

OFFICE BUILDING FOR SALE/LEASE

810 Park Place | Mishawaka, IN 46545



Flexible Floor Plan and Adaptable Building Offering Many Options

Building Size:	15,326 SF
Land:	5.280 Acres
Year Built:	1994; Remodeled in 2014
Zoning:	C-1 Comm
Parking:	Onsite Paved
List Price:	\$2,075,000
Lease Price:	\$13.75 PSF NNN

[VIEW PROPERTY ONLINE](#)

Details:

This well-maintained, beautifully landscaped 15,326 SF single-story, brick office building and offers a park-like setting on 5.28 acres. The building offers Class A finishes throughout including a large reception and waiting area, many private offices with panoramic window views, a large conference room, break room for employees, two (2) main restrooms with a total of 16 fixtures (ADA compliant). The property features ample on-site surface parking, building and monument signage, gas heat pumps (18 units), dry sprinkled attic area and wet sprinkled main level. Electric Service is provided by 600 Amp/3 Phase power. The property is zoned C-1 Commercial allowing for many uses.



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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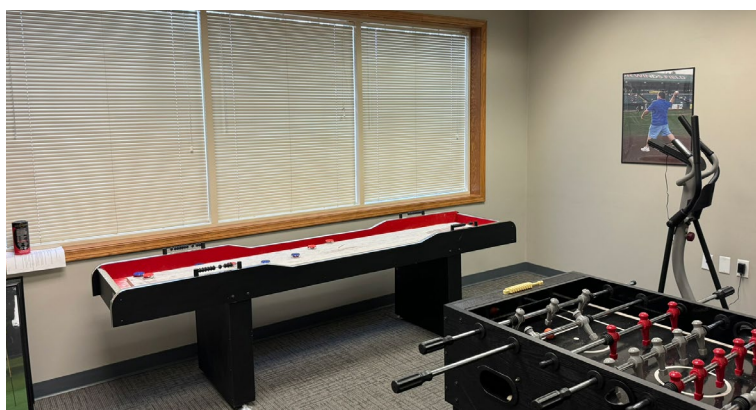
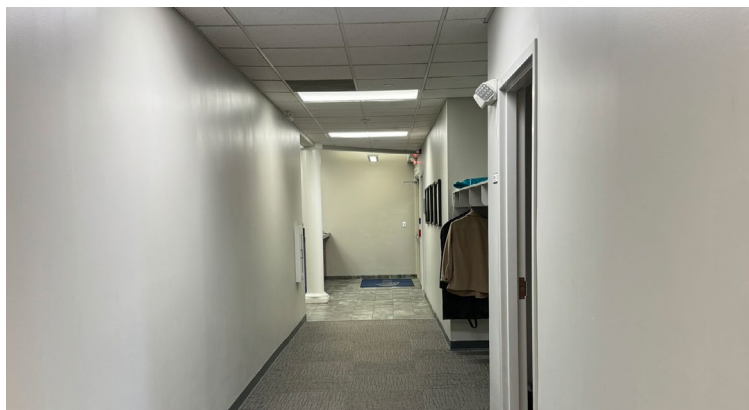
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PROPERTY PHOTOS

