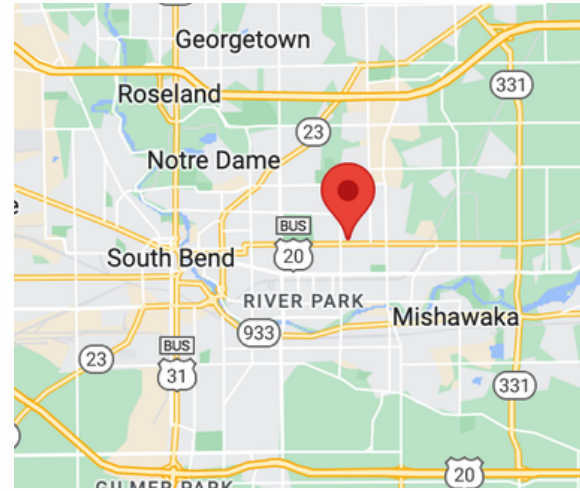


# OFFICE/FLEX SPACE FOR LEASE

2400 Miracle Lane | Mishawaka, IN



3,400 SF Available Space | For Lease: \$13.00/SF (NNN)



## Flexible Office & Operational Space Near Bethel University

- Located within the Town & Country Shopping Center trade area, this well-maintained office/flex property offers a unique opportunity for businesses seeking a highly accessible location within Mishawaka's primary retail corridor.
- The available 2,302 SF layout spans two levels and includes a 1,098 SF garage component with dual 10-foot overhead doors – ideal for service-oriented businesses, creative users, contractors, light operational needs, or hybrid office/flex occupancy.
- Positioned just off McKinley Avenue and minutes from Grape Road, University Park Mall, Bethel University, and Notre Dame, the property benefits from strong surrounding traffic, nearby retail amenities, and excellent regional connectivity.



## PROPERTY FEATURES

- 2,302 SF office/flex opportunity
- Two-story layout with flexible configurations
- 1,098 SF garage/storage component
- Dual 10-foot overhead doors
- Excellent fit for service, studio, operational, or hybrid office users
- Located within the Town & Country retail trade area
- Minutes from Bethel University & University Park Mall
- Immediate access to McKinley Avenue & Grape Road corridors

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