

OFFICE BUILDING FOR SUBLEASE

3820 Edison Lakes Pkwy. | Mishawaka, IN 46545



Recently Remodeled Stand Alone Office Building

- Building Size:** 9,698 SF
- Land:** 1.46 Acres
- Zoning:** C-1
- Year Built:** 1988; Remodeled 2020
- Parking:** Ample Private Parking
- Security:** System and Cameras
- Lease Rate:** \$20.50 PSF MG

[VIEW PROPERTY ONLINE](#)

Details:

Recently remodeled 9,698 SF 2-story, stand-alone office building in the beautiful Edison Lakes Corporate Park with gorgeous water features and a park-like setting. Built in 1988 and remodeled in 2020 the building features a large reception foyer with grand stairway, 8 offices and 5 large open areas, conference room, break room, IT/server room with separate A/C and fire suppression system, multiple storage rooms; Kohler back-up generator and a chair lift to the second floor. Close to the University Park Trade Area which encompasses over 6 million square feet of retail and restaurant space and less than one mile from the Saint Joseph Regional Medical Center.



NAI Cressy

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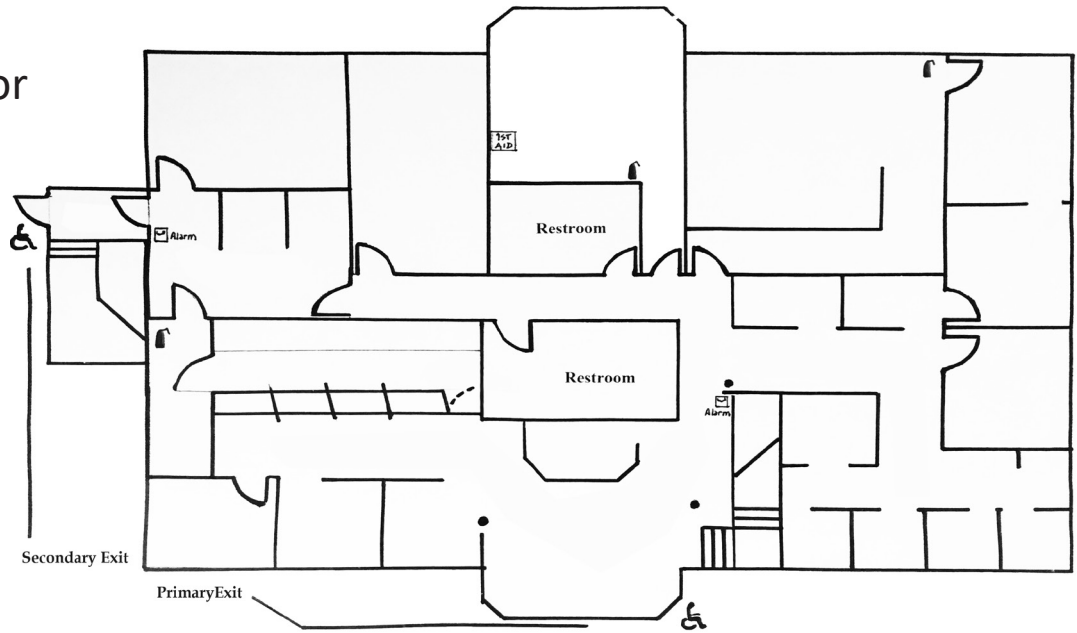
INTERIOR PHOTOS

OFFICE BUILDING FOR SUBLEASE

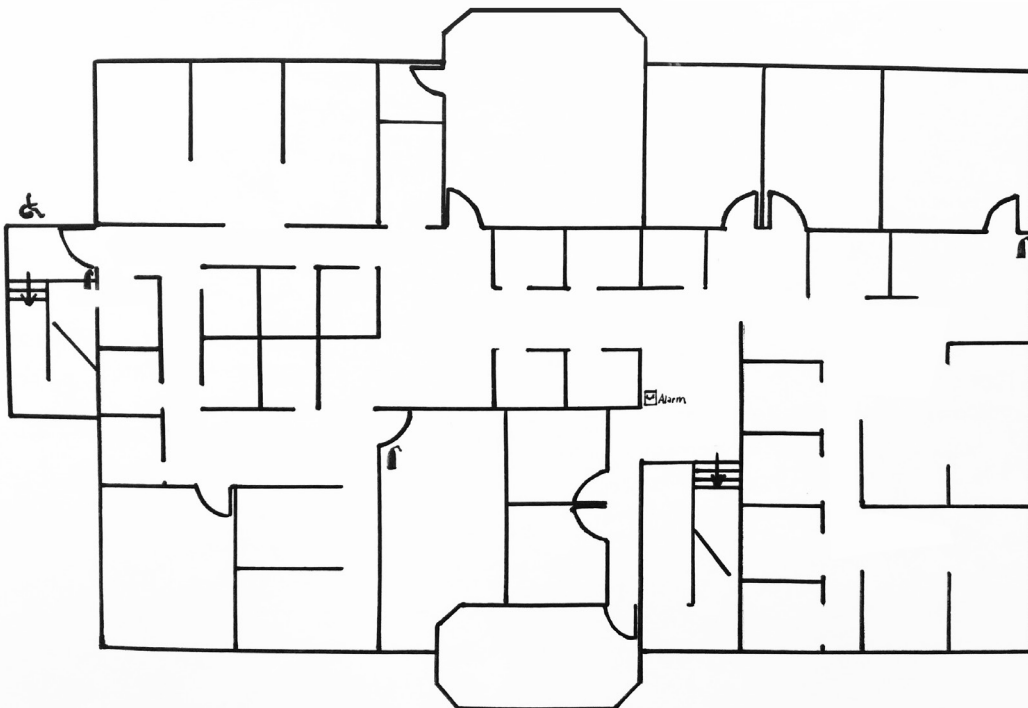
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First Floor



