



3838 N. Main St.

3838 N. Main St., Mishawaka, IN 46545

Property Highlights

- Suites available from 2,207 – 8,348 SF in a 35,000 SF Class A office building
- Ideal for medical office and other professional service firms
- Located in Edison Lakes Corporate Park
- Turn-key suite with high quality finishes and shell spaces available
- Flexible mix of suite sizes
- 126 surface parking spaces
- Municipal water and sewer

LEASE RATE

\$15.00 - 20.00 SF/YR (MG)

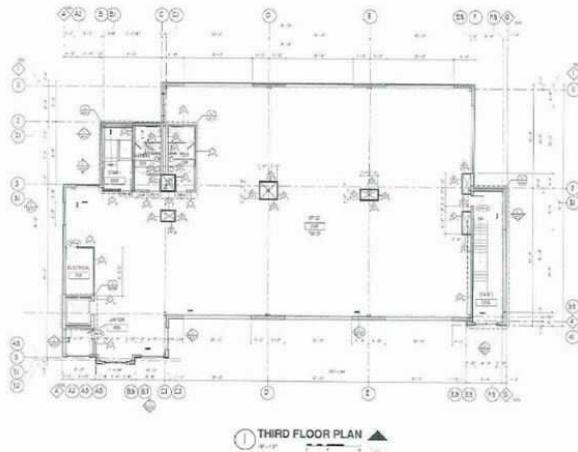
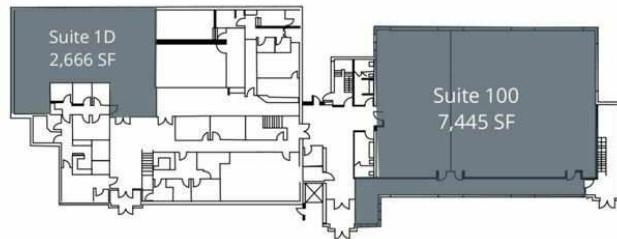
Available SF:	2,207 - 8,348 SF
Lot Size:	2.5 Acres
Building Size:	35,286 SF



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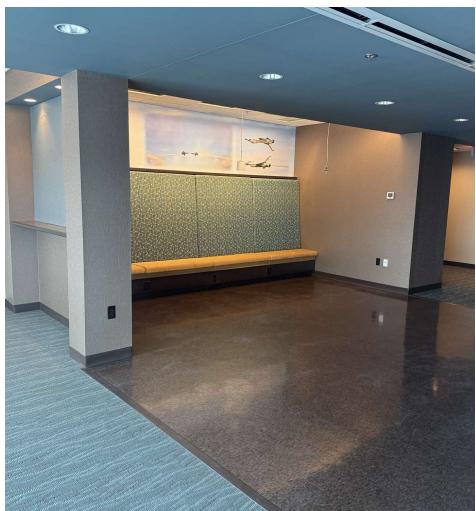


Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,207 - 8,348 SF	Lease Rate:	\$15.00 - \$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1D	Available	2,666 SF	Modified Gross	\$15.00 - \$20.00 SF/yr
300	Available	3,500 - 8,348 SF	Modified Gross	\$17.00 - \$20.00 SF/yr
Mezzanine & Storage	Available	2,207 SF	Modified Gross	\$1,500 per month





Demographics

	1 Mile	3 Miles	5 Miles
Total population	8,624	68,267	158,554
Total households	4,460	29,106	60,700
Average HH income	\$40,577	\$52,665	\$61,503

Businesses & Amenities

- Top Left Callout (University Park Mall Area):**
 - macy's
 - BARNES & NOBLE
 - JCPenney
 - UNIVERSITY PARK MALL SIMON
 - COSTCO
 - Olive Garden
 - TARGET
 - MENARDS
 - RUTH'S CHRIS STEAK HOUSE
 - PETCO
 - BEST BUY
 - STARBUCKS COFFEE
- Top Right Callout (Business District):**
 - BEYOND ZEN
 - Villa Macri
 - BIN 23
 - Orangetheory FITNESS
 - Bar Louie
 - Martin's Count On Us!
 - UPFRESH
 - GRANDVIEW
 - VANILLA BEAN CREAMERY
 - Soba Japanese Bistro
 - BIGGBY COFFEE
- Middle Left Callout (Commercial Corridor):**
 - ULTA BEAUTY
 - HALF PRICE BOOKS
 - Chick-fil-A
 - THE HOME DEPOT
 - Walmart
 - HOBBY LOBBY
 - Culver's
 - HACIENDA MEXICAN RESTAURANTS
 - Gordon FOOD SERVICE
 - Krispy Kreme DONUTHUSES
 - SKY ZONE TRAMPOLINE PARK
 - Sam's Club
 - ALDI
- Middle Right Callout (Retail Corridor):**
 - WHOLE FOODS MARKET
 - KOHL'S
 - OLD NAVY
 - OUTBACK STEAKHOUSE
 - Lowe's
 - STARBUCKS COFFEE
 - Portillo's HOT DOGS-BEEF-BURGERS-SALADS
 - crumbl cookies
 - Cane's
 - meijer
 - DICK'S SPORTING GOODS
 - PETSMART
 - IHOP
 - HONDA
 - ZOLMAN'S BESTONE TIRE & AUTO CARE
 - Edi Creek Brewery
 - BRADLEY
 - EDISON PARK
 - BUFFALO WILD WINGS
 - ANYTIME FITNESS
- Bottom Left Callout (Entertainment & Dining):**
 - CINEMARK
 - HYATT
 - COLD STONE CREAMERY
 - KUNG FU TEA
 - BONEFISH GRILL
 - WAREHOUSE