

# CLASS A SUITE FOR LEASE

2515 Bendix Dr. & 2422 Viridian Dr. | South Bend, IN 46628



## One Suite Available Within Viridian Office Park

**Building Size:** 31,625 SF  
**Available:** 1,660 SF  
**Land:** 5.82 Acres  
**Year Built:** 1988  
**Zoned:** I-Industrial  
**Parking:** 150 On-site Parking Spaces  
**Lease Rate:** \$16.00 PSF Full Service Gross

### Details:

Class A office suite is available for lease in a multi-tenant building complex. The Viridian Office Park consists of four separate buildings, has a quality, professional tenant mix and is beautifully landscaped with ample parking, signage, and easy access to the surrounding community. Suite 103 is a beautiful office suite with extra finishes.

ADDRESS	SUITE	SQUARE FEET	LEASE RATE
2515 BENDIX DR.	103	1,660	\$16 PSF FSG

[VIEW PROPERTY ONLINE](#)



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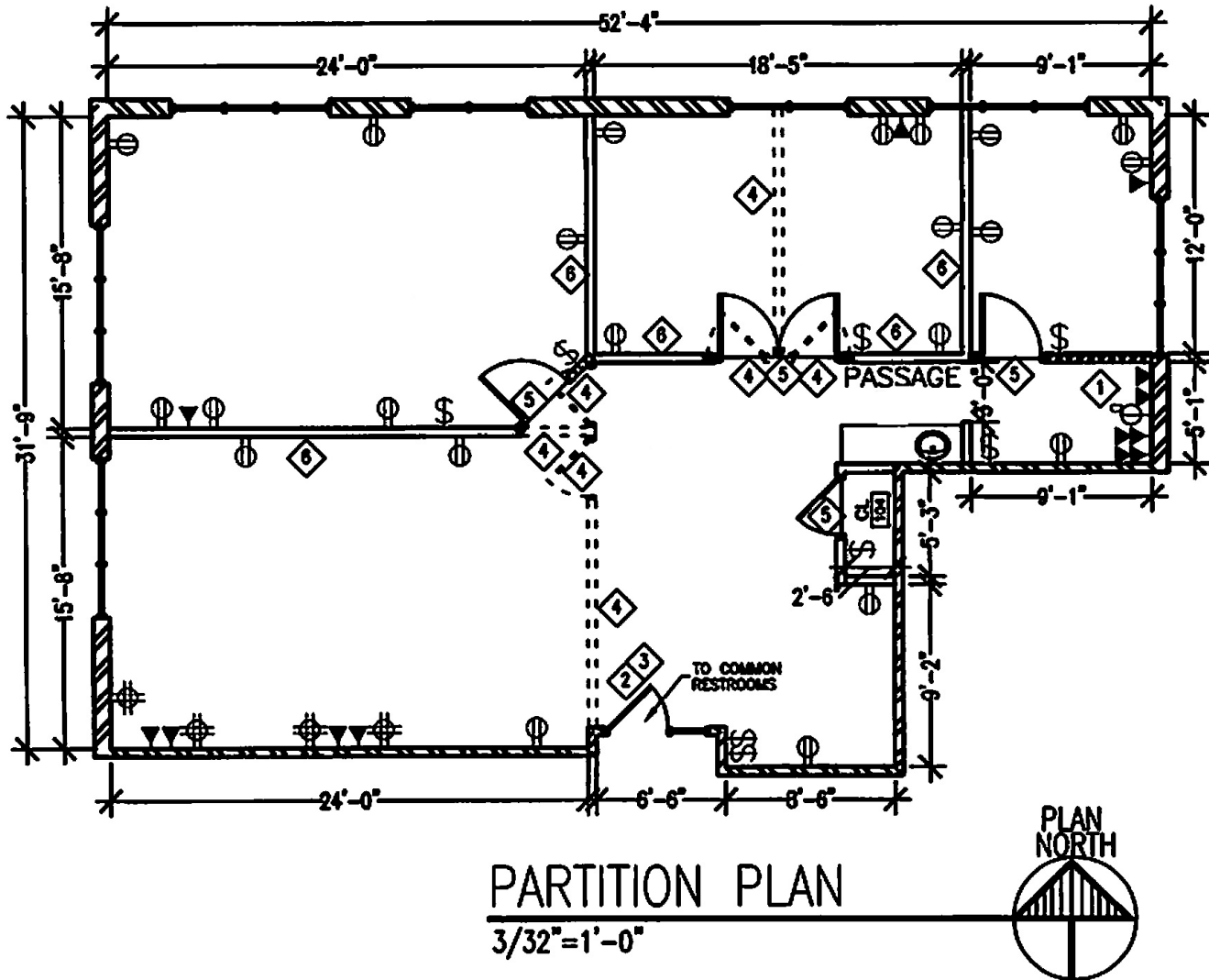
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# FLOOR PLAN

