

MEDICAL OFFICE SPACE AVAILABLE

230-270 E. Day Rd. | Mishawaka, IN 46545

3 Medical Office Suites for Lease 1 Suite Available for Sale in Edison Lakes Medical Center

Available: Suite 180-190 - 5,754 SF
Suite 255 - 5,195 SF
Suite 260 - 2,878 - 3,770 SF

Parking: Ample On-Site Parking

Class: A

List Price: Suite 260 - \$495,000

Lease Rate: Suite 180-190 - \$18.50 PSF NNN
Suite 255 - \$19.25 PSF NNN
Suite 260 - \$19.25 PSF NNN

Details:

Edison Lakes Medical Center is a professionally managed Class A medical office park near Saint Joseph Regional Medical Center. Suite 180-190 and Suite 255 are currently available for lease at 5,194 SF and 5,754 SF respectively. The building has ample on-site parking with a patient drop-off area.

Suite 260 is available for sale or lease. It consists of 2,878 SF on the 1st floor which features a reception/lobby area, six exam rooms, x-ray room, three private offices, supply/storage area, nurse station, sterilization room, four restrooms, conference room, a separate employee entrance and patient entrance and discharge exit. The 2nd floor has 892 SF with a break area, one private office, open work area and laundry/storage room. The suite was remodeled in 2020 with new carpet and paint.

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[SUITE 260 INTERIOR VIDEO](#)

[VIEW DRONE FOOTAGE](#)

[SUITE 180-190 INTERIOR VIDEO](#)



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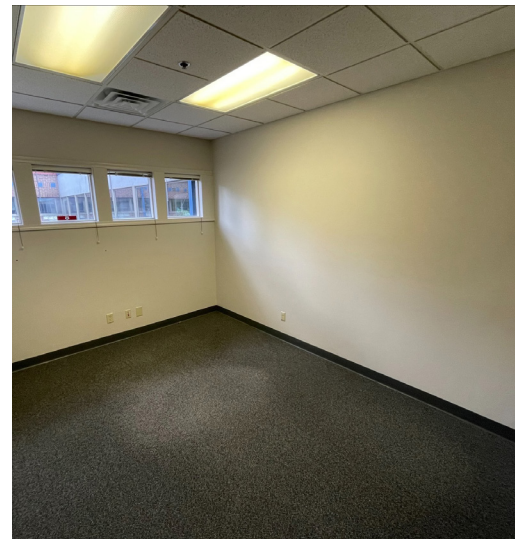
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Suite 180-190 Details

- Carpets, windows, paint, trim, temperature, and water are all up to date
- Alarm and fire system
- Ceiling type: Dropped ceiling
- Wall type: Drywall
- Floor type: carpet, tile, hardwood
- 11 offices with sink, cabinets, tile and hardwood floors
- Waiting room with 2 help windows
- 4 office rooms
- Work reception area with large tables and cabinets
- 4 men/women restrooms all up to date
- Multiple closet spaces
- Back kitchen with double sink and cabinets
- Window from reception area to back kitchen



[VIEW SUITE 180-190 VIDEO](#)



Suite 255 Details

- Two entrances with private reception and waiting areas
- Multiple labs, operating rooms, offices, and bathrooms
- Tenant improvement funds available



