

SALE



OFFICE

3820 EDISON LAKES PKWY.



3820 EDISON LAKES PKWY, MISHAWAKA, IN 46545

PROPERTY HIGHLIGHTS

- Ideal for a user or investor, and can be available for immediate occupancy or held to collect remaining rent from tenant who has vacated (over 2 years of remaining lease term for vacated tenant)
- Location in Edison Lakes Corporate Park provides a Class A setting and offers proximity to Mishawaka, South Bend, Granger, Elkhart and the University of Notre Dame
- Class A building with beautiful exterior and interior finishes
- Ample parking and access to various restaurants, health clubs, retail, hotels, and other amenities that will be a competitive advantage compared to office offerings in the central business district and elsewhere in the South Bend/Mishawaka area
- Highly traveled location with excellent visibility and traffic counts
- Preference is to sell, but owner will consider lease offers

SALE PRICE

\$2,250,000

| | |
|-----------------------|------------------------|
| Building Size: | 9,698 SF |
| Lot Size: | 1.46 acres |
| Net Operating Income: | \$158,132 |
| Year Built: | 1988 renovated in 2020 |



BRADLEY COMPANY

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BRADLEYCO.COM



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Sale Price

\$2,250,000

LOCATION INFORMATION

| | |
|------------------|-------------------------|
| Street Address | 3820 Edison Lakes Pkwy. |
| City, State, Zip | Mishawaka, IN 46545 |
| County | Saint Joseph |

BUILDING INFORMATION

| | |
|------------------|-------------------------|
| Building Size | 9,698 SF |
| Building Class | A |
| Number of Floors | 2 |
| Offices | 8 |
| Conference room | 1 |
| Break room | 1 |
| Year Built | 1988, renovated in 2020 |

PROPERTY INFORMATION

| | |
|-------------------|-----------------------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | C-1 |
| Lot Size | 2 Acres |
| APN # | 71-09-04-226-003.000-022 |
| Real Estate Taxes | \$40,865.34 (24 payable 25) |

PARKING & TRANSPORTATION

| | |
|---------------|-----------|
| Parking Type | Surface |
| Traffic Count | 7,895 VPD |

UTILITIES & AMENITIES

| | |
|---------------|---|
| Water/Sewer | Municipal |
| Power | Kohler back up generator |
| HVAC | A/C and fire suppression system |
| Miscellaneous | 5 large open areas, conference room, break room, IT/server room |

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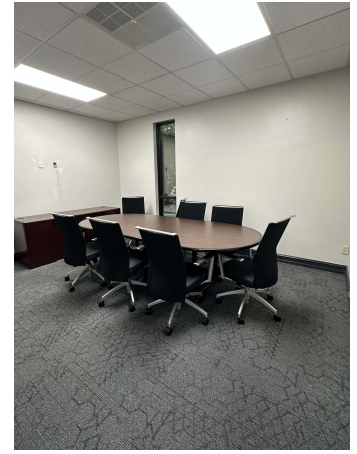


ADDITIONAL PHOTOS

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AREA AMENITIES

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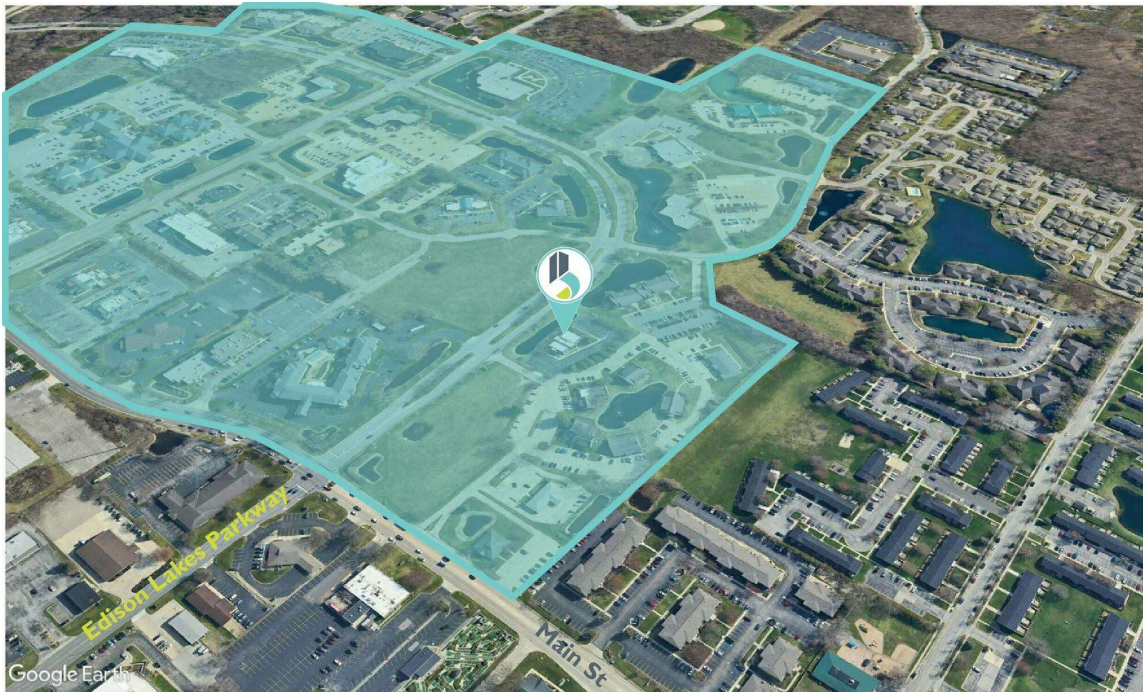
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EDISON LAKES CORPORATE PARK

