

# MEDICAL OFFICE FOR LEASE

53800 Generations Drive | South Bend, IN 46635



## Move-In Ready Medical Office Close to Both Major Hospitals

**Building Size:** 6,838 SF  
**Land:** 0.50 Acre  
**Zoning:** B-Business  
**Built:** 1995  
**Remodeled:** 2016  
**Parking:** 20 on site parking spaces in front of building.  
34 parking spaces in common with owners.  
**Lease Rate:** \$21.00 PSF / YR NNN

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### Details:

This move-in ready Class A Medical Office Building in the desired Foundations Center Office Park, is less than 5 miles from both major hospitals. The building features SEVENTEEN private offices, a spacious reception area, a large room for group meetings and an updated break room for staff. Subdivision of the space for two tenants is possible, but the best use is likely to be a single tenant.



# NAI Cressy

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**Chris Barth**  
Broker

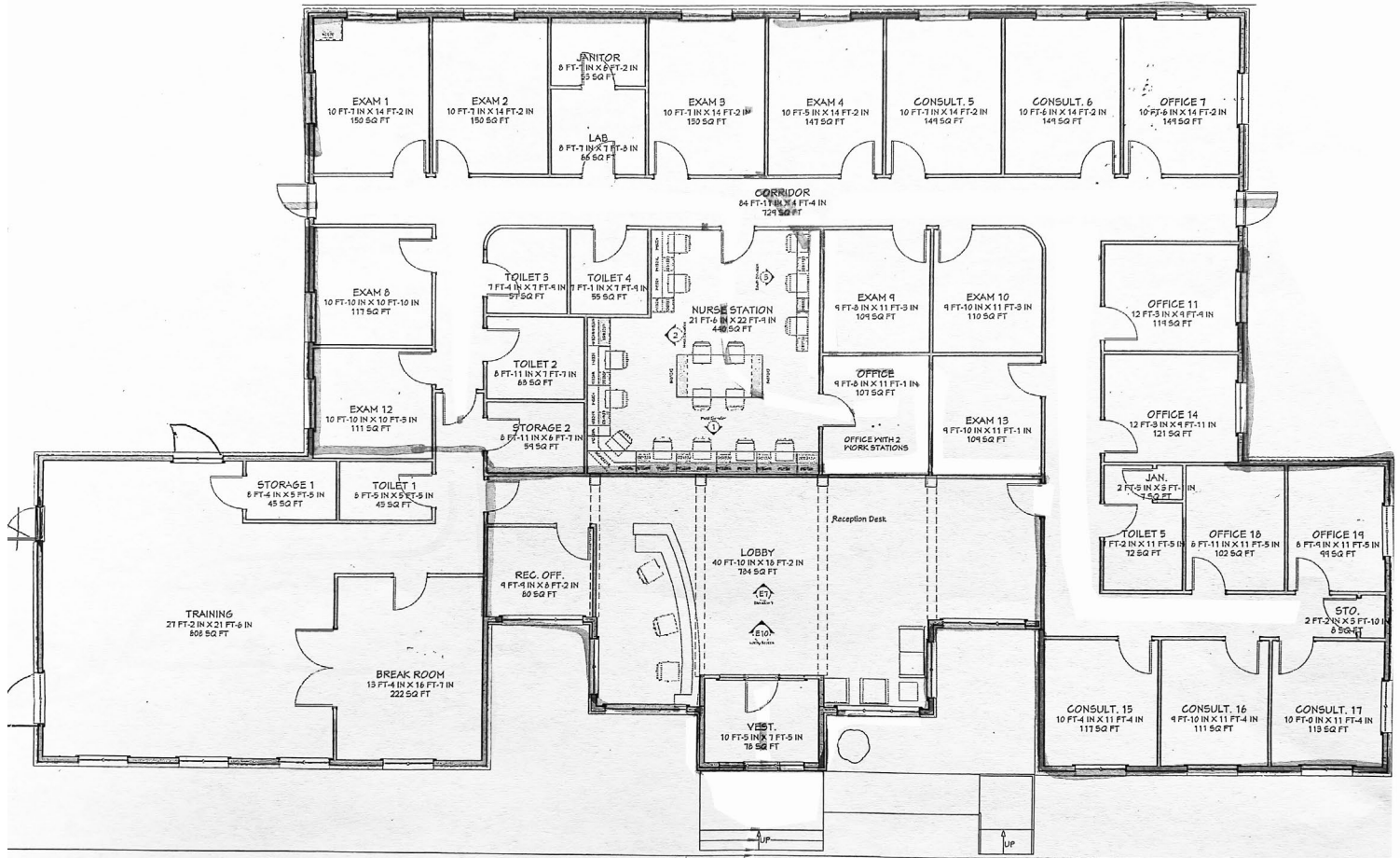
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# FLOOR PLAN