Suite 260 Details

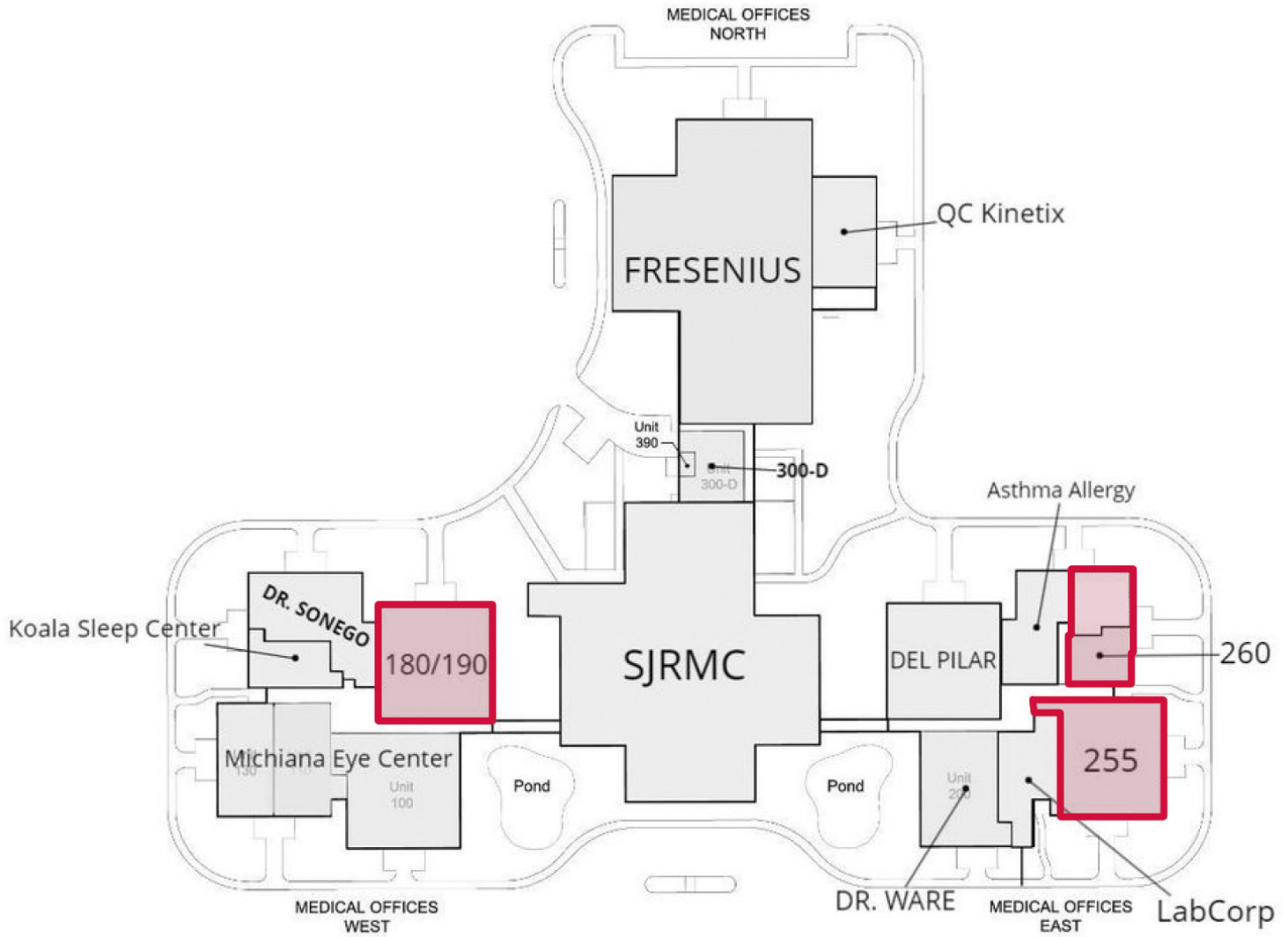
- Carpets, windows, paint, ceiling, trim, temperature, water, and lights are all up to date
- 6 Dentist rooms with working lights and sinks
- 1 waiting room with large front desk and overhead lights
- Wall type: Drywall
- Floor Type: carpet, hardwood, and blinds on every window
- 4 exits, alarm, and fire systems
- Workspace with 2 counter windows and multiple cabinets
- Storage room under the stairs
- Dark Room with sink
- Common area with sink and cabinets
- Walkway attaching common area and back kitchen with shelves lining each side of the walkway
- Back kitchen with double sink and cabinets

2nd Floor

- Employee Break Room
- Private Offices
- Workstations
- Bathroom
- Storage/Mechanical room

[VIEW SUITE 260 VIDEO](#)