Second Floor



LOCATION OVERVIEW

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- Edison Lakes Corporate Office Park is in a prime location situated in a commercial office corridor and adjacent to several national tenants.
- South Bend/Mishawaka is in St. Joseph County less than 100 miles east of Chicago and 150 miles north of Indianapolis.
- Mishawaka is the twin city to South Bend, which along with the University of Notre Dame, is located just west of the city.
- The South Bend MSA has over 323,000 residents and over 127,000 households.



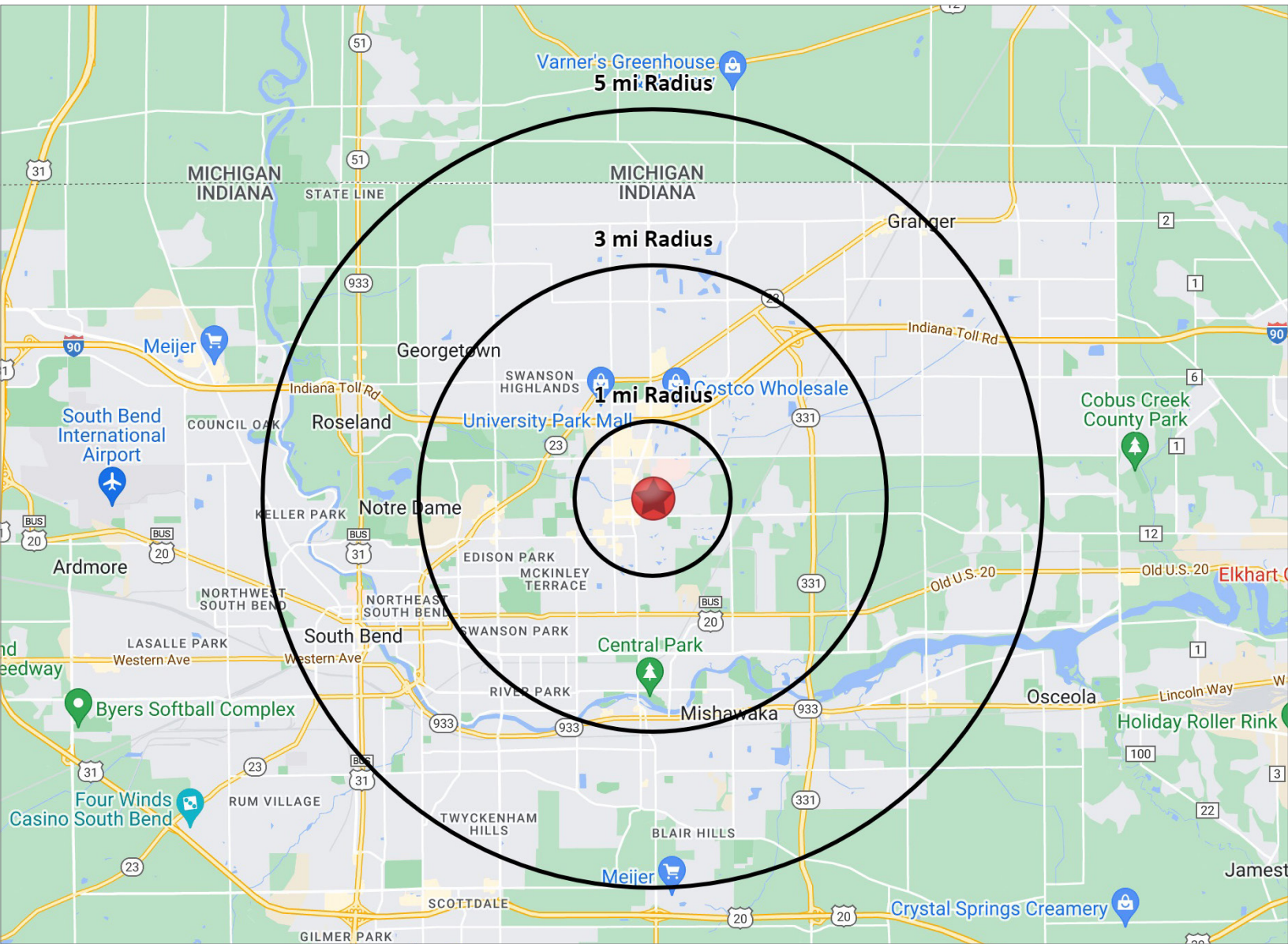
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184

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