OFFICE BUILDING FOR SALE

3830 Edison Lakes Pkwy. | Mishawaka, IN 46545



Class A Building Within Edison Lakes Corporate Office Park

Building Size:	5,376 SF
Land:	0.81 Acres
Zoning:	C-1
Floors:	2
Built:	1987
Parking:	28 Private Parking Spaces
List Price:	$750,000

VIEW PROPERTY ONLINE

Details:

Position your business in one of Northern Indiana's premier office destinations. Located within the prestigious Edison Lakes Corporate Park, this Class A office building offers an exceptional professional setting. The beautifully maintained campus features mature landscaping, a scenic shared pond with fountain, and a park-like atmosphere.

This contemporary office building offers 3,072 SF of office space on the first floor and 2,304 SF on the second floor connected by an interior stairwell (no elevator). The floor plan includes private offices, a welcoming reception area, a conference room, and quality finishes throughout. Abundant windows fill the space with natural light while providing tranquil views of the surrounding landscape and pond. The property also includes 28 private parking spaces, making it an outstanding opportunity for professional office users seeking a move-in-ready headquarters in one of the region's most desirable business parks.



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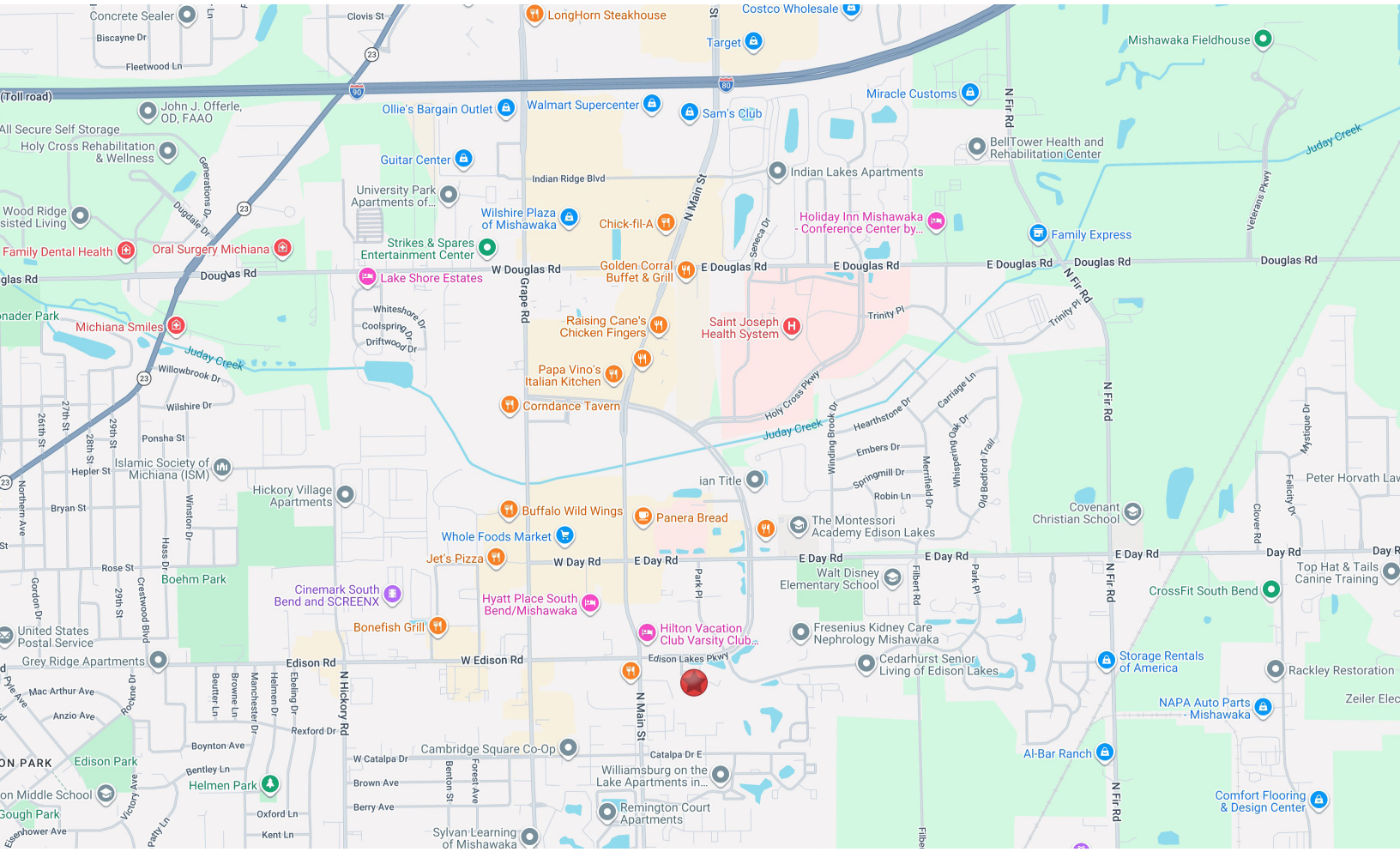
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LOCATION OVERVIEW

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The location offers exceptional accessibility with immediate access to Main Street, Douglas Road, and the Capital Avenue corridor, and is just minutes from the Indiana Toll Road (I-80/90), US 20 Bypass, and the University of Notre Dame. Employees and clients enjoy convenient access to numerous restaurants, hotels, retail centers, and other business amenities, while the beautifully maintained office park provides a professional setting with scenic ponds, walking paths, and meticulously landscaped grounds.