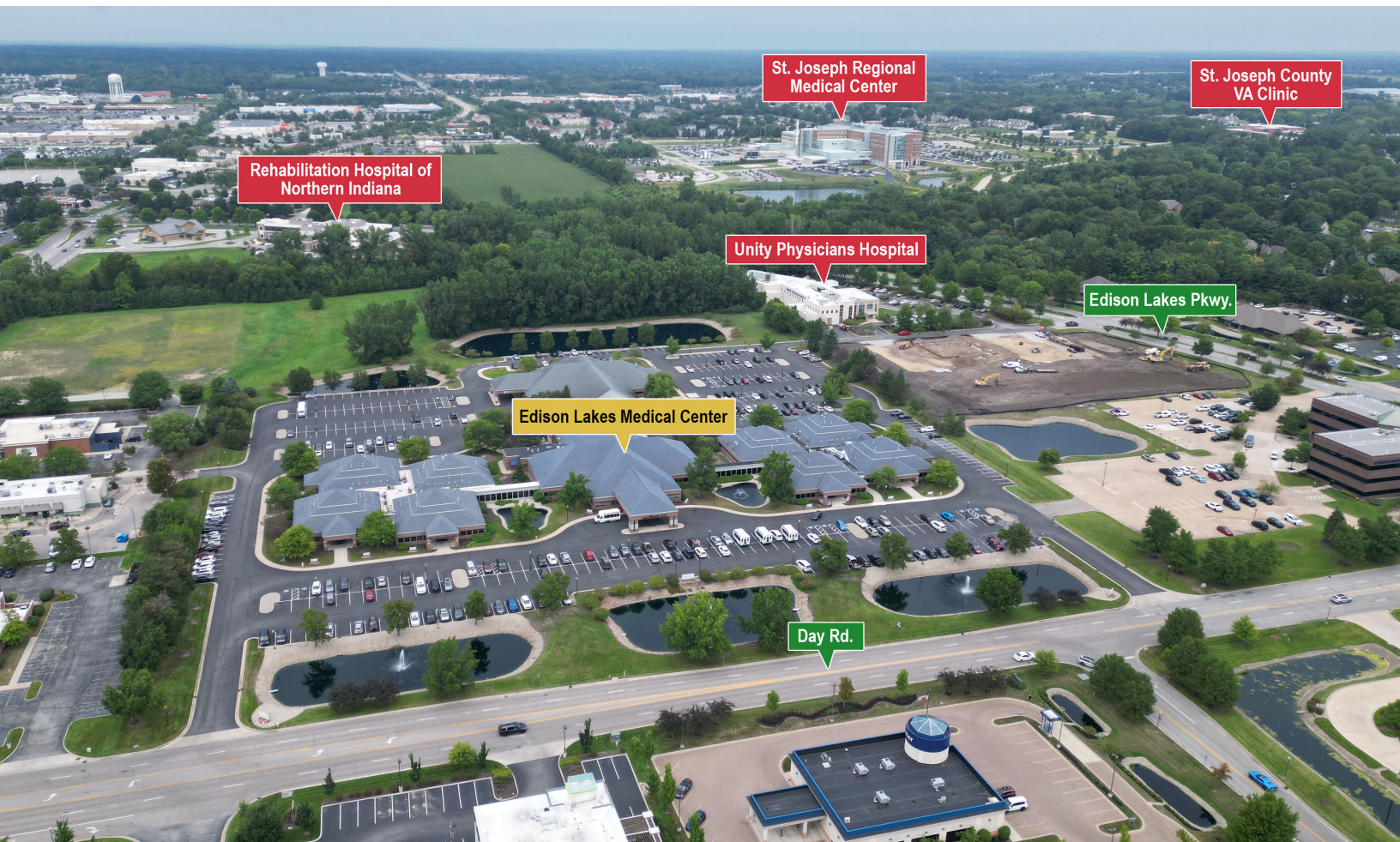


SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE	LIST PRICE
255	Available	5,195 SF	NNN	\$19.25 PSF	N/A
260	Available	2,878 - 3,770 SF	NNN	\$19.25 PSF	\$495,000
180-190	Available	5,754 SF	NNN	\$19.25 PSF	N/A

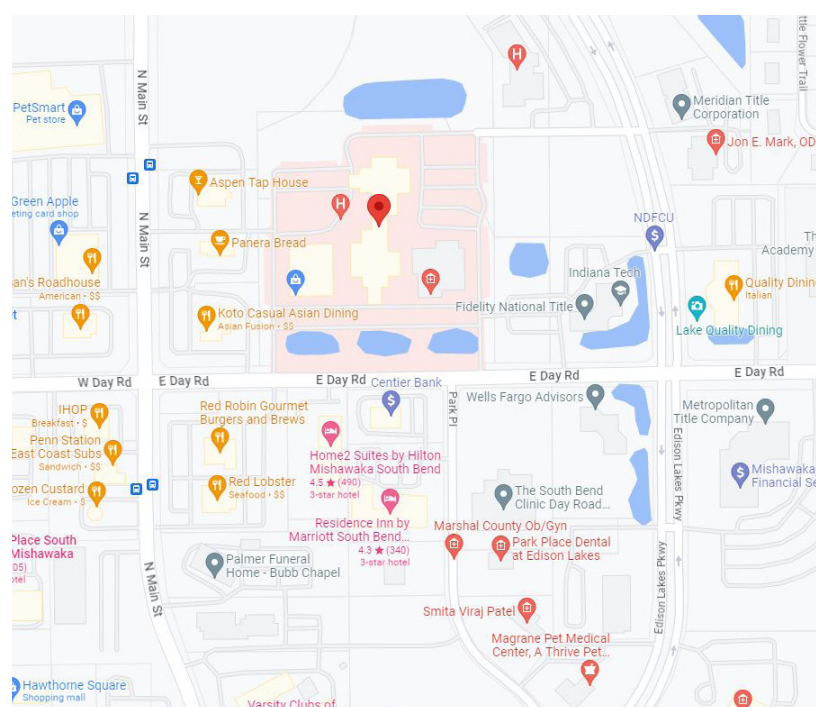
LOCATION OVERVIEW

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- The subject property is located in the Edison Lakes Medical Center (ELMC) complex containing approximately 49,536 square feet of Class A medical office suites.
- The property is well-situated with excellent visibility within the Edison Lakes Corporate Park with easy access to a regional community via Douglas; Grape and Day Roads; North Main Street; I-80/90 Toll Road; and the Capital Avenue extension.
- Each suite has its own signage and on-site shared parking in a landscaped office park environment.