**MEDICAL OFFICE FOR LEASE**  
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1st Floor



# PROPERTY PHOTOS

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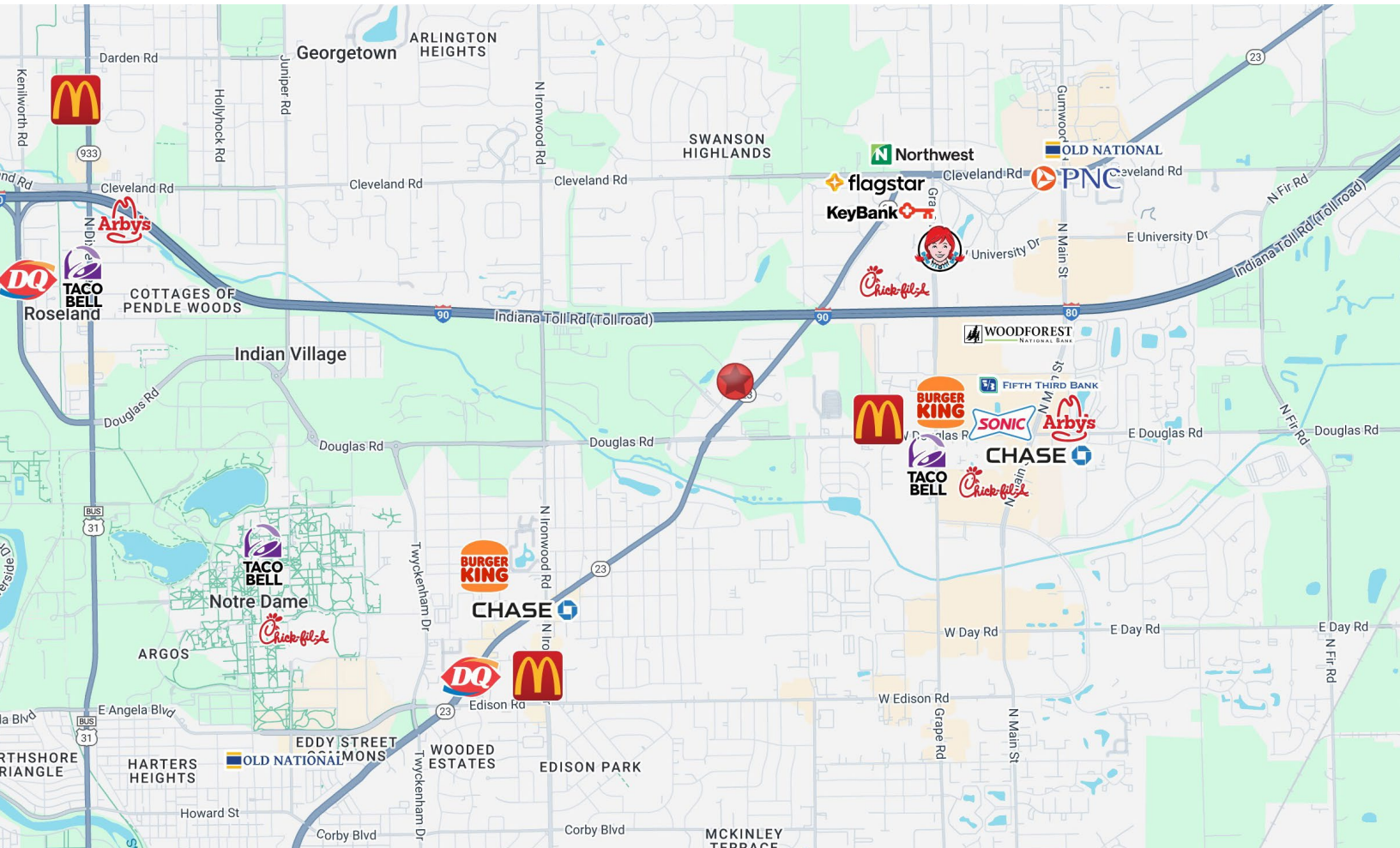
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# LOCATION OVERVIEW

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The property is located on the northeast side of South Bend in a multi-use office park commonly known as Foundation Center that includes medical, professional office, multi-housing, senior living. Minutes from the University of Notre Dame, University Park Mall, the Saint Joseph Regional Med Center Campus, Memorial Home Care and Beacon Hospital in South Bend.



