CLASS A OFFICE SPACE FOR LEASE

3930 Edison Lakes Pkwy. | Mishawaka, IN 46545

Class A Office Building in Edison Lakes Corporate Park

Building:	43,000 SF
Available:	Suite 100 - 13,953 SF Suite 301 - 4,700 SF
Land:	5.31 Acres
Year Built:	1988; 2012 Fully Renovated
Parking:	166 On-Site Spaces
Sprinkled:	100% Wet Sprinkled
Utilities:	Municipal
Power:	120/208 Volt/3-Phase
Lease Rate:	$23.00 PSF Gross

Details:

Located in one of the most dynamic business communities in Northern Indiana and Southern Michigan. This building offers great exposure with excellent views of the Edison Lakes Corporate Office Park, pond views and well-maintained landscaping and water features. This 43,000 SF, three-story, Class A office building, is situated on 5.31 Acres.

The building is under new ownership and has recently converted all interior lighting to efficient LED fixtures and have re-capitalized all bathrooms featuring all touchless fixtures. The exterior landscape, plaza and parking lot areas have recently been renovated, creating a first class office experience.

There are two spaces available for lease. The first floor has 13,953 SF, and the third floor has 4,700 SF.

VIEW PROPERTY ONLINE

NAI Cressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544
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FLOOR PLAN

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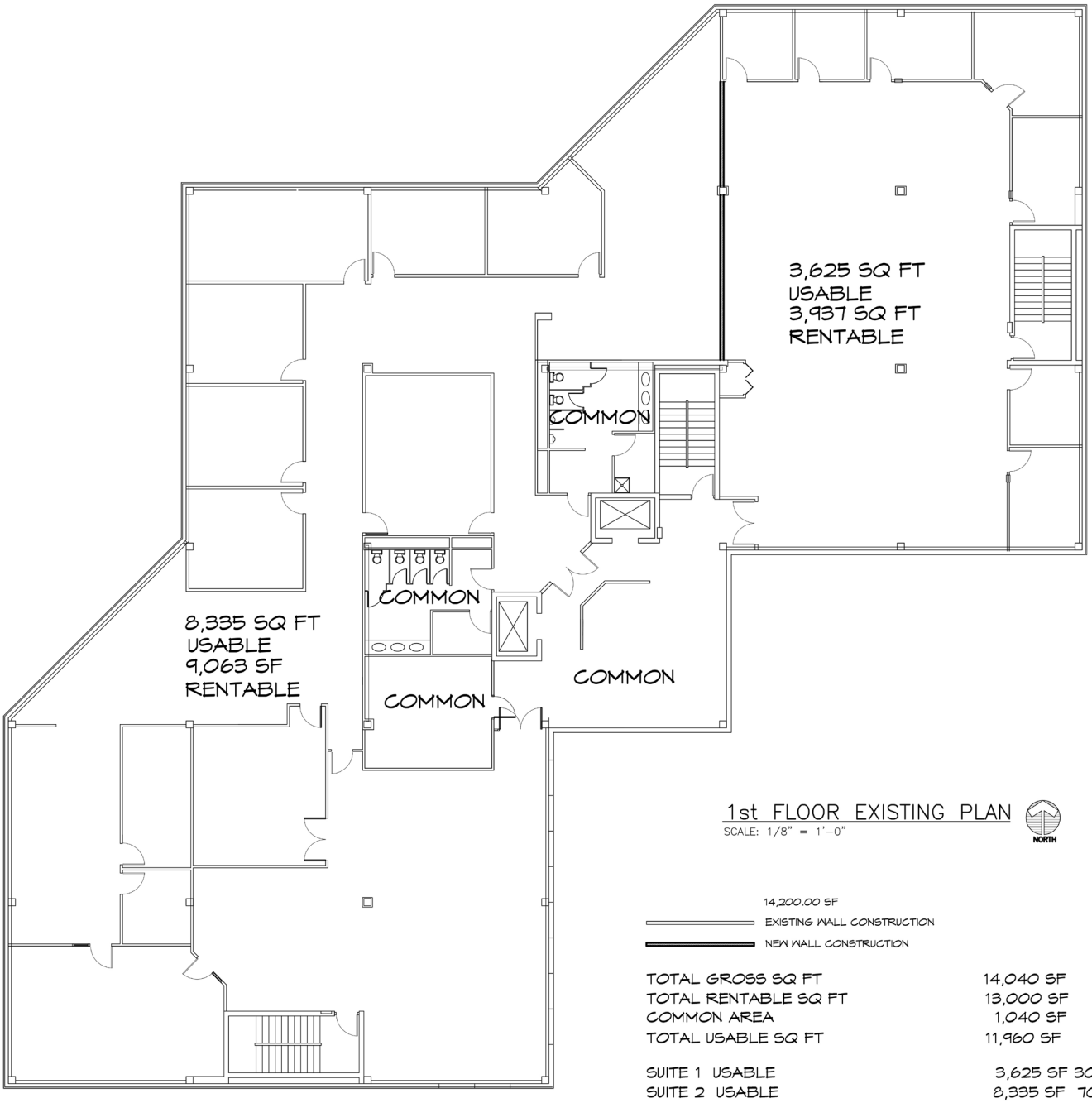
1st Floor



