

# MEDICAL OFFICE SPACE AVAILABLE

230-270 E. Day Rd. | Mishawaka, IN 46545

Suites 180-190

Suite 255

## 3 Medical Office Suites for Lease in Edison Lakes Medical Center

<b>Available:</b>	Suite 180-190 - 5,754 SF (Divisible) Suite 255 - 5,195 SF
<b>Parking:</b>	Ample On-Site Parking
<b>Class:</b>	A
<b>Lease Rate:</b>	Suite 180-190 - \$19.50 PSF NNN Suite 180 - \$16.50 PSF NNN Suite 190 - \$16.50 PSF NNN Suite 255 - \$19.25 PSF NNN

### Details:

Edison Lakes Medical Center is a professionally managed Class A medical office park near Saint Joseph Regional Medical Center. Suite 180-190 and Suite 255 are currently available for lease at 5,194 SF and 5,754 SF respectively. Suite 180-190 is divisible, suite 180 is 2,877 SF and suite 190 is 2,877 SF. The building has ample on-site parking with a patient drop-off area.

[VIEW PROPERTY ONLINE](#)

[VIEW DRONE FOOTAGE](#)

[SUITE 180-190 INTERIOR VIDEO](#)



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200 N. Church St., Suite 200, Mishawaka, IN 46544

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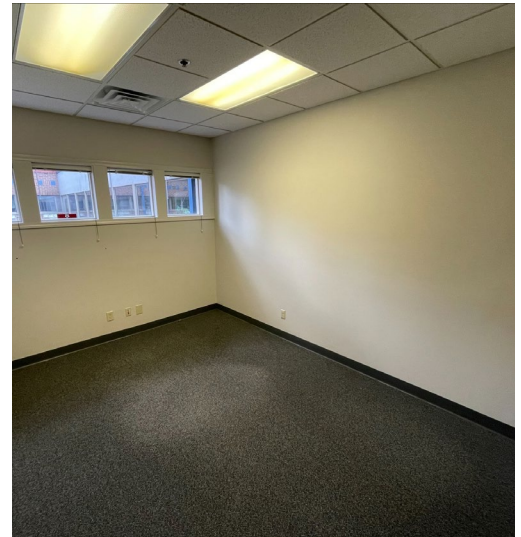
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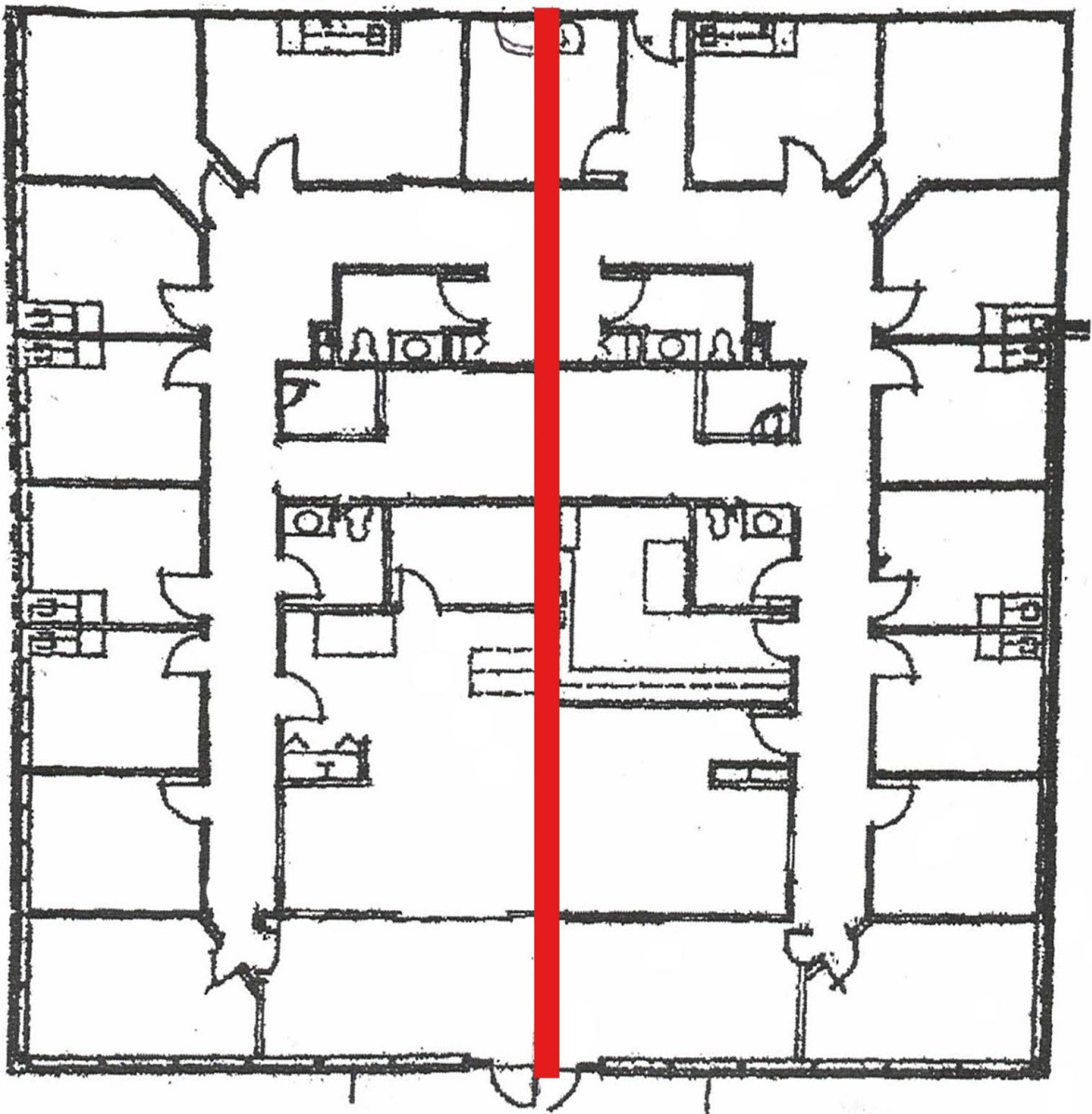
### Suite 180-190 Details