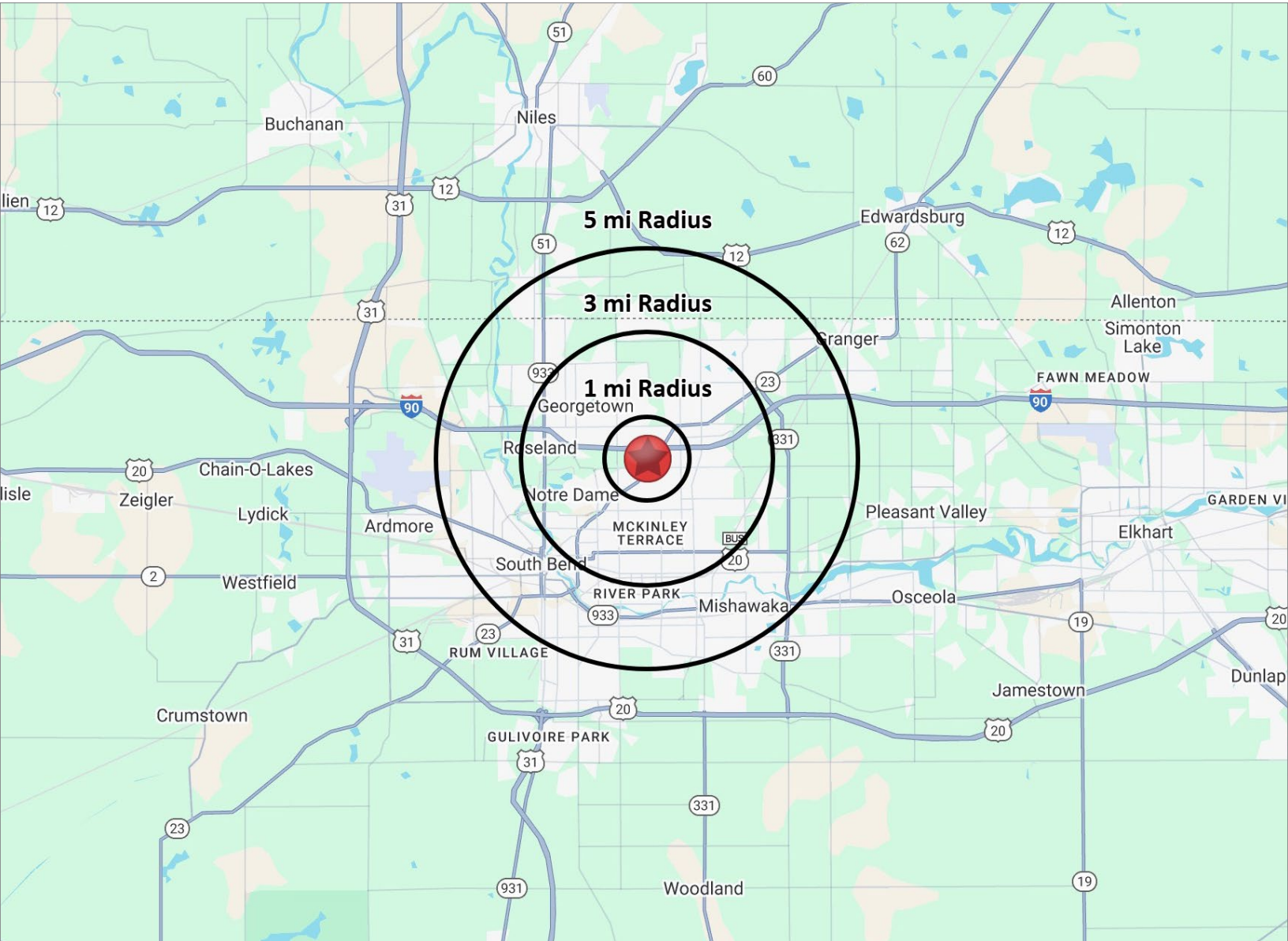
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### POPULATION

1 MILE	6,501
3 MILE	72,795
5 MILE	167,581



### NUMBER OF HOUSEHOLDS

1 MILE	1,529
3 MILE	15,502
5 MILE	38,684



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,085
3 MILE	\$96,303
5 MILE	\$95,611



### MEDIAN HOME VALUE

1 MILE	\$181,259
3 MILE	\$239,326
5 MILE	\$211,860