TOTAL GROSS SQ FT	14,040 SF
TOTAL RENTABLE SQ FT	13,000 SF
COMMON AREA	1,040 SF
TOTAL USABLE SQ FT	11,960 SF
SUITE 1 USABLE	3,625 SF 30%
SUITE 2 USABLE	8,335 SF 70%

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FLOOR PLAN

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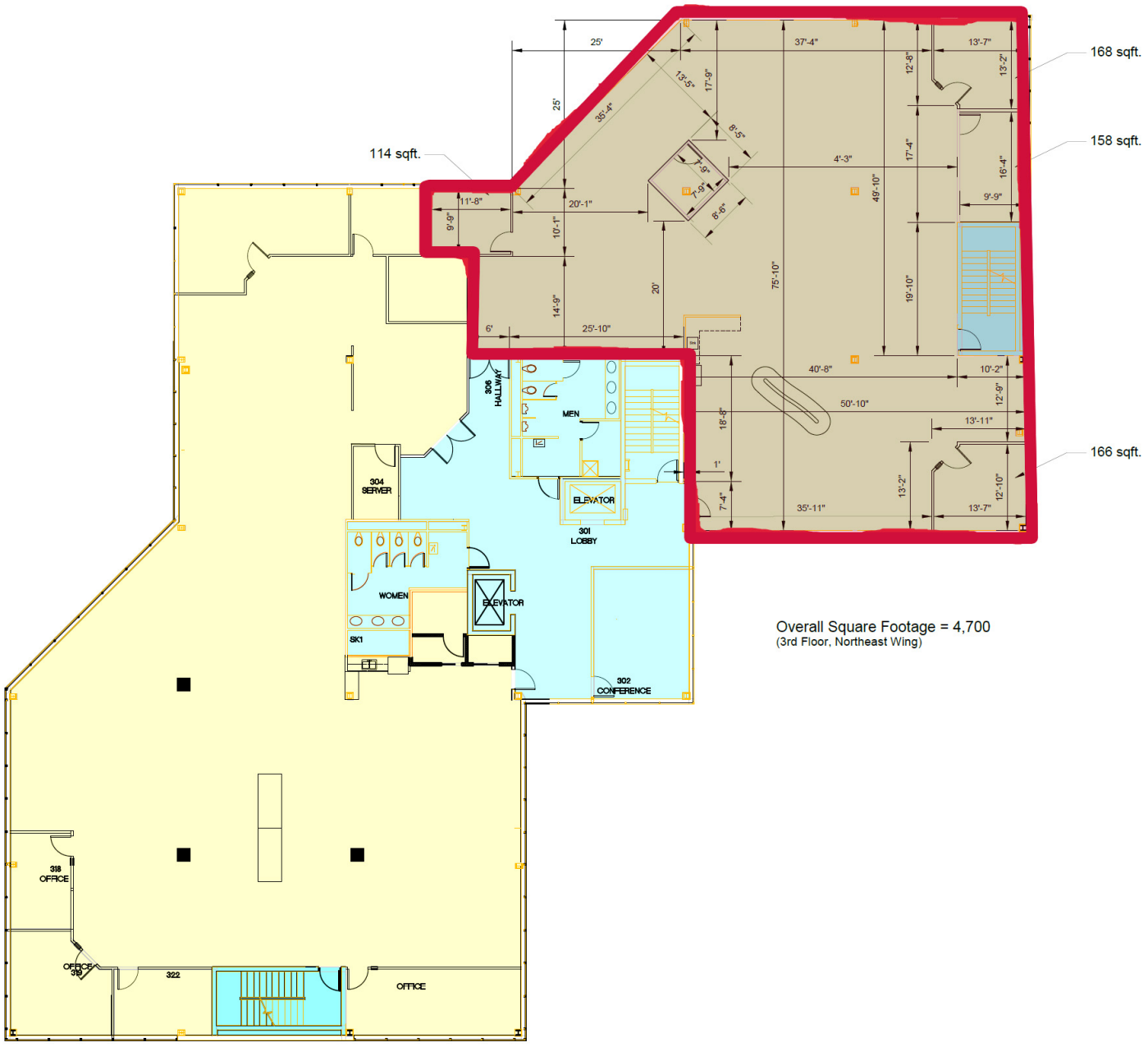
3rd Floor



