



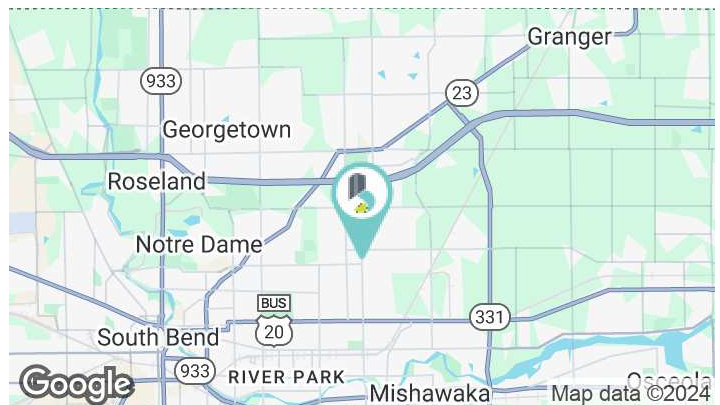
3838 N. Main St.

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 |



John Jessen
 Managing Director

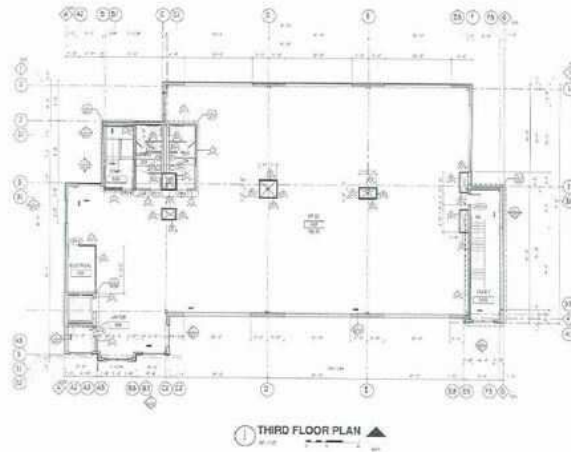
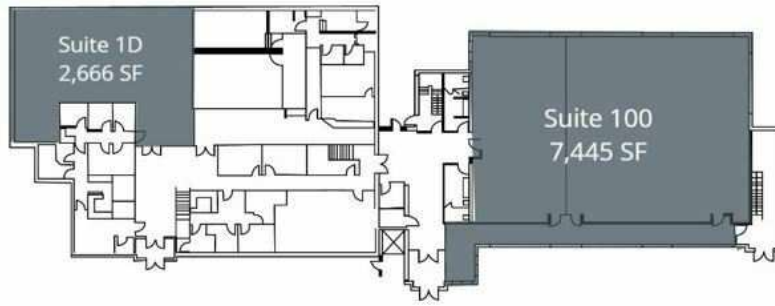
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Lease Information

| | | | |
|--------------|------------------|-------------|-------------------------|
| 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 |
| 2A | Available | 2,207 SF | Modified Gross | \$15.00 - 20.00 SF/yr |
| 100 | Available | 7,445 SF | Modified Gross | \$17.00 - 20.00 SF/yr |
| 300 | Available | 8,348 SF | Modified Gross | \$17.00 - 20.00 SF/yr |

