



# Camdon Park

1001 Hickory Rd., South Bend, IN 46615

## Property Overview

This office building offers a prime, central location within a well-maintained professional office park, ideally positioned between South Bend and Mishawaka. With convenient access to all areas of St. Joseph County, it's the perfect opportunity for an office user seeking a professional environment in a highly accessible location.

## Property Highlights

- **Central, Professional Setting:** Conveniently located in a professionally managed office park with well-kept landscaping and ample parking for staff and visitors.
- **Flexible, Functional Layout:** Features a welcoming reception, a mix of private offices and open work areas, a break room, and support spaces.
- **Customizable to Fit Your Needs:** Tenant improvements available to create the ideal space for your business.

### LEASE RATE

**\$18.50 SF/YR (MG)**

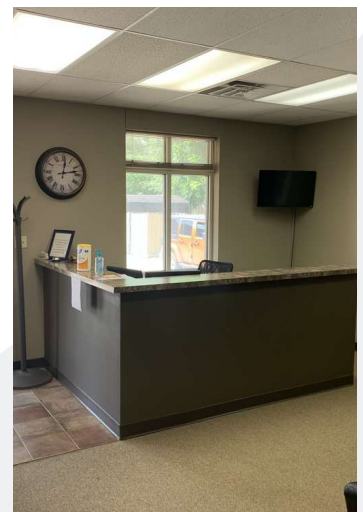
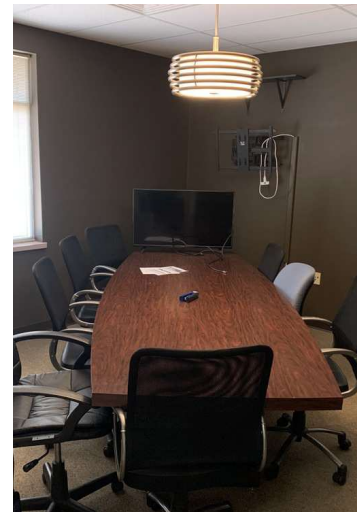
Available SF:	2,500 SF
Lot Size:	2.72 Acres
Building Size:	17,364 SF
Zoning:	Neighborhood Center
Traffic Count:	ADT 13,006 N Hickory Rd.

