



53842 Generations Dr

South Bend, IN 46635

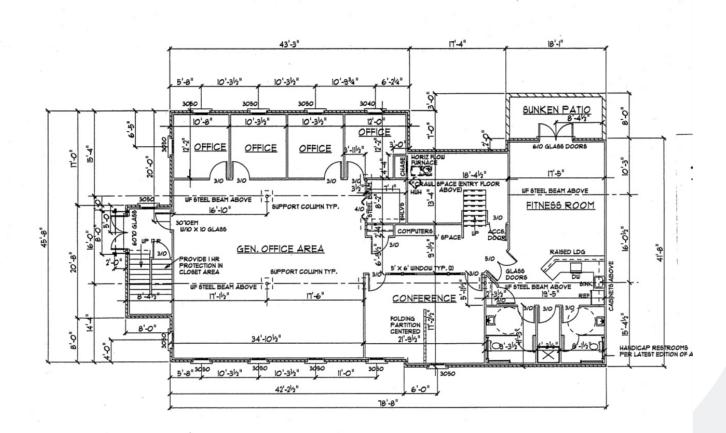
Property Highlights

- Available Space: ±3,553 SF office suite within a ±6,760 SF professional office building
- Location: Prime northeast South Bend location in the Foundation Center Office Park near SR 23 & Douglas Road
- Layout: Combination of private offices, open work areas, conference room, and kitchenette — ideal for professional or medical users
- Features: Ample on-site parking, signage opportunity, and professional curb appeal in a well-maintained brick building

| LEASE RATE | \$13.25 SF/YR (NN) |
|-----------------|--------------------|
| | |
| Available SF: | 3,553 SF |
| Lot Size: | 0.69 Acres |
| Building Size: | 6,760 SF |
| Zoning: | В |
| Traffic Counts: | ADT 21,737 SR 23 |







LOWER LEVEL FLOOR LAYOUT







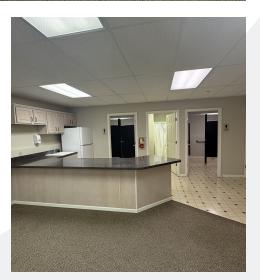












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