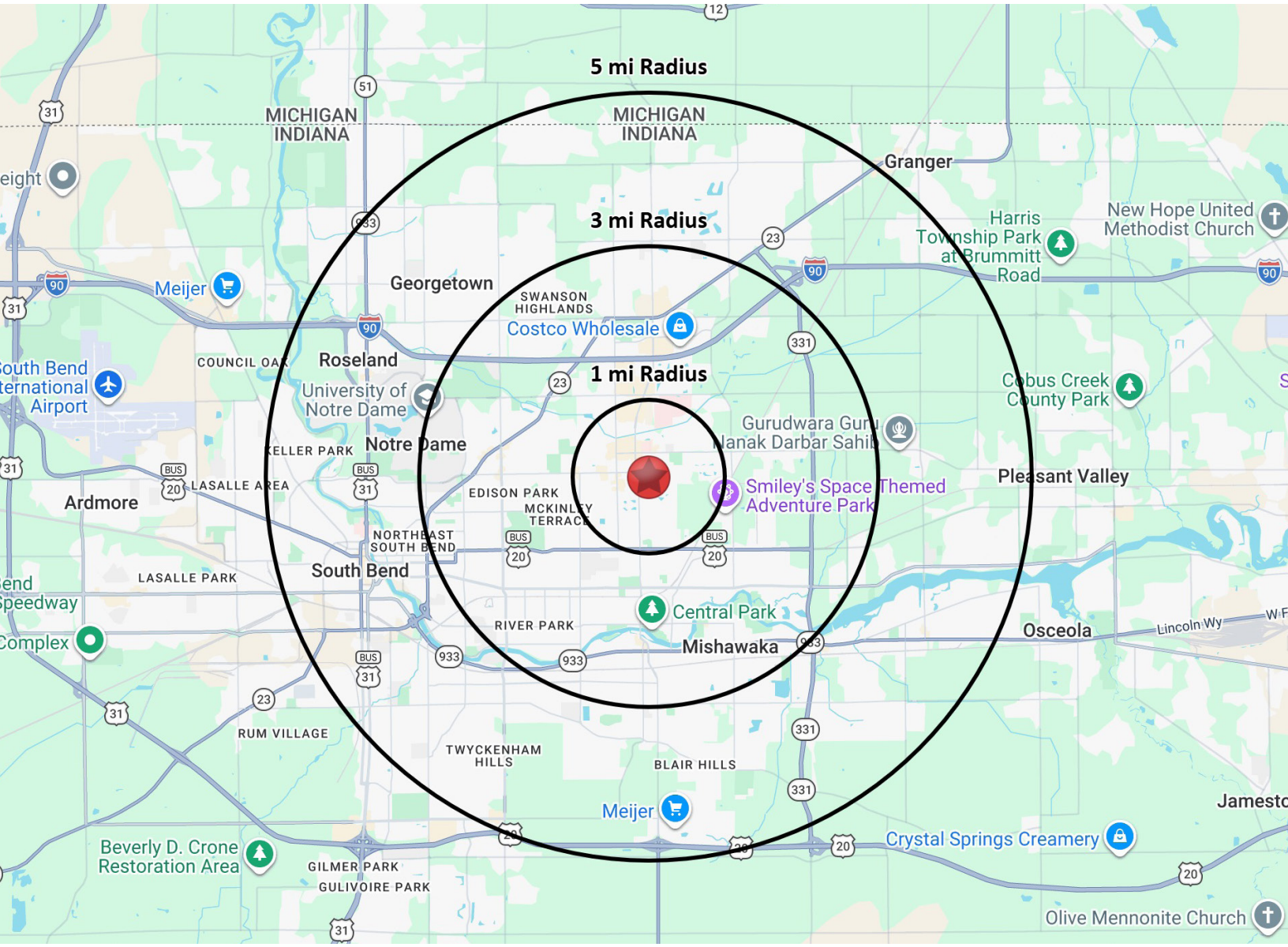
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2026 DEMOGRAPHICS

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POPULATION		NUMBER OF HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME		MEDIAN HOME VALUE	
1 MILE	9,262	1 MILE	4,860	1 MILE	$62,841	1 MILE	$209,188
3 MILE	71,686	3 MILE	32,255	3 MILE	$86,082	3 MILE	$208,470
5 MILE	171,427	5 MILE	70,113	5 MILE	$102,028	5 MILE	$237,663

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