

Office Space For Lease

205 Red Coach Drive

Mishawaka, Indiana 46545



## Build-to-Suit Class A Office Space at Cambridge Office Park



### Snapshot

Building Size:	10,000-30,000 SF
Utilities:	Municipal
Parking:	On-Site Drive Up Parking
Signage:	Monument & Building
Lease Rate:	\$13.50 PSF + CAM*

*\*Tenant pays gas, electric, phone/data and janitorial.*

### Property Details

Pre-leasing medical office space in beautiful campus-like setting, Cambridge Office Park. Covered glass door entrances. Fiber optic cabling already run to the park. Tenant's space designed specifically for its use. Gross building size 10,000-30,000 +/- SF. Abundant/Handicap accessible drive-up parking, great traffic egress and ingress, exterior signage available, floor plans designed for physicians or traditional office. Expansion available within park. Great traffic egress and ingress on Catalpa. Tenant pays gas, electric and janitorial.

Cambridge Office Park is located on the northern end of Mishawaka and is less than a one minute drive from Saint Joseph Regional Medical Center campus and medical centers. This site is located in the University Park Trade Area (UPTA), one of the most dominant retail markets in the state with over 5 million SF of retail, office and hotels. The primary trade area includes a population of approximately 450,000.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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574.271.4292 Fax  
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*A Global Brokerage Division of Cressy Commercial Real Estate*

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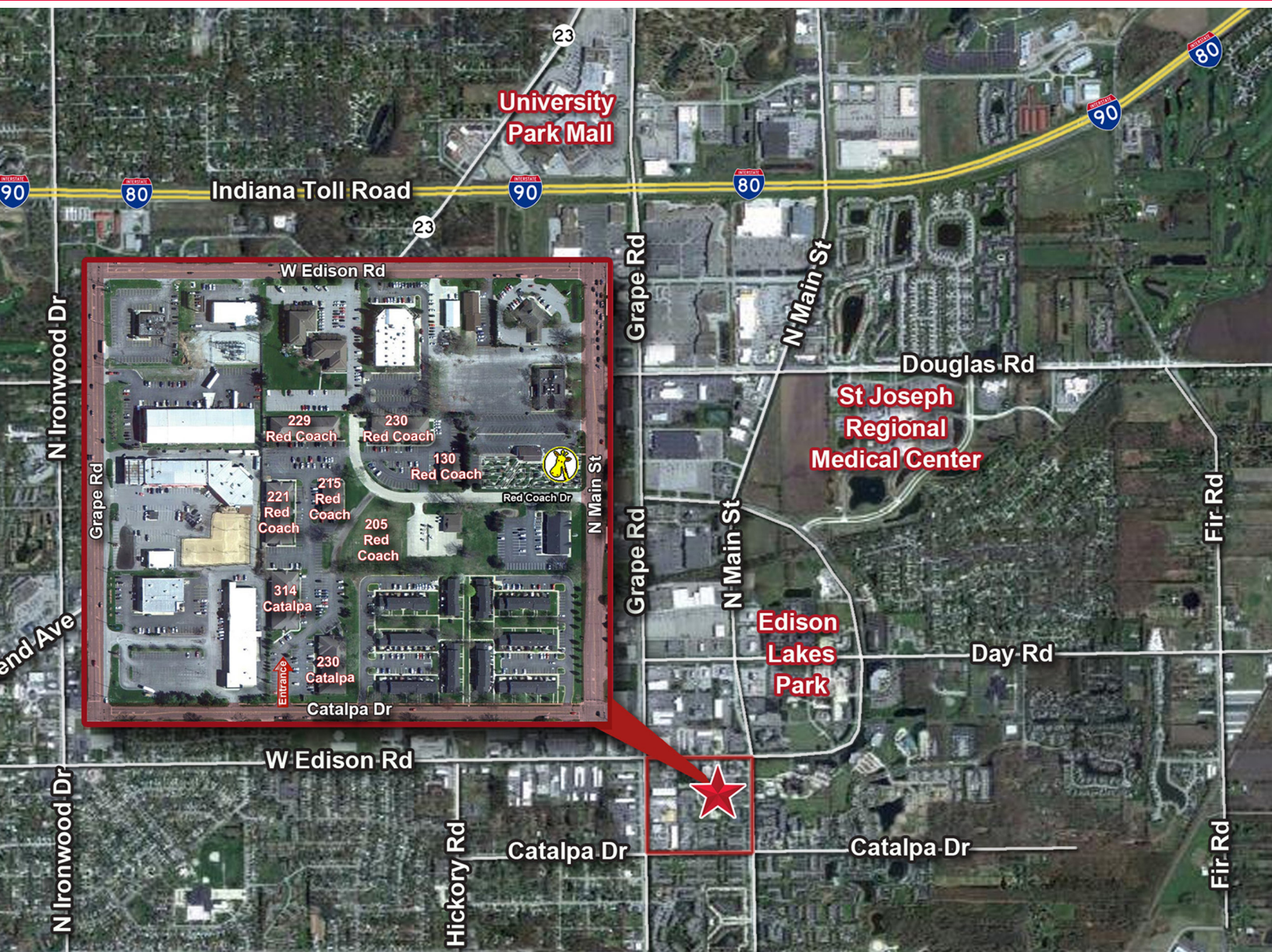
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**NAI**Cressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Easy Access In & Out Of Cambridge Office Park



## Location

Located at the corner of Catalpa and Red Coach, one-half block east of the Grape Road corridor and Edison Lakes Corporate Park. Near the University Park Retail Trade Area, including shopping, restaurants and entertainment. Great location close to physician groups and Saint Joseph Regional Medical Center.

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