

# CLASS A SUITE FOR LEASE

2515 Bendix Dr. & 2422 Viridian Dr. | South Bend, IN 46628



## One Suite Available Within Viridian Office Park

**Building Size:** 31,625 SF  
**Land:** 5.82 Acres  
**Year Built:** 1988  
**Zoned:** I-Industrial  
**Parking:** 150 On-site Parking Spaces  
**Lease Rate:** \$15.00 PSF Full Service Gross

### Details:

Class A office suite is available for lease in a multi-tenant building complex. The Viridian Office Park consists of four separate buildings, has a quality, professional tenant mix and is beautifully landscaped with ample parking, signage, and easy access to the surrounding community.

ADDRESS	SUITE	SQUARE FEET	LEASE RATE
2515 BENDIX DR.	305	2,509	\$15 PSF FSG

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# NAI Cressy

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# FLOOR PLAN

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2515 BENDIX DR.



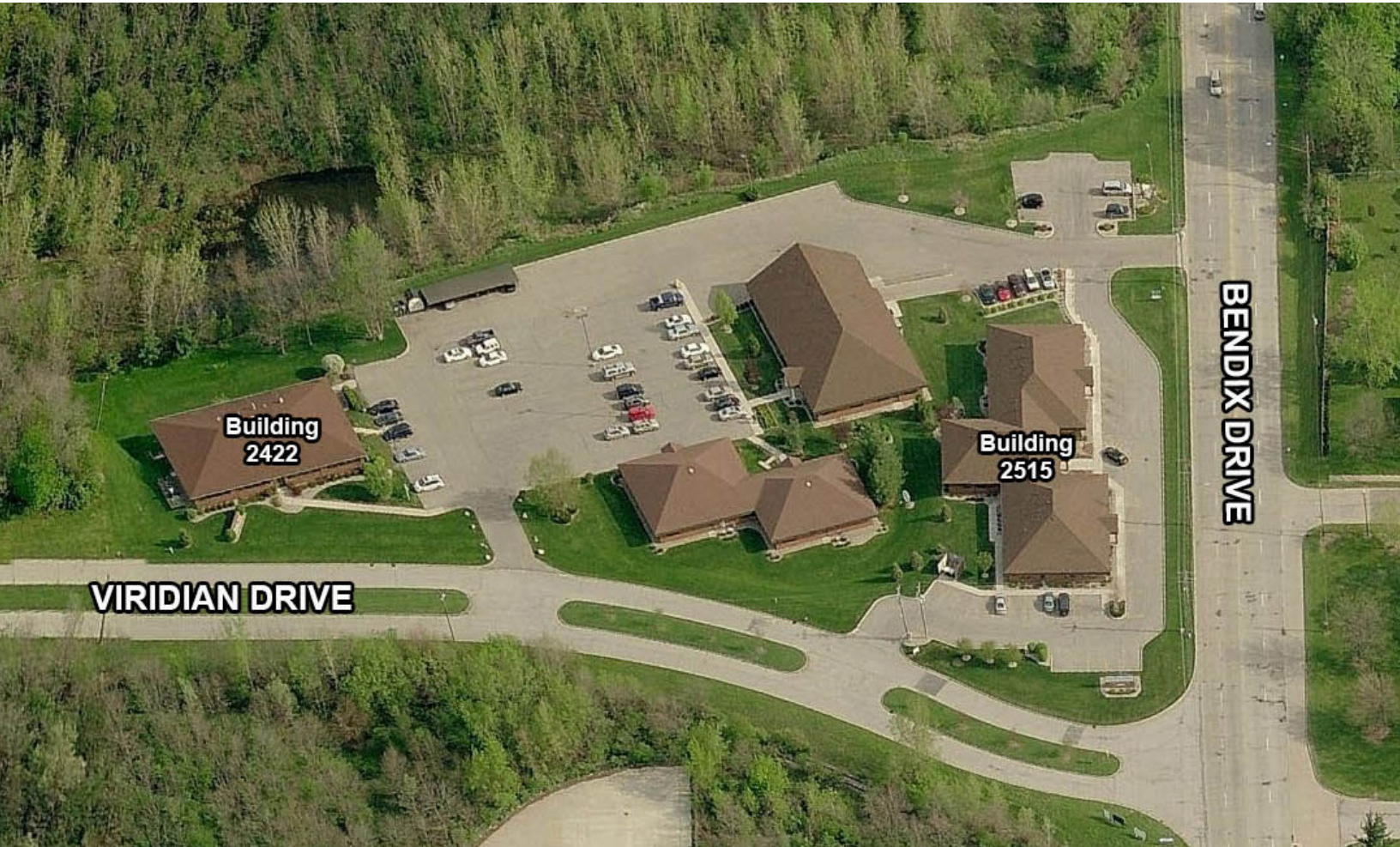
Suites 200 - 210  
302 - 305



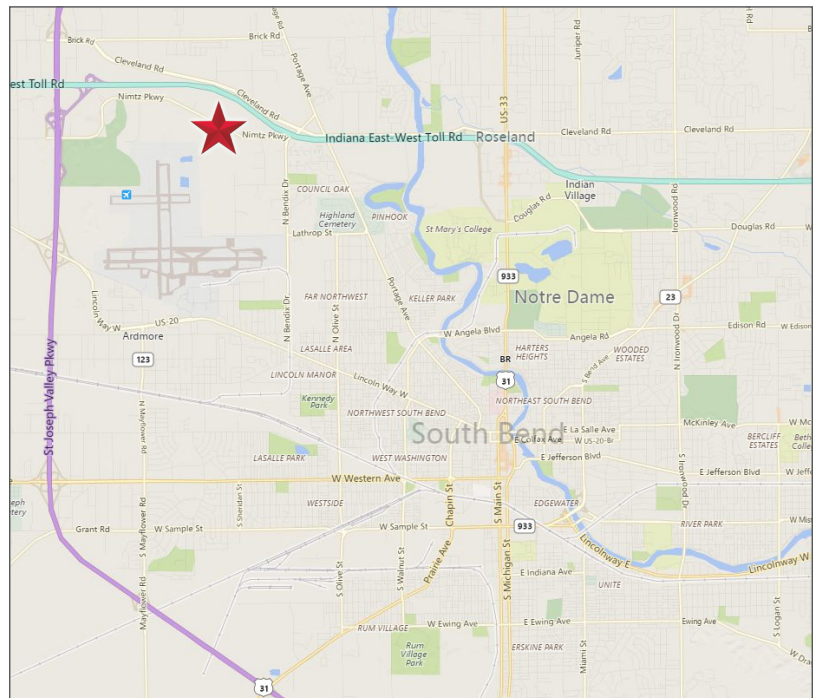
# LOCATION OVERVIEW

## CLASS A SUITE FOR LEASE

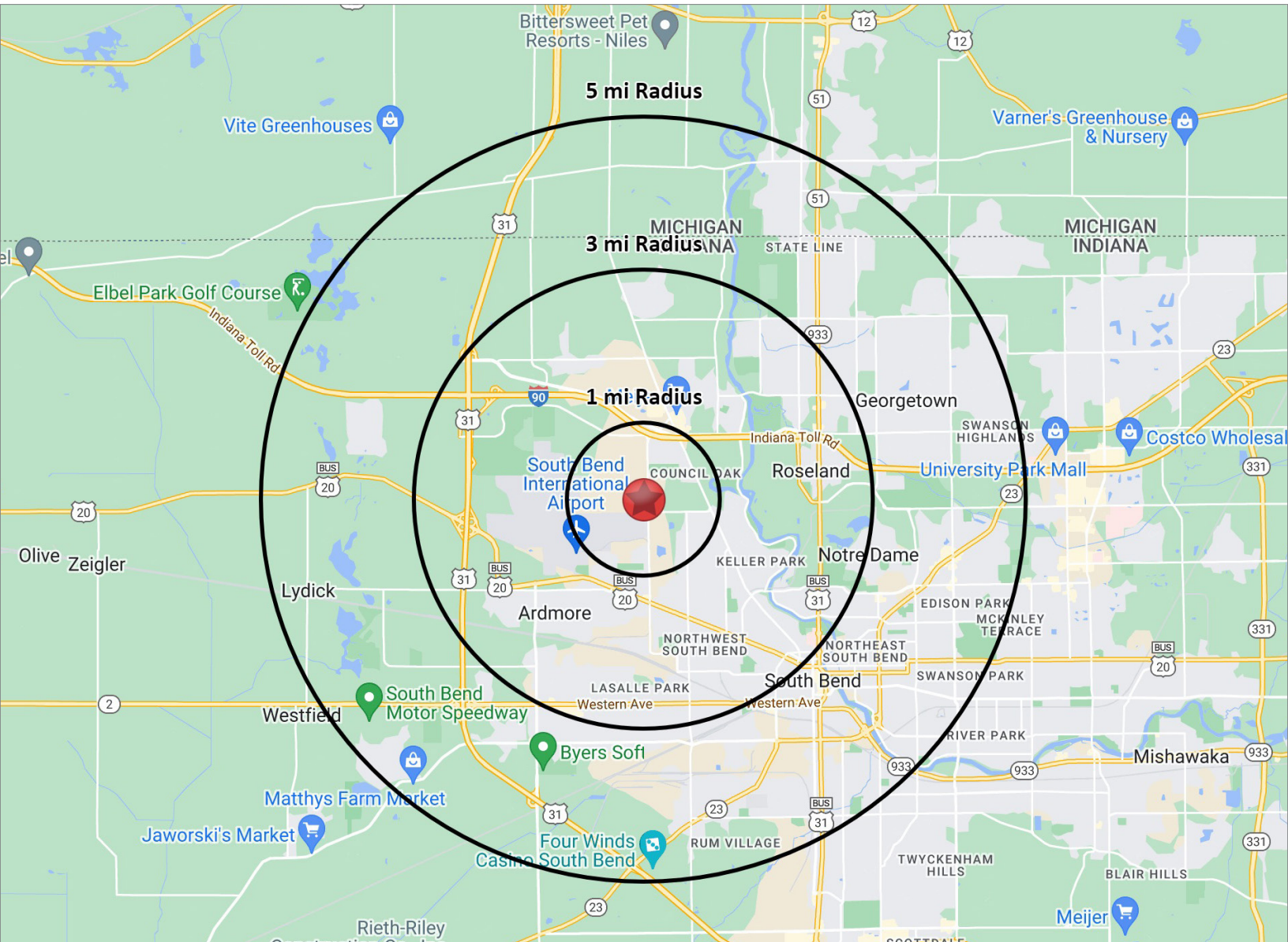
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- The subject property is located near the Blackthorn Development Area on the far northwest side of South Bend, near the South Bend International Airport.
- The Viridian Office Park is just south of Cleveland Road near the Portage Trade Area, a highly developed commercial corridor anchored by Walmart and Meijer's Grocery.
- This centralized location is near the major transportation hub of I-80/90 Indiana Toll Road and the St. Joseph Valley Parkway (US 20/31 ByPass) and within minutes from the University of Notre Dame, Eddy Street Commons, Saint Mary's College and Holy Cross College.







## POPULATION

1 MILE	6,859
3 MILE	56,306
5 MILE	126,451



## NUMBER OF HOUSEHOLDS

1 MILE	2,586
3 MILE	19,528
5 MILE	47,781



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$59,409
3 MILE	\$75,799
5 MILE	\$84,423



## MEDIAN HOME VALUE

1 MILE	\$99,218
3 MILE	\$115,914
5 MILE	\$147,345