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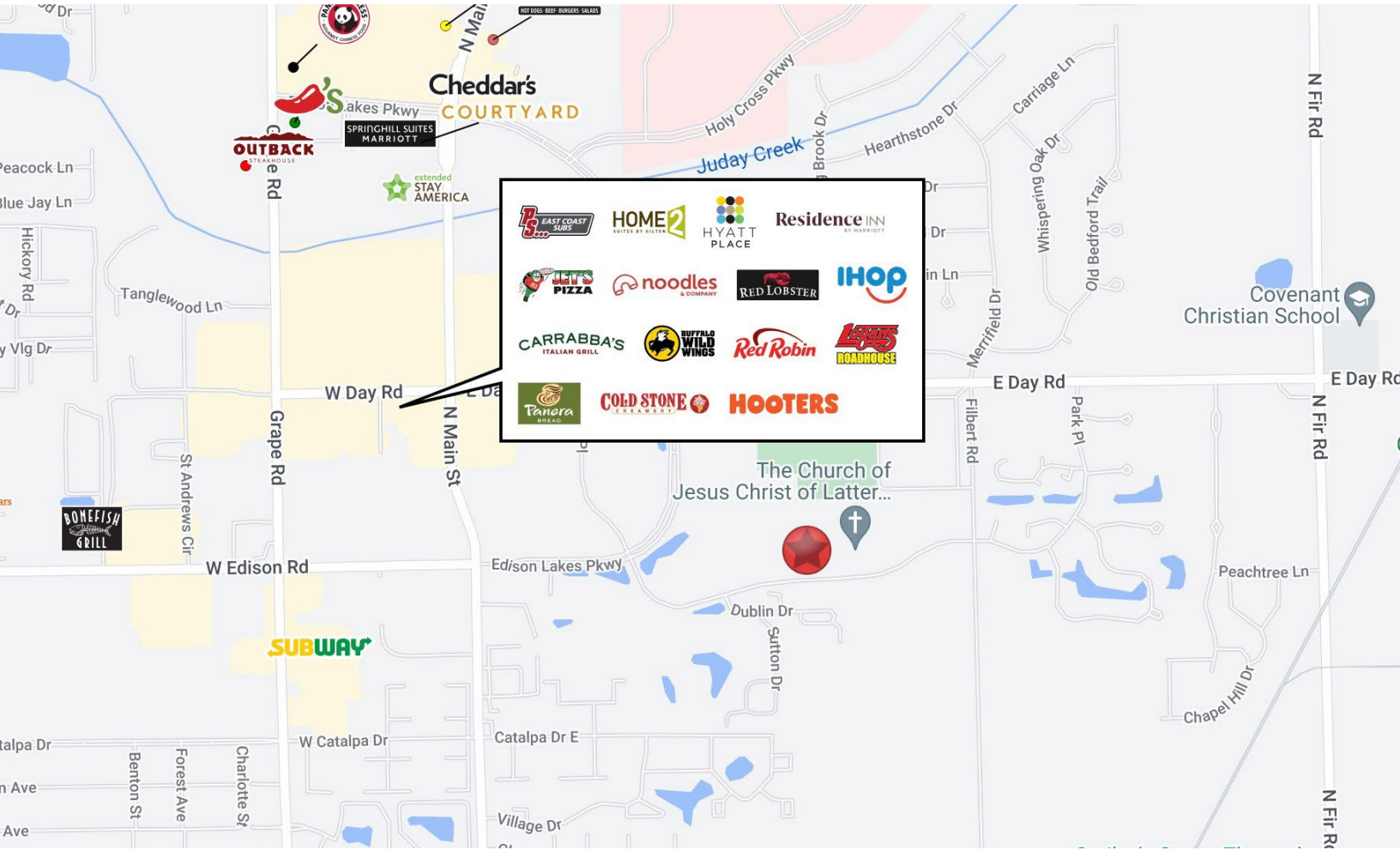
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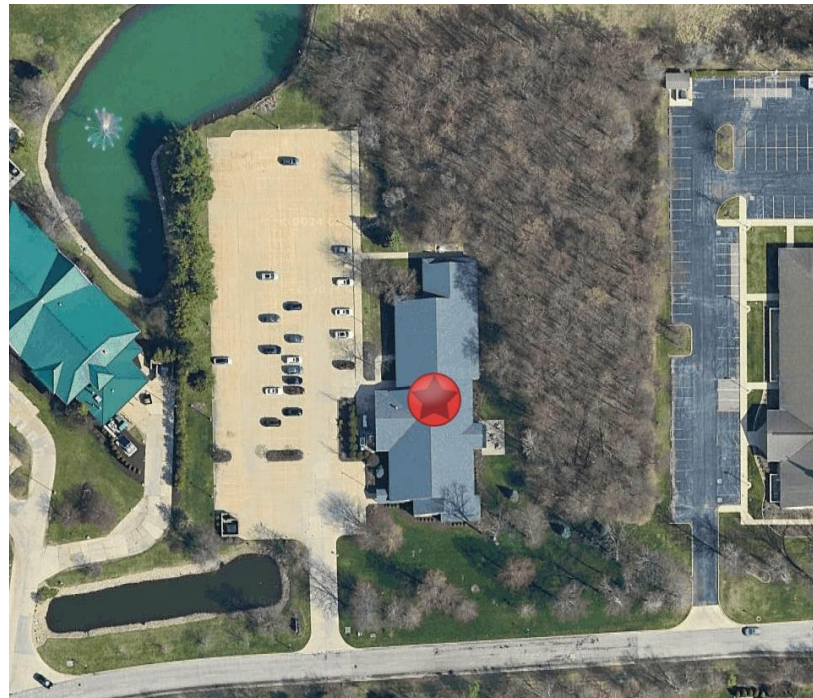
LOCATION OVERVIEW

