

# Office For Lease



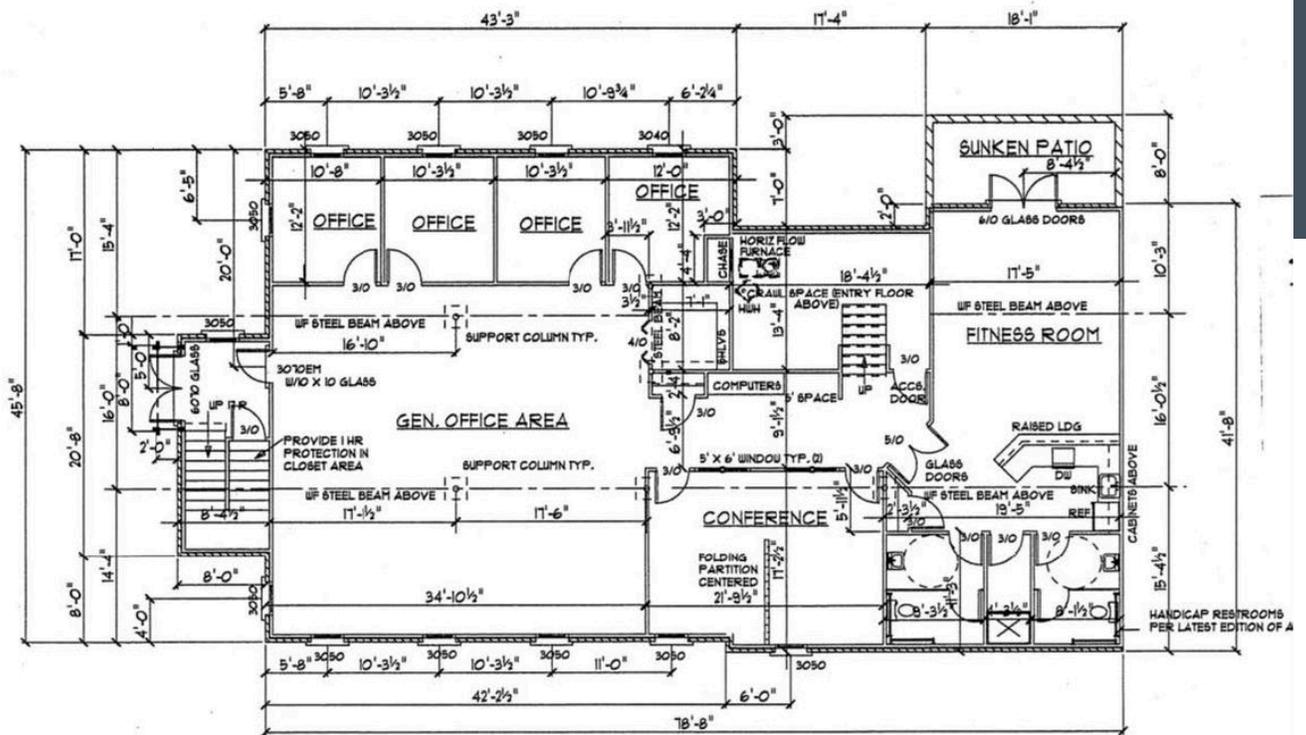
## 53842 Generations Dr.

South Bend, IN, 46635

### 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 (NN)
Leasable	3,553 SF
Building Size (SF)	6,760 SF
Zoning	B
Traffic Count	ADT 21,737 (SR 23)



**LOWER LEVEL FLOOR LAYOUT**  
SCALE 1/8" = 1'-0"

# Photos

53842 Generations Dr., South Bend, IN 46635



# Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,238	25,456	62,502
Total Population	5,590	65,418	167,316
Average HH Income	\$60,789	\$59,442	\$57,956

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