- Carpets, windows, paint, trim, temperature, and water are all up to date
- Alarm and fire system
- Ceiling type: Dropped ceiling
- Wall type: Drywall
- Floor type: carpet, tile, hardwood
- 11 offices with sink, cabinets, tile and hardwood floors
- Waiting room with 2 help windows
- 4 office rooms
- Work reception area with large tables and cabinets
- 4 men/women restrooms all up to date
- Multiple closet spaces
- Back kitchen with double sink and cabinets
- Window from reception area to back kitchen

[VIEW SUITE 180-190 VIDEO](#)



Edison Lakes Medical Center  
Suite 180 - 190



Suite 180

Suite 190

# PROPERTY PHOTOS

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### Suite 255 Details

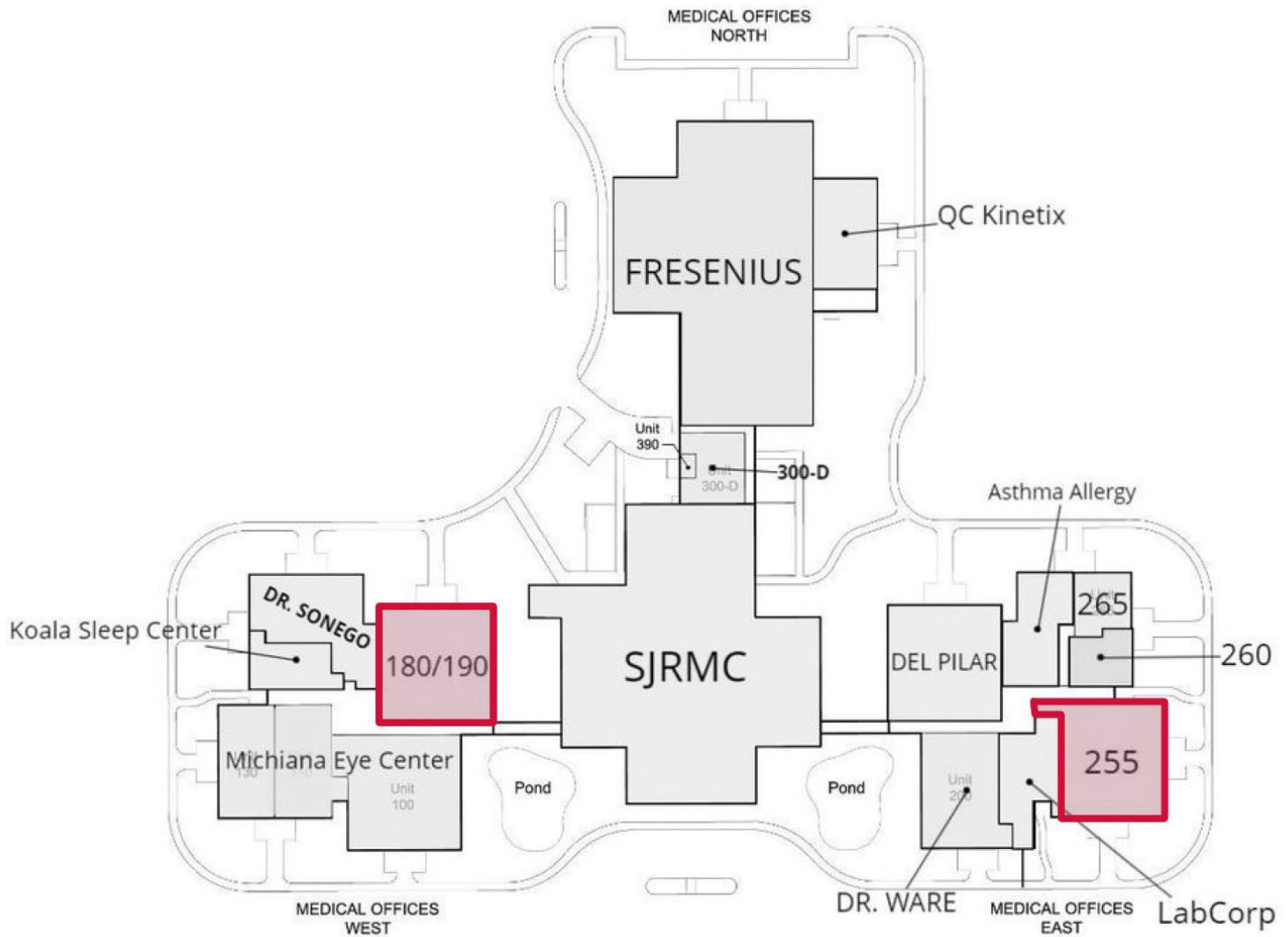
- Two entrances with private reception and waiting areas
- Multiple labs, operating rooms, offices, and bathrooms
- Tenant improvement funds available
- 4 exits
- Alarm and fire systems
- Workspace with 2 counter windows and multiple cabinets (check out)
- Storage room under the stairs
- Dark Room w/ sink
- Common area w/ sink, cabinets
- Walkway attaching common area and back kitchen with shelves lining each side of the walkway
- Back Kitchen w/ double sink and cabinets
- 6 old Dentist rooms with working lights and sinks
- Some open outlets
- 1 waiting room w/ large front desk and overhead lights