Mishawaka is a thriving city in North Central Indiana, located just 90 miles east of Chicago and adjacent to South Bend, home to the University of Notre Dame. The city benefits from its strategic location along the St. Joseph River and its accessibility via the Indiana Toll Road (I-80/90), U.S. Route 20, and South Bend International Airport. Its economic landscape is shaped by a strong mix of education, healthcare, manufacturing, and technology sectors. Retail and hospitality flourish along the vibrant Grape Road/Main Street corridor, offering a blend of national retailers, boutique stores, and diverse dining options that cater to both residents and visitors.

At the heart of Mishawaka's commercial success is Edison Lakes Corporate Park, the region's premier office submarket. This elite office park contains 700,000 square feet of Class A office space spread across multiple buildings. Located minutes from Saint Joseph hospital, and many QSR's along Main Street. This complex is situated strategically by the University Park Trade Area (containing 6.5 million square feet of retail, offices, hotels) with quick access to I-80/90 and close to the University Notre Dame.

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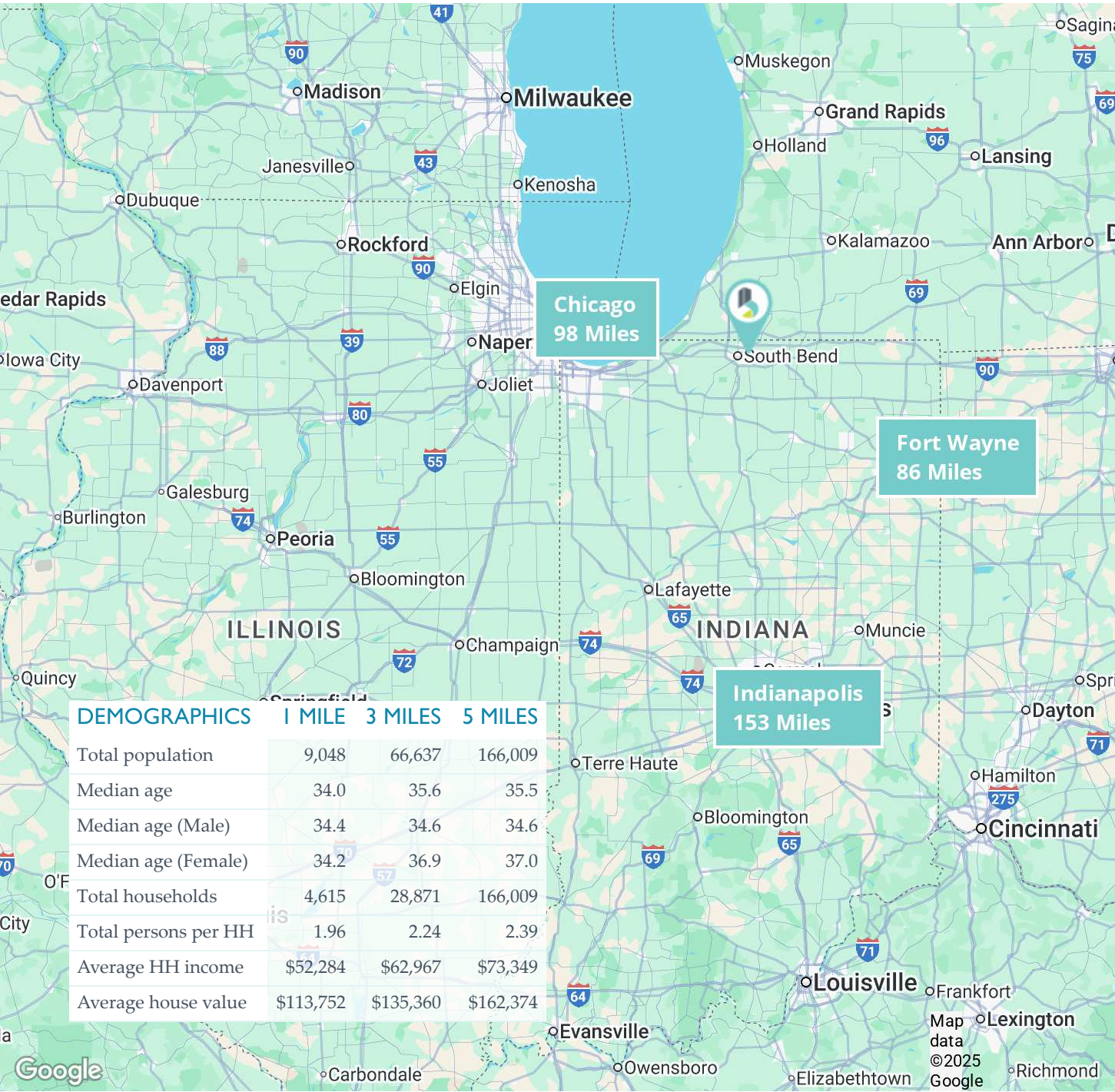
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