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2515 BENDIX DRIVE  
Suite 103

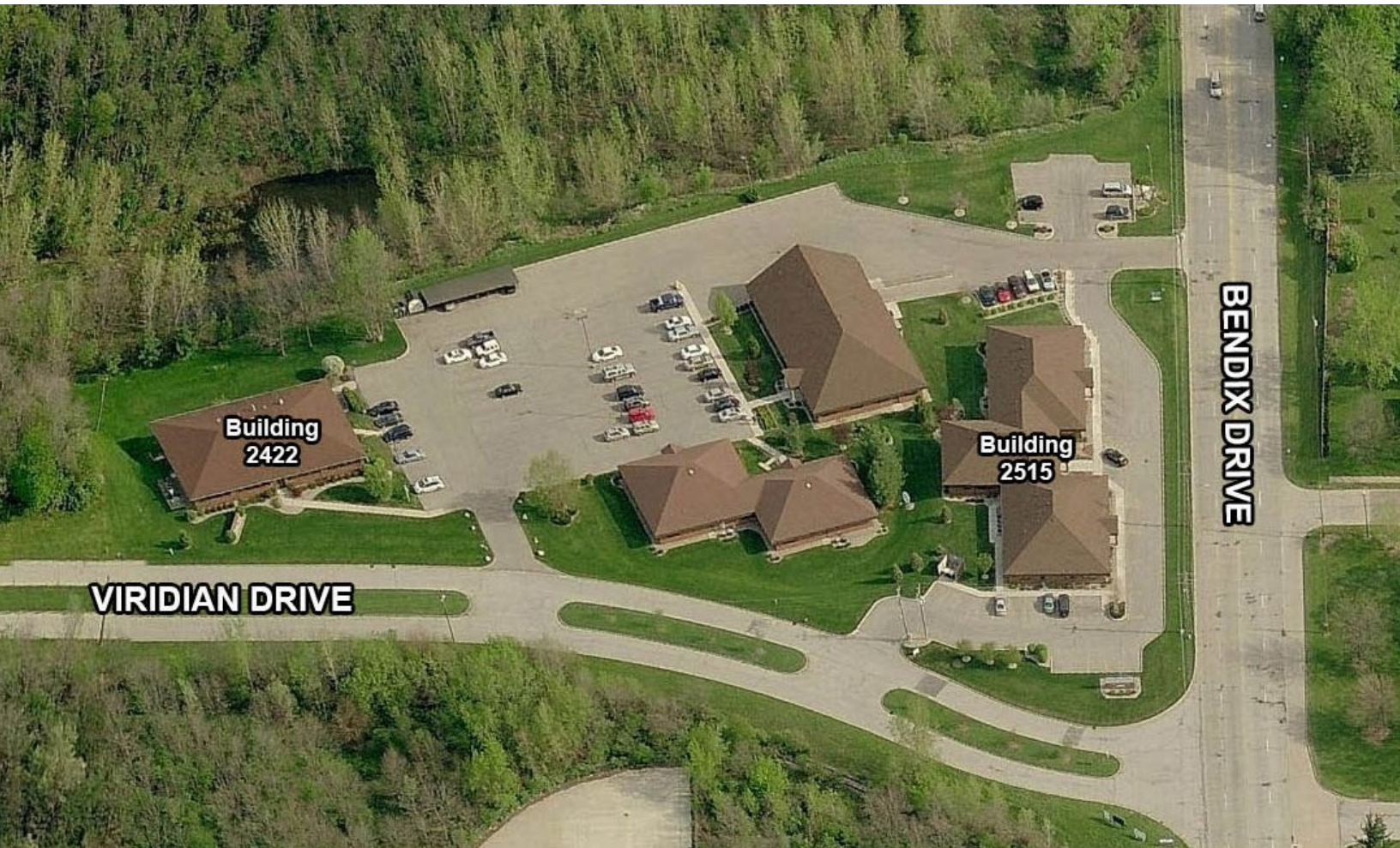




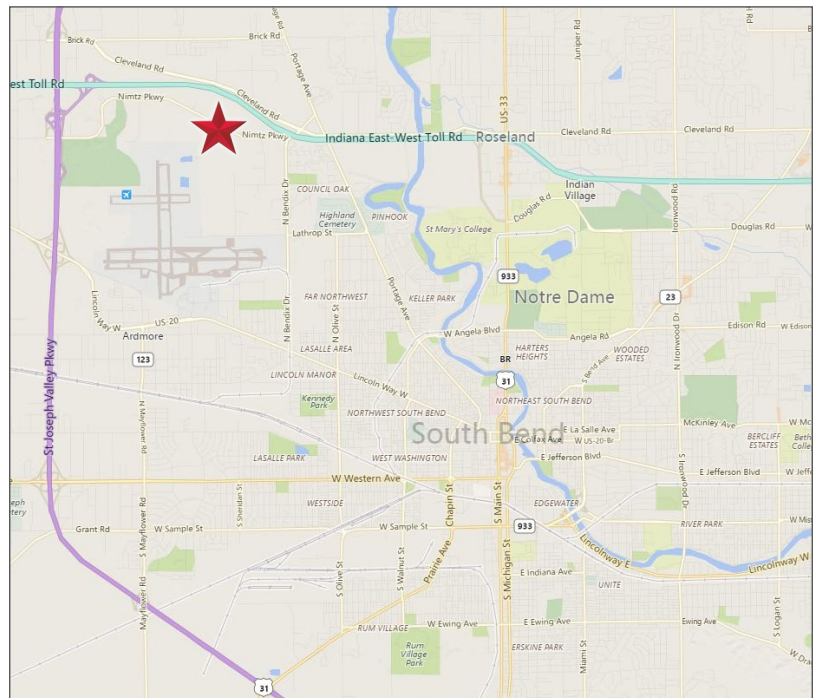
# LOCATION OVERVIEW

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- The subject property is located near the Blackthorn Development Area on the far northwest side of South Bend, near the South Bend International Airport.
- The Viridian Office Park is just south of Cleveland Road near the Portage Trade Area, a highly developed commercial corridor anchored by WalMart and Meijer's Grocery.
- This centralized location is near the major transportation hub of I-80/90 Indiana Toll Road and the St. Joseph Valley Parkway (US 20/31 ByPass) and within minutes from the University of Notre Dame, Eddy Street Commons, Saint Mary's College and Holy Cross College.

