

For Sale

Class A Office Available in Premier Edison Lakes Submarket



3820 Edison Lakes Pkwy.

Mishawaka, IN, 46545

Highlights

- Ideal for a user or investor, and can be available for immediate occupancy or held to collect remaining rent from tenant who has vacated (approximately 2 years of remaining lease term)
- Location in Edison Lakes Corporate Park provides a Class A setting and offers proximity to Mishawaka, South Bend, Granger, Elkhart and the University of Notre Dame
- Class A building with beautiful exterior and interior finishes
- Ample parking and access to various restaurants, health clubs, retail, hotels, and other amenities that provides a strong competitive advantage
- Highly traveled location with excellent visibility and traffic counts
- Preference is to sell, but owner will consider lease offers

Sale Price	\$2,250,000
Building Size	9,698 sqft
Lot Size	1.49 AC
Net Operating Income	\$158,132
Year Built	1988 renovated in 2020

Dan Skodras
Senior Vice President
dskodras@bradleyco.com
574.237.6052

Nikki Nickell
Broker
nnickell@bradleyco.com
317.258.8810

www.bradleyco.com

For Sale

3820 Edison Lakes Pkwy., Mishawaka, IN 46545



Location Information

Address	3820 Edison Lakes Pkwy.
City, State, Zip	Mishawaka, IN 46545
County	Saint Joseph

Building Information

Building Size	9,698 SF
Building Class	A
Number of Floors	2
Offices	8
Conference Room	1
Break room	1
Year Built	1988, renovated 2020

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	2 Acres
APN #	71-09-04-226-003.000-022
Taxes	\$40,865.34 (24 payable 25)

Parking & Transportation

Parking Type	Surface
Traffic Counts	7,895 VPD

Utilities & Amenities

Water / Sewer	Municipal
Power	Kohler back up generator
HVAC	A/C and fire suppression system
Miscellaneous	5 large open areas, conference room, break room, IT/ server room



For Sale

3820 Edison Lakes Pkwy., Mishawaka, IN 46545



For Sale

3820 Edison Lakes Pkwy., Mishawaka, IN 46545



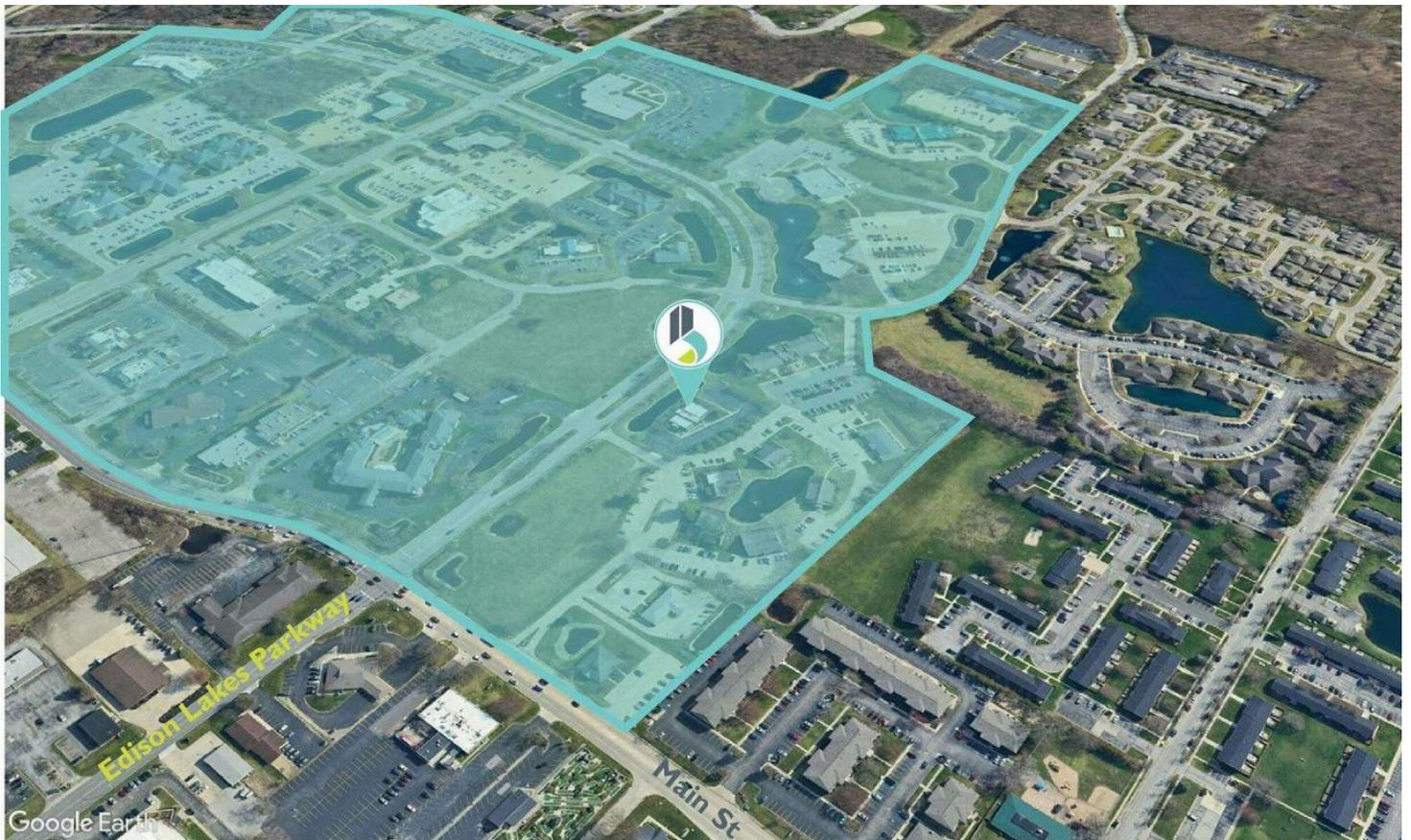
Area Amenities

3820 Edison Lakes Pkwy., Mishawaka, IN 46545



Area Overview

3820 Edison Lakes Pkwy., Mishawaka, IN 46545



Edison Lakes Corporate Park

Mishawaka is a thriving city in North Central Indiana, located just 90 miles east of Chicago and adjacent to South Bend, home to the University of Notre Dame. The city benefits from its strategic location along the St. Joseph River and its accessibility via the Indiana Toll Road (I-80/90), U.S. Route 20, and South Bend International Airport. Its economic landscape is shaped by a strong mix of education, healthcare, manufacturing, and technology sectors. Retail and hospitality flourish along the vibrant Grape Road/Main Street corridor, offering a blend of national retailers, boutique stores, and diverse dining options that cater to both residents and visitors.

At the heart of Mishawaka's commercial success is Edison Lakes Corporate Park, the region's premier office submarket. This elite office park contains 700,000 square feet of Class A office space spread across multiple buildings. Located minutes from Saint Joseph hospital, and many QSR's along Main Street. This complex is situated strategically by the University Park Trade Area (containing 6.5 million square feet of retail, offices, hotels) with quick access to I-80/90 and close to the University Notre Dame.

Regional Map

3820 Edison Lakes Pkwy., Mishawaka, IN 46545

