020
Parking: Ample Private Parking
Security: System and Cameras
Lease Rate: \$20.50 PSF MG

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Details:

Recently remodeled 9,698 SF 2-story, stand-alone office building in the beautiful Edison Lakes Corporate Park with gorgeous water features and a park-like setting. Built in 1988 and remodeled in 2020 the building features a large reception foyer with grand stairway, 8 offices and 5 large open areas, conference room, break room, IT/server room with separate A/C and fire suppression system, multiple storage rooms; Kohler back-up generator and a chair lift to the second floor. Close to the University Park Trade Area which encompasses over 6 million square feet of retail and restaurant space and less than one mile from the Saint Joseph Regional Medical Center.



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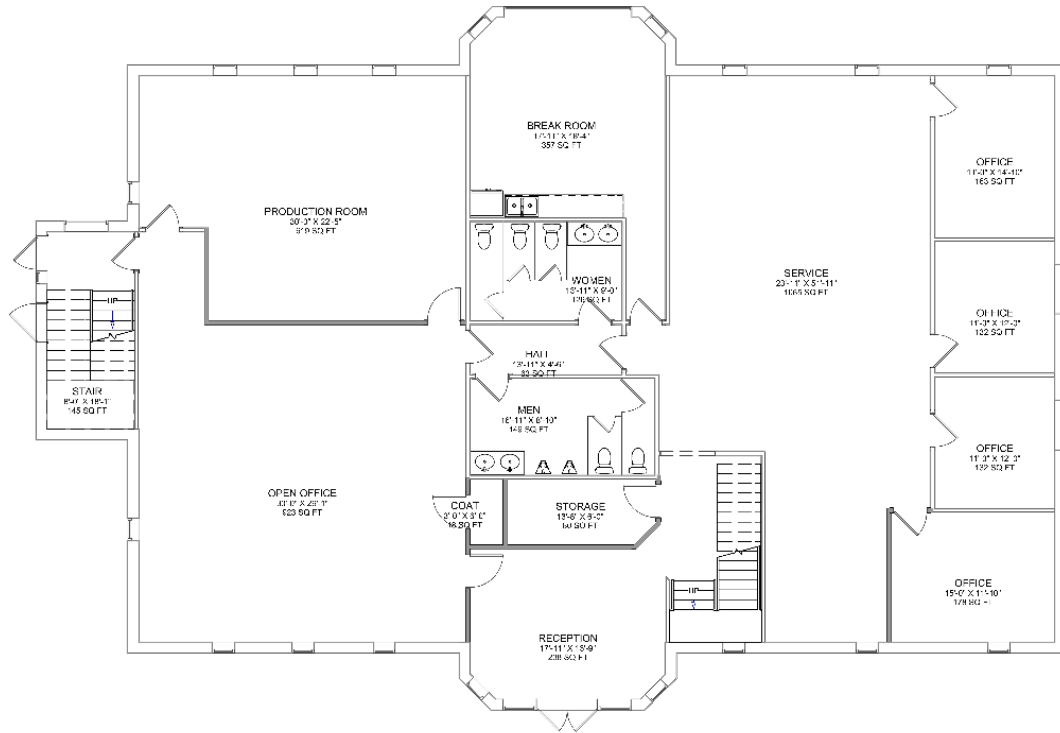
INTERIOR PHOTOS