Spaces	Lease Rate	Space Size
Suite 3	\$18.50 SF/yr	2,500 SF

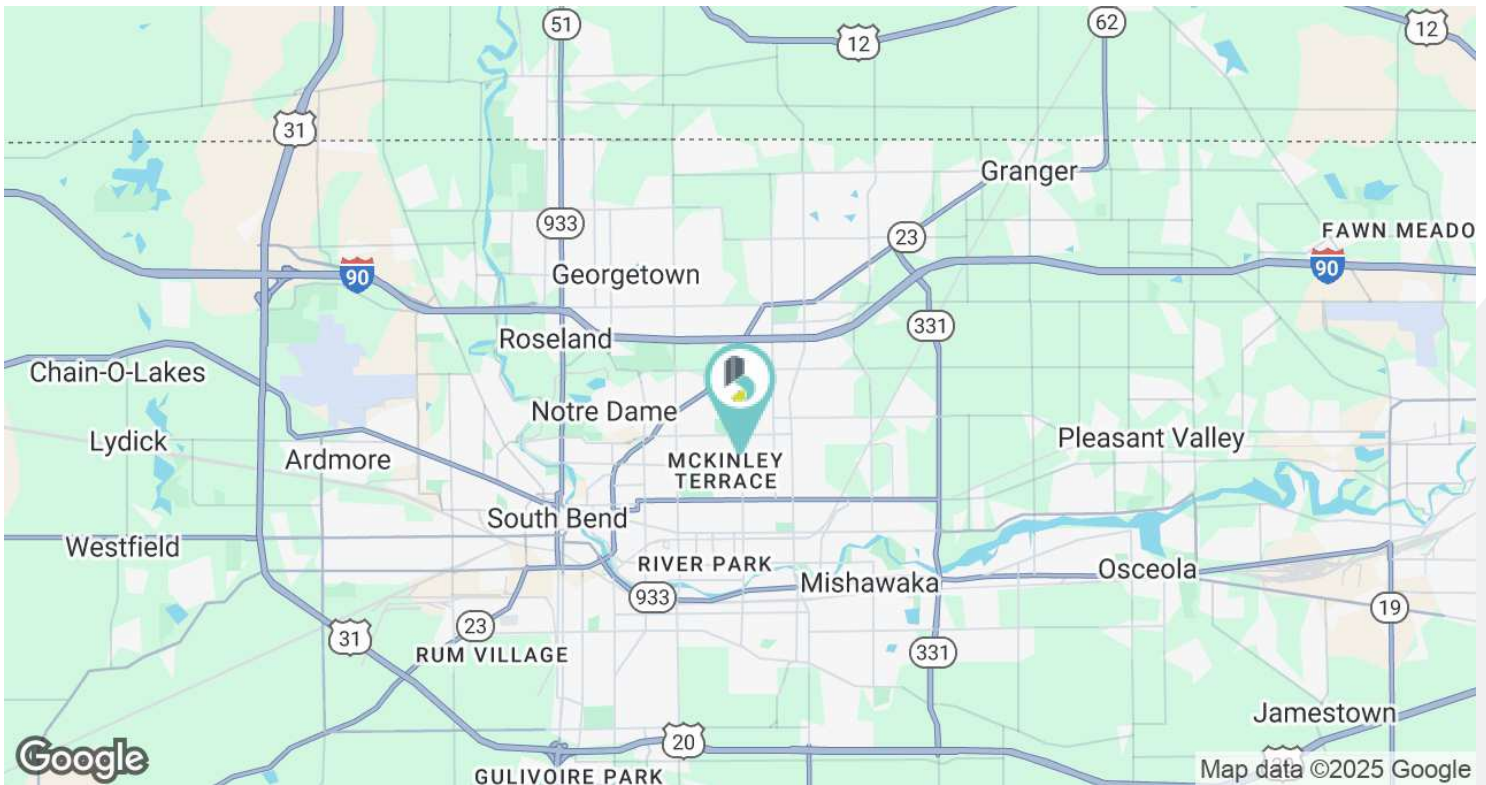
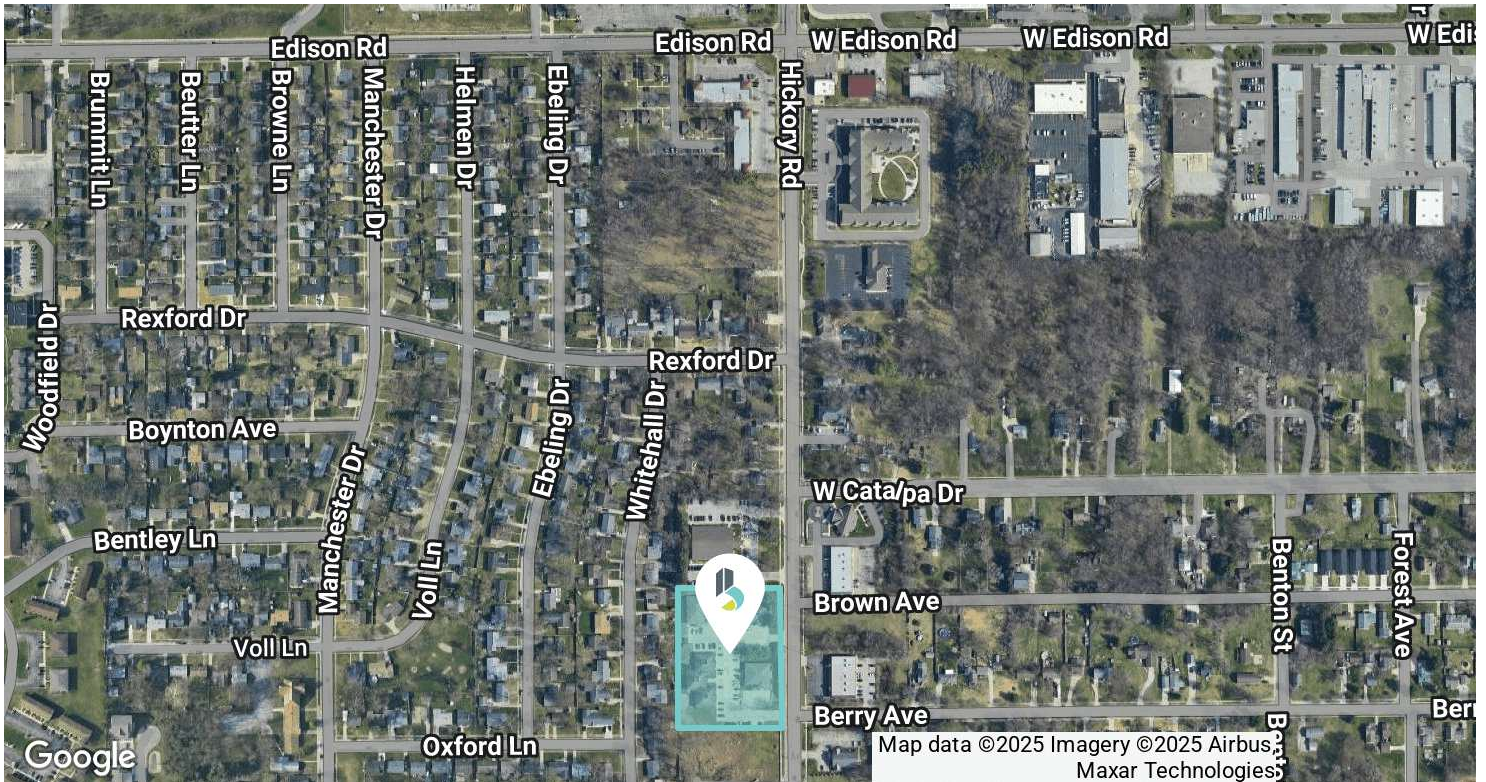
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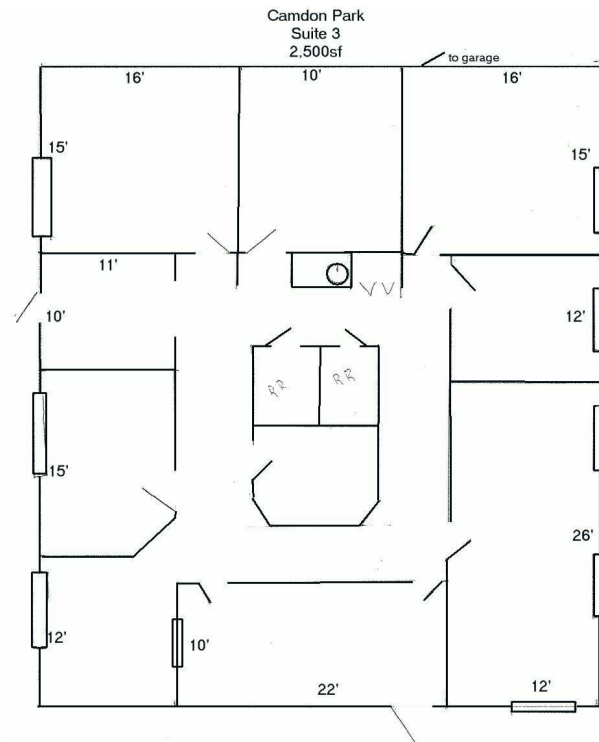
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## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$18.50 SF/yr

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 3	2,500 SF	Modified Gross	\$18.50 SF/yr