# SITE PLAN

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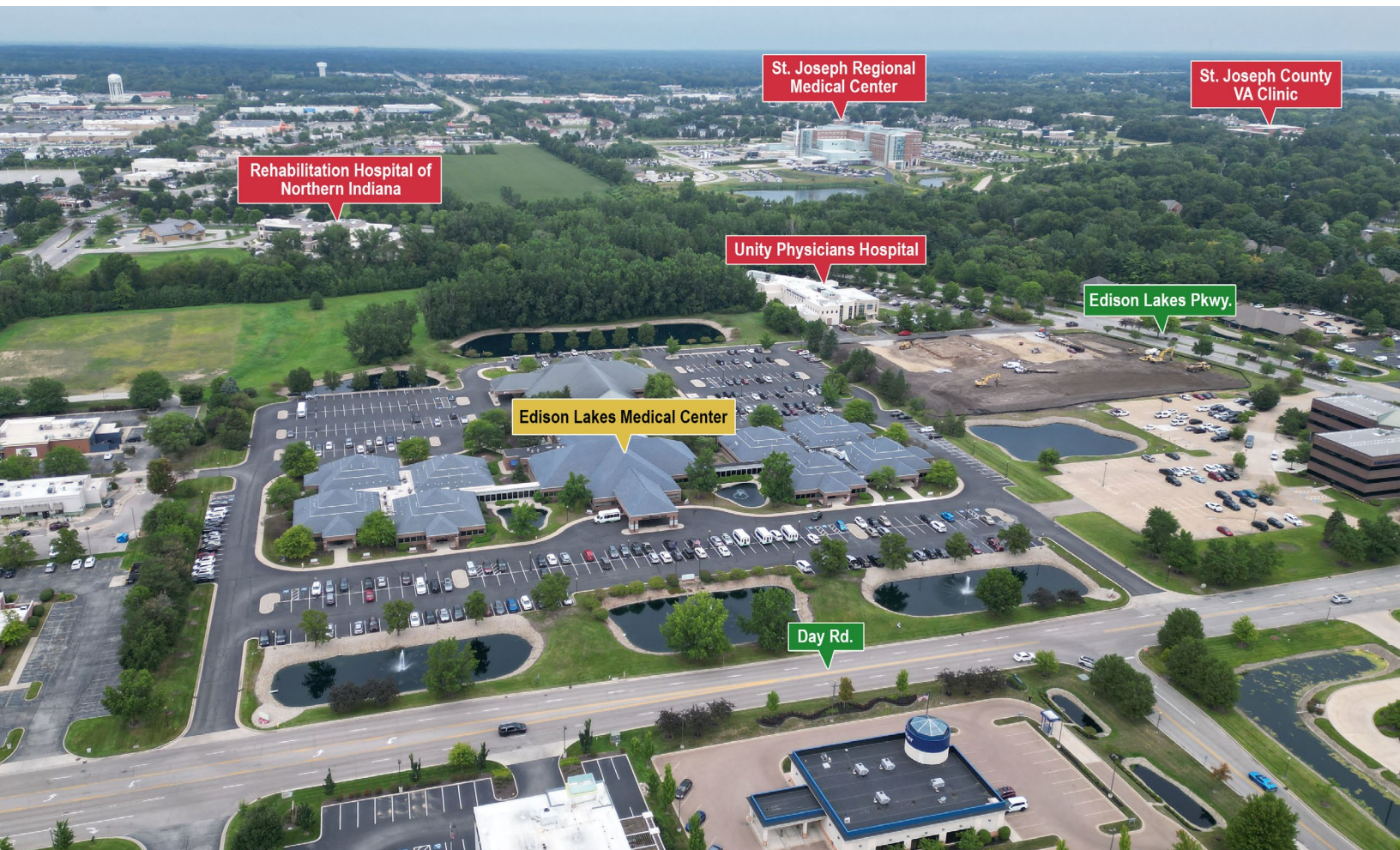


SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE	LIST PRICE
255	Available	5,195 SF	NNN	\$19.25 PSF	N/A
180-190	Available	5,754 SF	NNN	\$19.25 PSF	N/A