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LOCATION OVERVIEW

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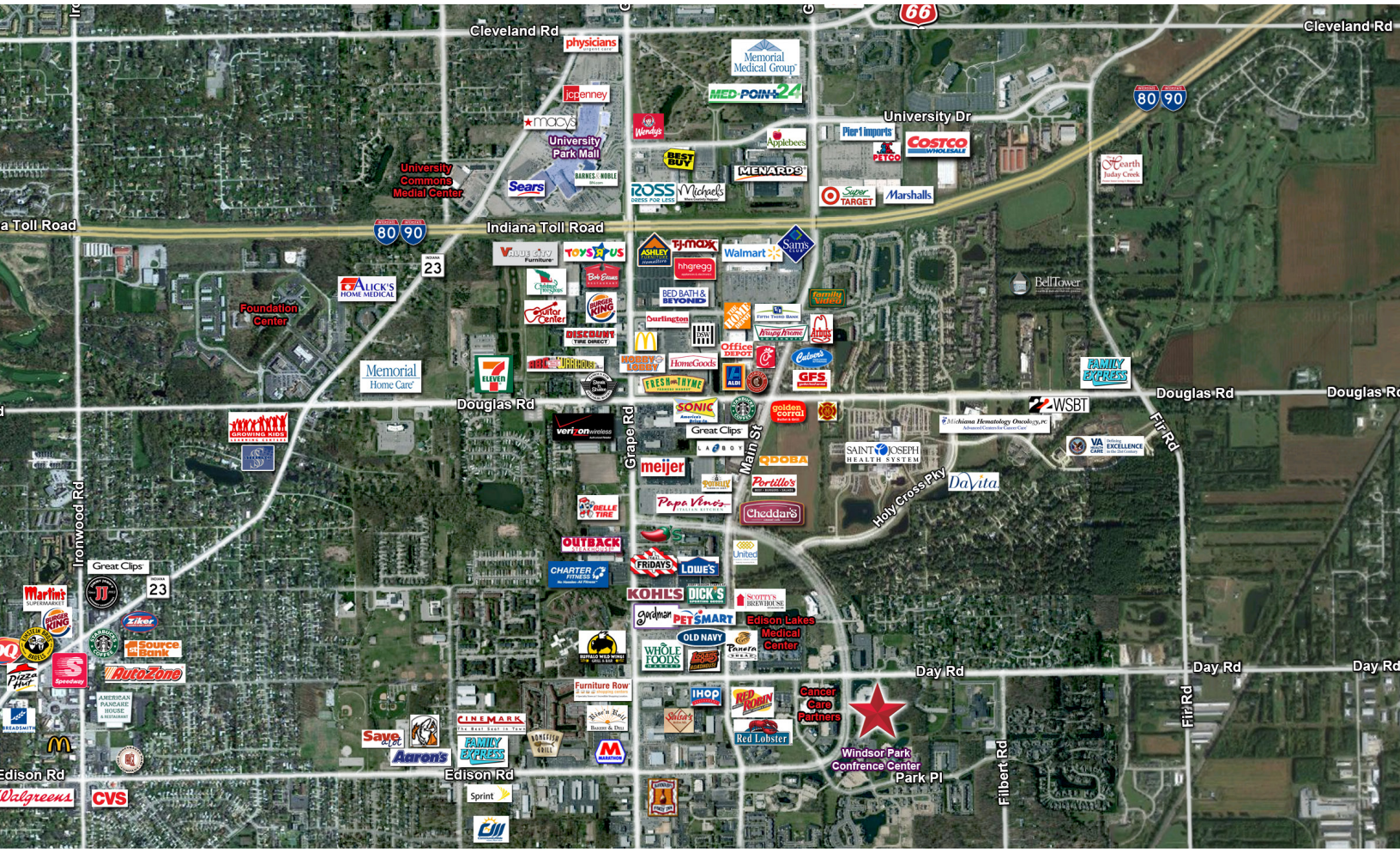

- The property is located in the heart of the Edison Lakes Corporate Park and the University Park Trade Area (UPTA), just five minutes from the I-80/90 Indiana Toll Road entrance.
- The property is on the northern end of Mishawaka and is less than a minute drive from the Saint Joseph Regional Medical Center campus. It is also adjacent to a city park with jogging trails. The UPTA is one of the most dominant retail markets in the state and contains over 6.5 million square feet of retail, office and hotels.