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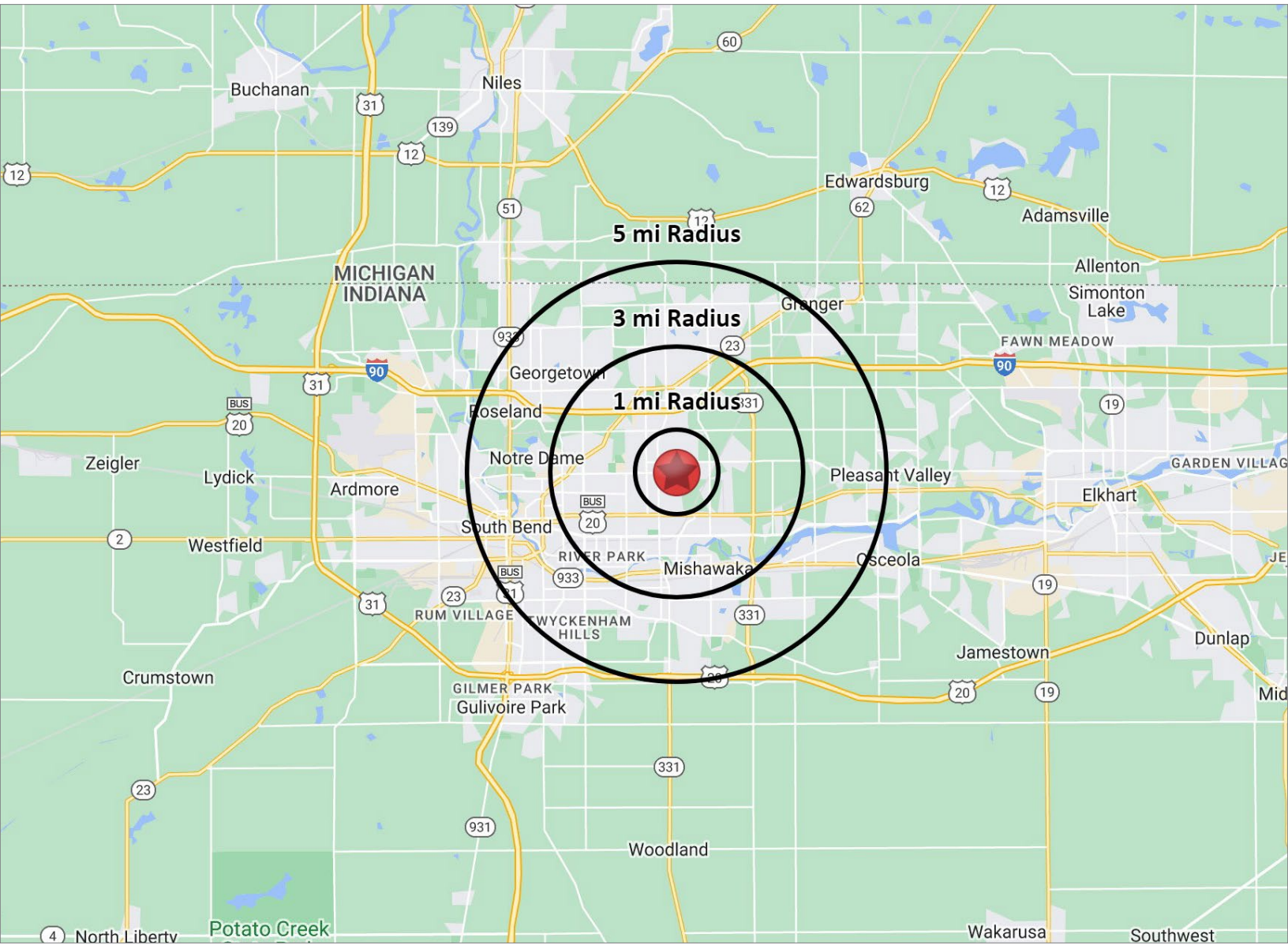


This nicely landscaped property is located on Park Place Drive in the Edison Lakes Corporate Park. Edison Lakes Corporate Park contains over 700,000 SF of Class "A" office space, approximately 6 million SF of retail and commercial space, numerous limited-service hotels and inns, Windsor Park Conference Center, and residential, villa and senior/assisted living developments — all of which have created an excess of \$1 billion in private and public projects. The property is 1.9 miles from the Capital Avenue extension which connects to the I-80/90 Indiana Toll Road and the US 20/31 ByPass. The property is in one of the strongest demographic trade areas in our marketplace with over 152,381 residents with an average household income of \$57,601 in a five mile radius.



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POPULATION

1 MILE	6,466
3 MILE	62,526
5 MILE	163,773



NUMBER OF HOUSEHOLDS

1 MILE	3,164
3 MILE	28,428
5 MILE	66,313



AVERAGE HOUSEHOLD INCOME

1 MILE	\$73,549
3 MILE	\$80,963
5 MILE	\$102,415



MEDIAN HOME VALUE

1 MILE	\$181,833
3 MILE	\$161,197
5 MILE	\$179,806