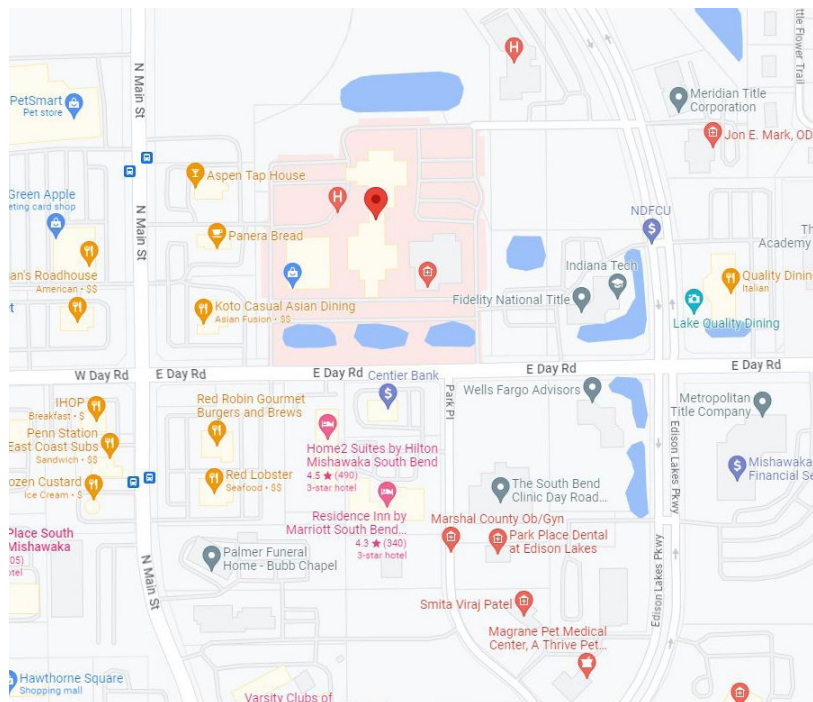
# LOCATION OVERVIEW

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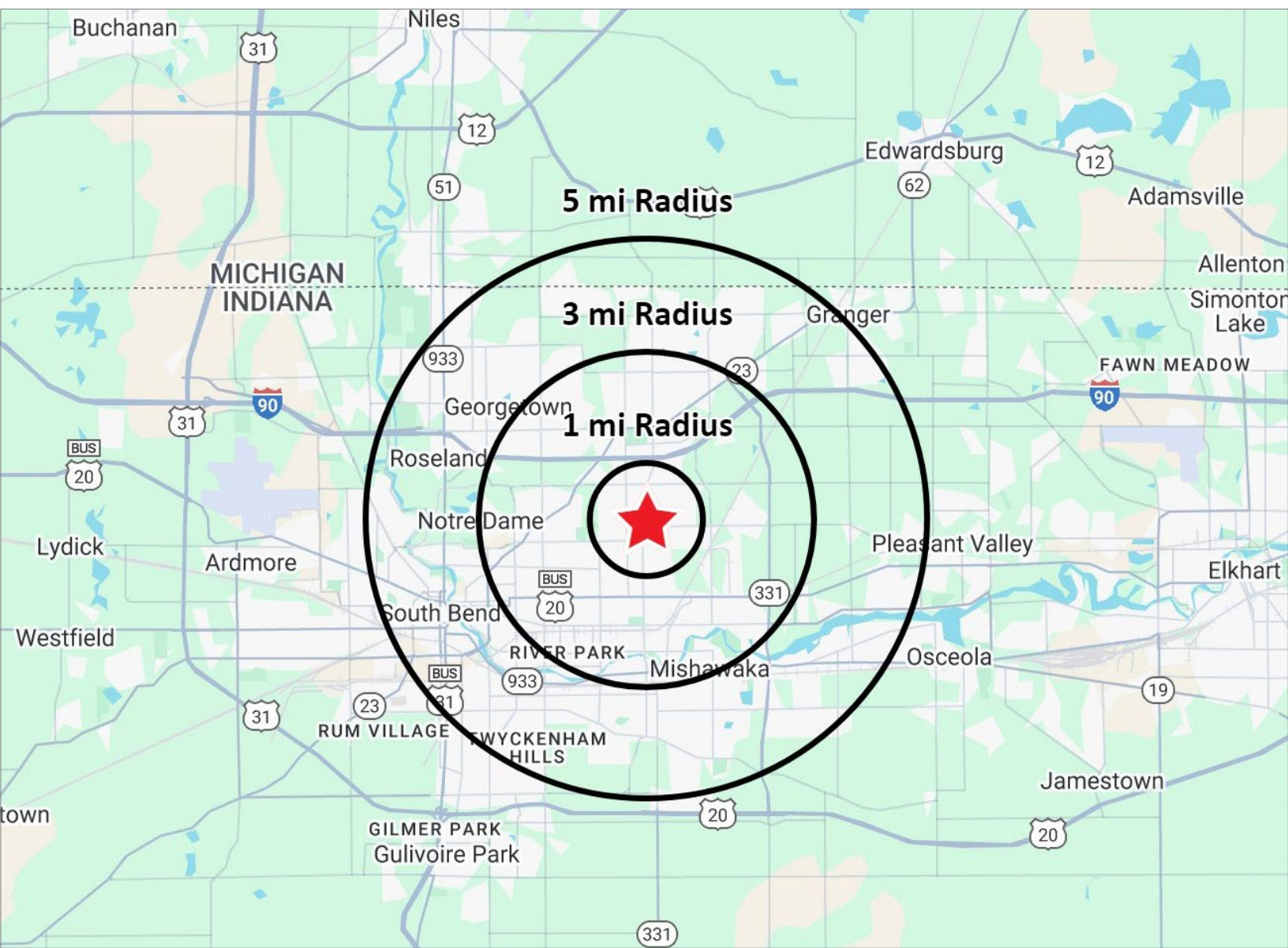
The subject property is located in the Edison Lakes Medical Center (ELMC) complex containing approximately 49,536 square feet of Class A medical office suites. The property is well-situated with excellent visibility within the Edison Lakes Corporate Park with easy access to a regional community via Douglas; Grape and Day Roads; North Main Street; I-80/90 Toll Road; and the Capital Avenue extension. Each suite has its own signage and on-site shared parking in a landscaped office park environment.



# 2024 DEMOGRAPHICS

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## POPULATION

1 MILE	9,758
3 MILE	66,613
5 MILE	166,176



## NUMBER OF HOUSEHOLDS

1 MILE	1,423
3 MILE	15,498
5 MILE	40,256



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$66,550
3 MILE	\$83,142
5 MILE	\$96,230



## MEDIAN HOME VALUE

1 MILE	\$197,839
3 MILE	\$195,797
5 MILE	\$204,304



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