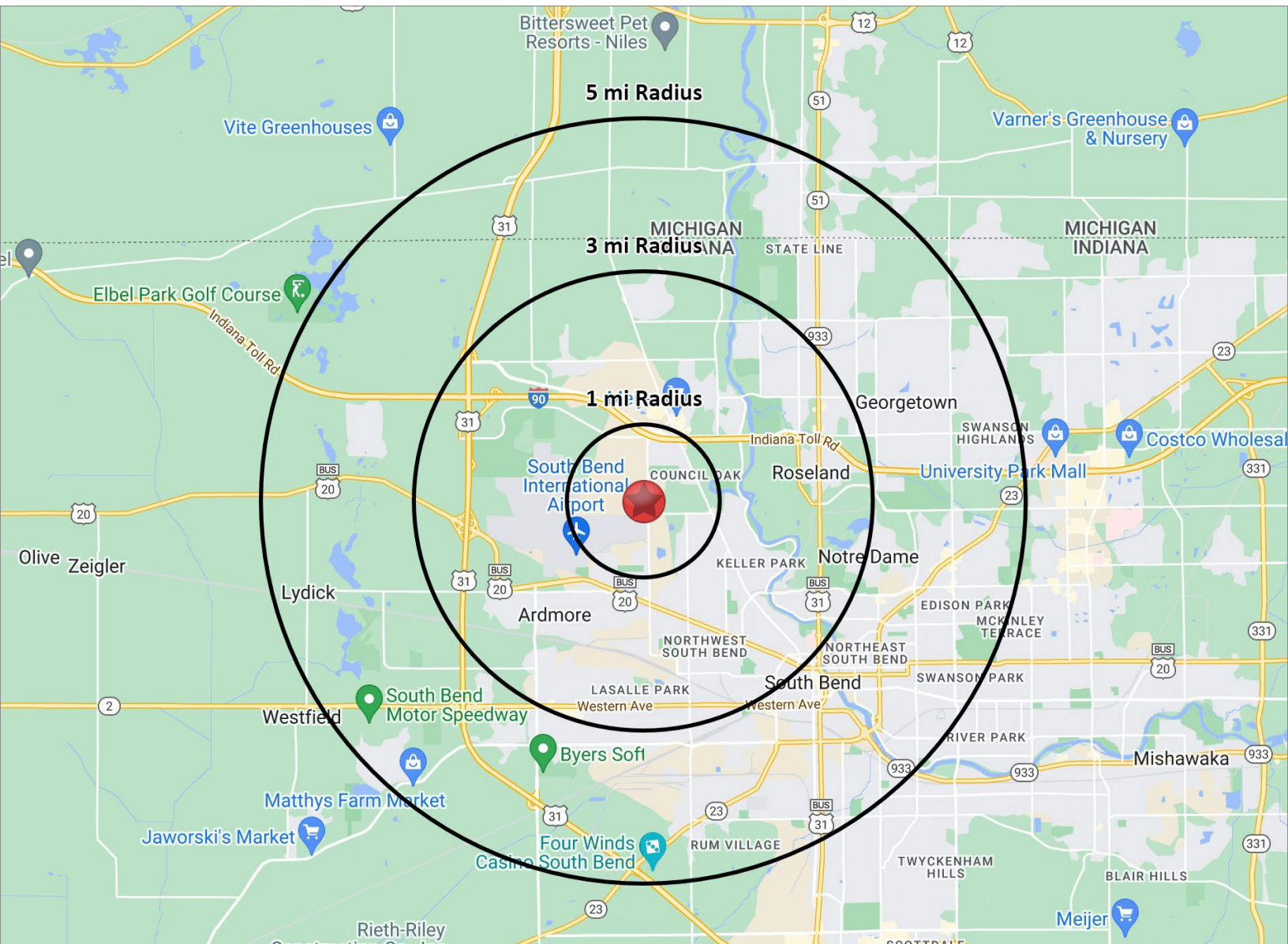




## 2025 DEMOGRAPHICS

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## POPULATION

1 MILE	9,674
3 MILE	61,967
5 MILE	138,077



## NUMBER OF HOUSEHOLDS

1 MILE	1,705
3 MILE	12,265
5 MILE	30,670



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$56,408
3 MILE	\$75,448
5 MILE	\$80,917



## MEDIAN HOME VALUE

1 MILE	\$85,684
3 MILE	\$141,923
5 MILE	\$167,605



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