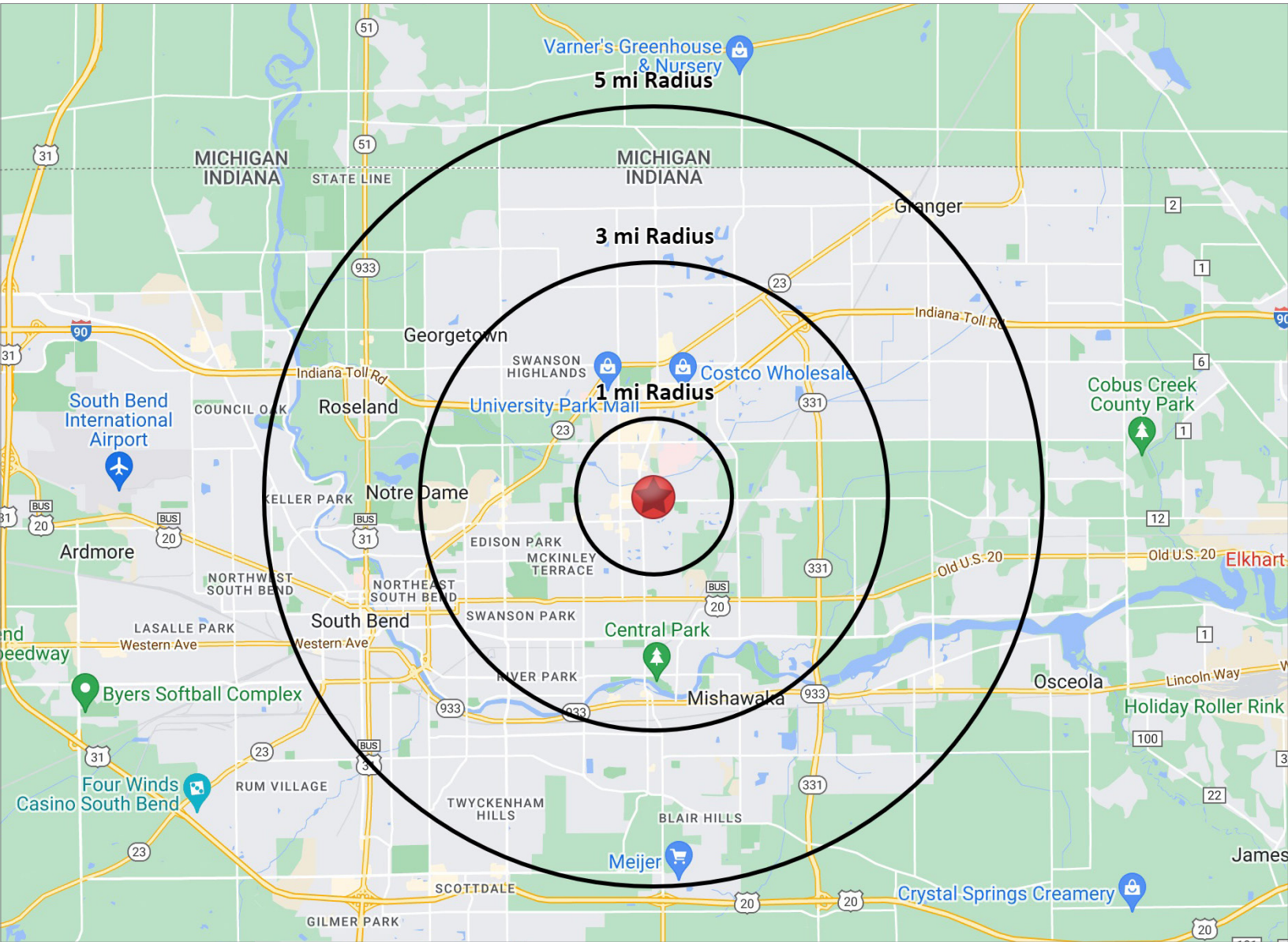
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184