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First Floor



Second Floor



LOCATION OVERVIEW

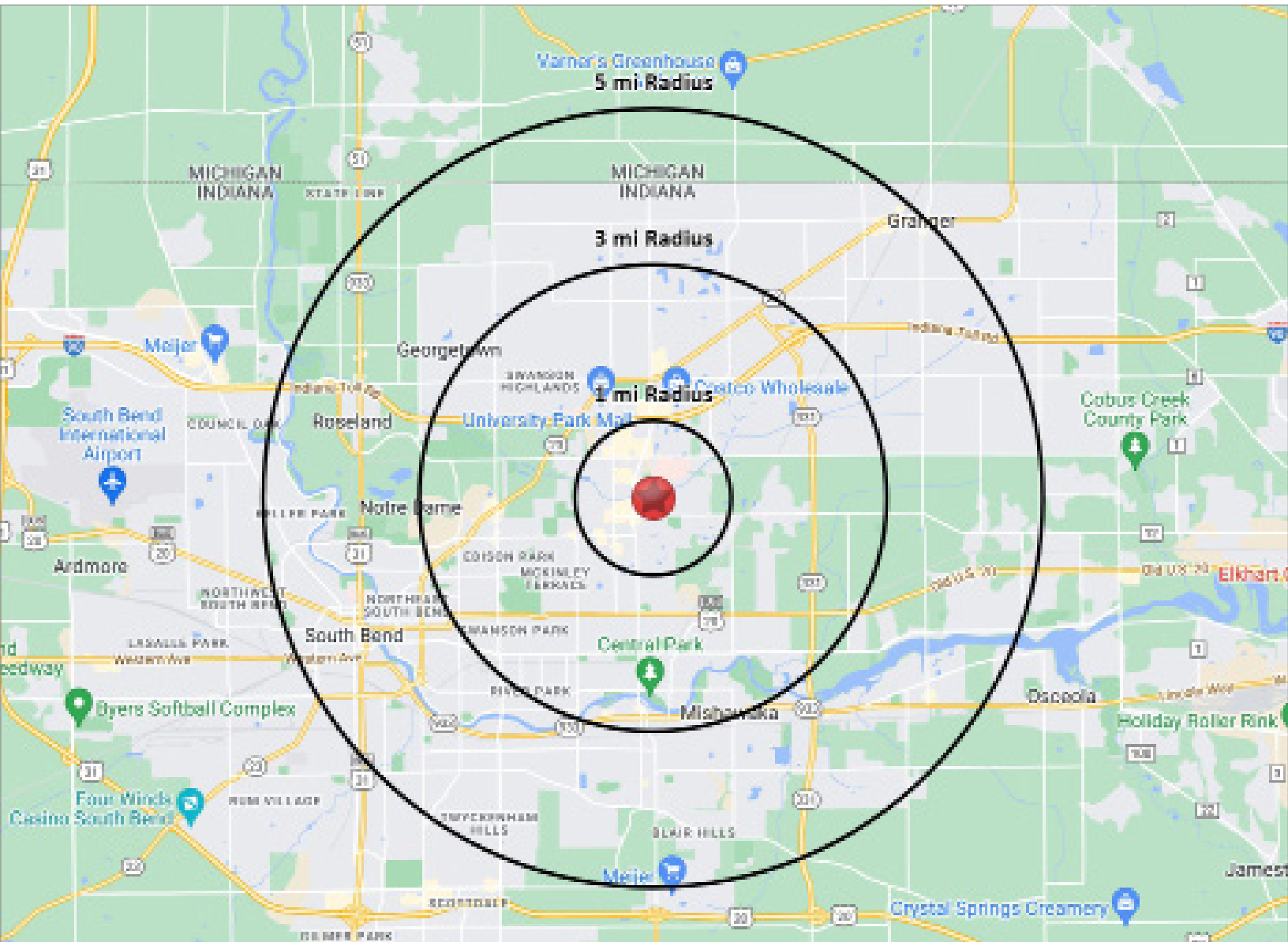
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- Edison Lakes Corporate Office Park is in a prime location situated in a commercial office corridor and adjacent to several national tenants.
- South Bend/Mishawaka is in St. Joseph County less than 100 miles east of Chicago and 150 miles north of Indianapolis.
- Mishawaka is the twin city to South Bend, which along with the University of Notre Dame, is located just west of the city.
- The South Bend MSA has over 323,000 residents and over 127,000 households.





POPULATION

1 MILE	9,665
3 MILE	71,727
5 MILE	170,867



NUMBER OF HOUSEHOLDS

1 MILE	1,518
3 MILE	16,451
5 MILE	40,606



AVERAGE HOUSEHOLD INCOME

1 MILE	\$65,254
3 MILE	\$83,180
5 MILE	\$98,137



MEDIAN HOME VALUE

1 MILE	\$186,120
3 MILE	\$195,045
5 MILE	\$217,579