



3838 N. Main St.

3838 N. Main St., Mishawaka, IN 46545

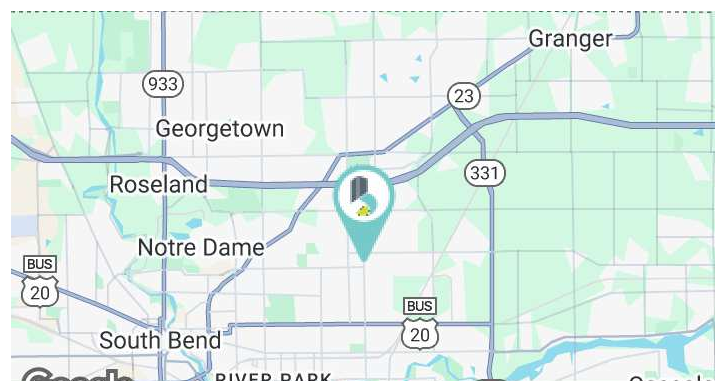
Property Highlights

- Suites available from 2,207 – 8,348 SF in a 35,000 SF Class A office building
- Ideal for medical office and other professional service firms
- Located in Edison Lakes Corporate Park
- Turn-key suite with high quality finishes and shell spaces available
- Flexible mix of suite sizes
- 126 surface parking spaces
- Municipal water and sewer

LEASE RATE

\$15.00 - 20.00 SF/YR (MG)

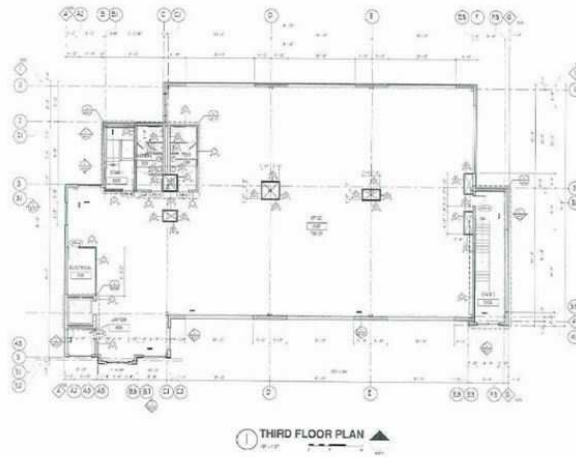
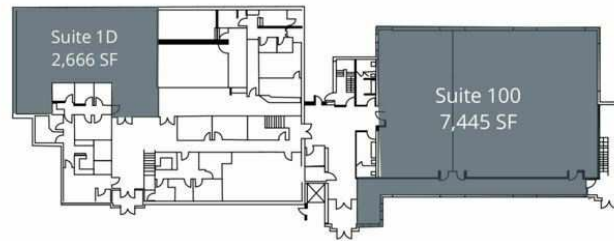
Available SF:	2,207 - 8,348 SF
Lot Size:	2.5 Acres
Building Size:	35,286 SF



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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,207 - 8,348 SF	Lease Rate:	\$15.00 - \$20.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1D	Available	2,666 SF	Modified Gross	\$15.00 - \$20.00 SF/yr
100	Available	7,445 SF	Modified Gross	\$17.00 - \$20.00 SF/yr
300	Available	3,500 - 8,348 SF	Modified Gross	\$17.00 - \$20.00 SF/yr
Mezzane & Storage	Available	2,207 SF	Modified Gross	\$1,500 per month

