Class A Office Suite for Lease

EDISON LAKES CORPORATE PARK
4220 EDISON LAKES PKWY. | MISHAWAKA, IN 46545

Well maintained and managed office building within Edison Lakes Corporate Park.

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Property Overview

9,092 square foot office suite for lease in a 51,336 square foot, three-story Class A multi-tenant office building on one of the primary corners in Edison Lakes Office Park. The suite can be subdivided down to 3,500 square feet. Join other tenants including Quality Dining, Robert W. Baird, and American Management in this well maintained and managed office building offering window views, land and waterscaping, ample on-site free parking, building security systems and many other amenities.

VIEW LISTING ONLINE

Property Gross SF:
51,336 SF

Available for Lease:
3,500 - 9,092 SF

Land:
40.15 AC

Zoning:
C-1

Utilities:
Municipal

Parking:
245 On-Site Parking Spaces

Lease Rate:
$22.50 - $25.50 PSF MG
Plus Janitorial



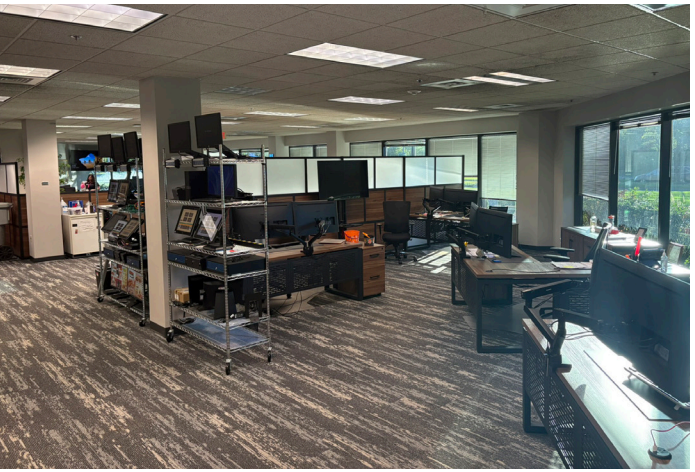


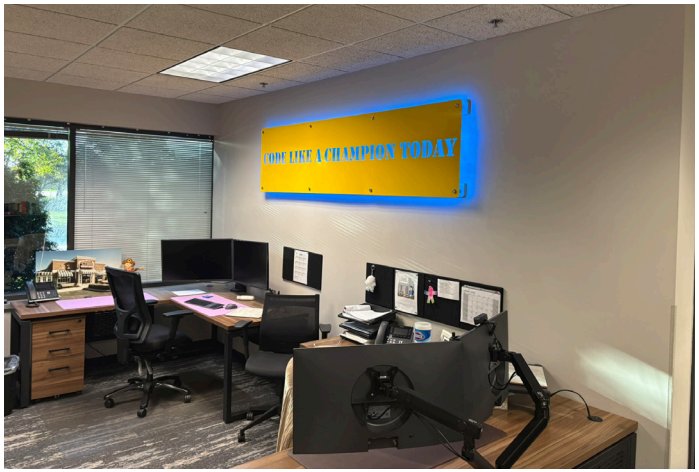
Property Photos











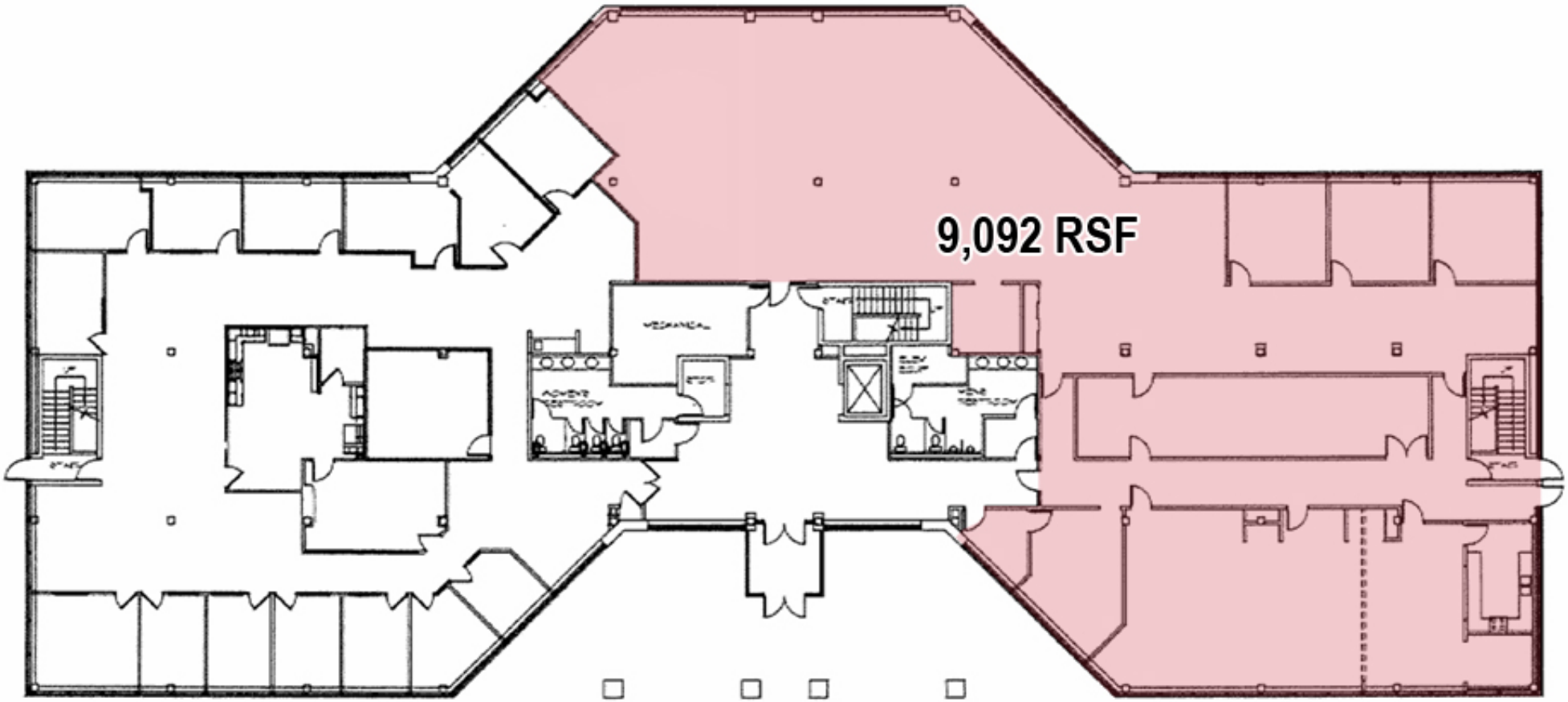








Floor Plan



1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

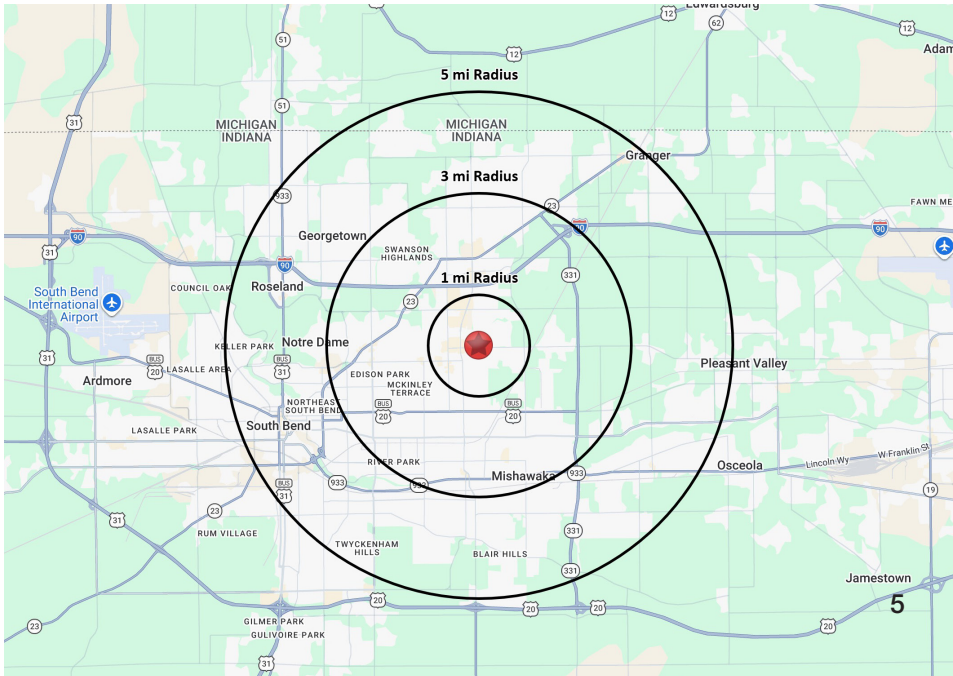
Location Overview

The building is in the heart of the Edison Lakes Corporate Park which includes over 700,000 square feet of office space and is minutes from Saint Joseph Regional Medical Center and University Park Mall. The property is on the southern edge of the University Park Trade area which encompasses over 6 million square feet of commercial, restaurants, financial and banking businesses, and small and large retailers. The property is easily accessible regionally from the I-80/90 Toll Road, Capital Avenue Extension and State Road 23. The property is minutes from the University of Notre Dame, St. Mary's College, Holy Cross College, and Bethel College.





2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,388	63,294	165,070
HOUSEHOLDS	4,316	29,105	67,434
AVERAGE HOUSEHOLD INCOME	$81,321	$89,824	$103,979
MEDIAN HOME VALUE	$236,212	$214,672	$242,445



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CONTACT:
Blair Wozny
Broker
574.485.1517

Christian Davey, CCIM/SIOR
Senior Broker, Principal
574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
574.485.1530

Email the Team at: CEQuad@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

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