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2023 DEMOGRAPHICS

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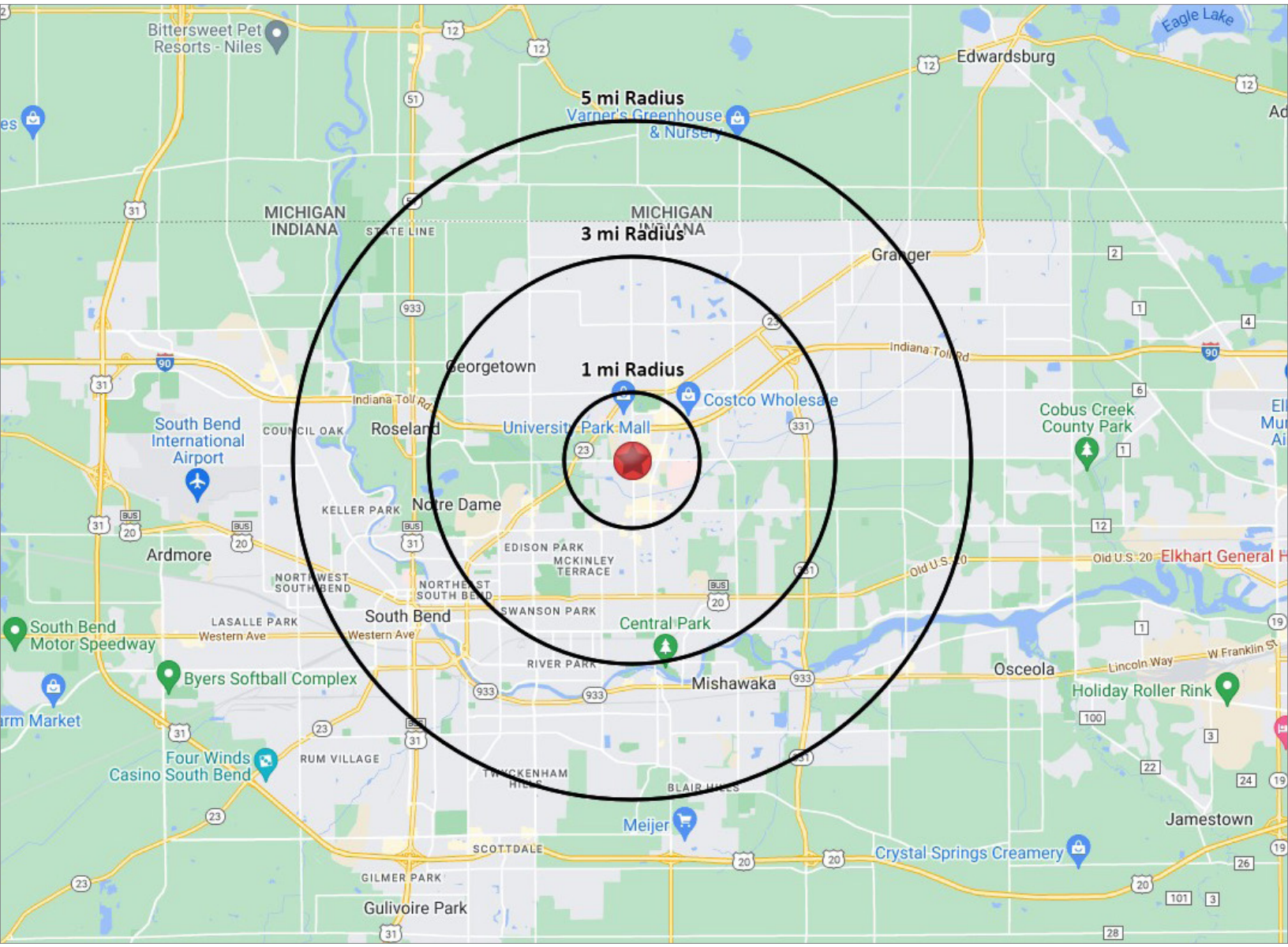

POPULATION

1 MILE	5,349
3 MILE	69,914
5 MILE	159,934

NUMBER OF HOUSEHOLDS

1 MILE	2,958
3 MILE	27,950
5 MILE	63,239

AVERAGE HOUSEHOLD INCOME

1 MILE	$60,619
3 MILE	$76,261
5 MILE	$79,855

MEDIAN HOME VALUE

1 MILE	$166,072
3 MILE	$190,332
5 MILE	$178,466

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