

Office For Lease



53779 Generations Dr.

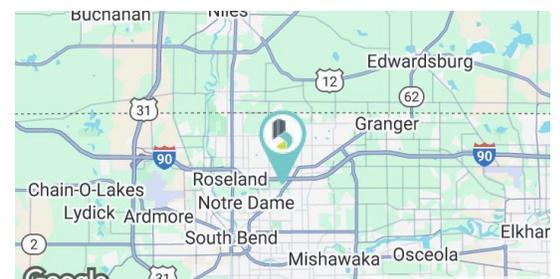
South Bend, IN, 46635

A well-located professional office space offering strong visibility and easy, convenient access to major roads. Surrounded by a growing community and nearby amenities, this location is perfect for businesses seeking a centrally located office.

Property Highlights

- 1,549 - 1,567 SF of modern office space available for lease, with flexible layout options
- Conveniently located near SR 23 and Douglas Road, offering easy access to key South Bend destinations
- Close to Memorial Hospital and St. Joseph Regional Medical Center, ideal for medical, professional, or support services
- Well-maintained building with attractive exterior and professional interior finishes; two suites currently available
- Situated in Foundation Center Office Park on Generations Drive, a premier business community with a strong mix of professional tenants

Lease Rate	\$22.00 (MG)
Leasable	1,549 - 1,567 SF
Building Size (SF)	8,235 SF
Zoning	B
Traffic Count	ADT 26,323 (SR 23)



Gage Hudak, CCIM
ghudak@bradleyco.com
c 574.855.5706

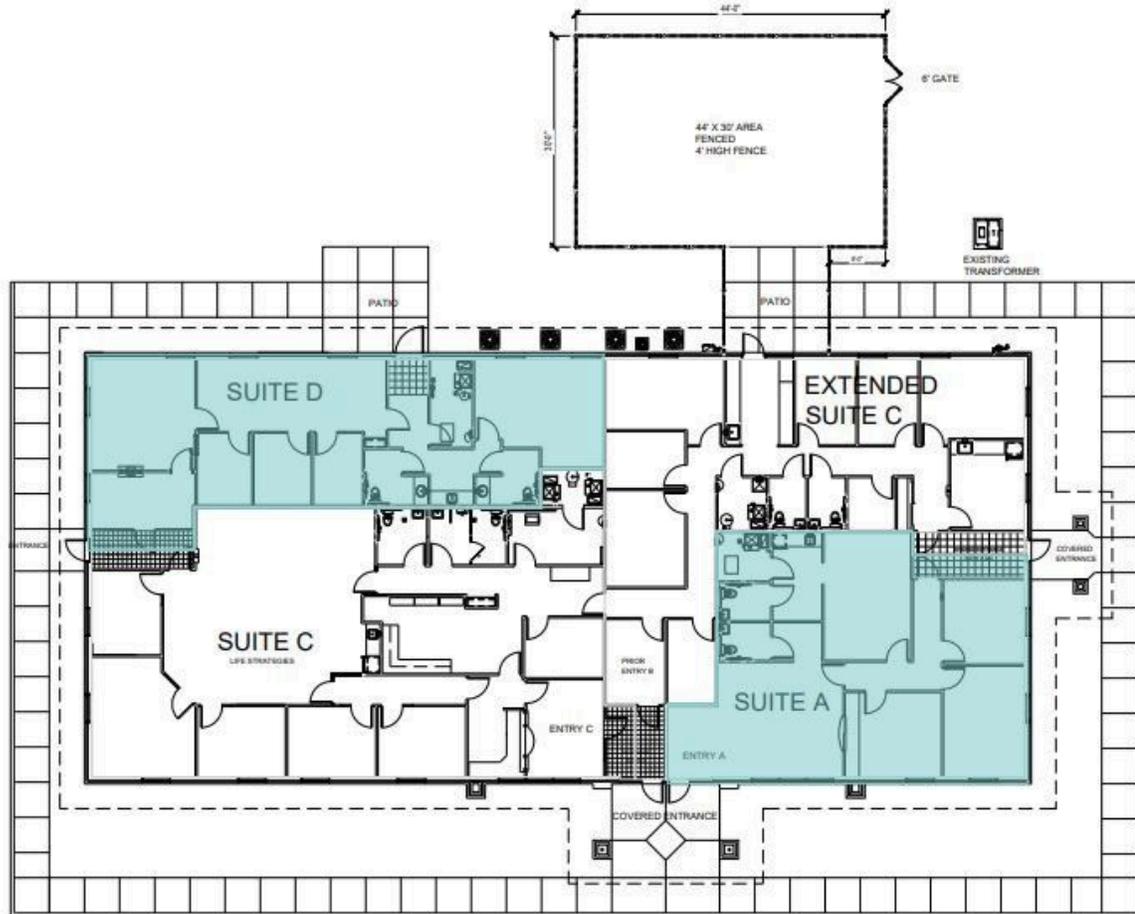
John Jessen
jjessen@bradleyco.com
c 574.968.9270

Rebecca Ward
rward@bradleyco.com
c 574.855.5718

www.bradleyco.com

Plans

53779 Generations Dr., South Bend, IN 46635



Spaces	Lease Rate	Space Size	Lease Type
Suite A	\$22/SF/Year	1,549 SF	MG
Suite D	\$22/SF/Year	1,567 SF	MG

Photos

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Photos

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Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total households	2,297	25,456	62,502
Total Population	5,590	65,418	167,316
Average HH Income	\$60,789	\$59,442	\$57,956

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