

## SUITES FOR LEASE

130 Red Coach Dr. and 229 Red Coach Dr. | Mishawaka, IN 46545



### Well Maintained, Managed and Established Office Park Environment

<b>Building Size:</b>	87,496 SF
<b>Available Space:</b>	130 Red Coach Dr. - 4,368 SF 229 Red Coach Dr. - 2,500 SF
<b>Zoning:</b>	S-2 PUD
<b>Parking:</b>	Drive-up Surface Parking
<b>Year Built:</b>	1996
<b>Signage:</b>	Monument and Suite Signage.
<b>Lease Rate:</b>	\$13.25 PSF MG
<b>CAM:</b>	\$4.60 *

[CLICK TO VIEW PROPERTY ONLINE](#)

#### Details:

Cambridge Office Park is a premier Class "A" office complex featuring eight buildings totaling 87,496 square feet on 8.08 acres. This multi-tenant office building was built in 1996. Its campus-style layout offers tenants the flexibility to expand and customize their own standalone spaces. Each building operates independently, with tenant-controlled heating and cooling systems. The property offers ample parking, including handicapped spaces and convenient drive-up access. Equipped with a fiber optic network, Cambridge Office Park fosters a dynamic professional environment shared by a thriving community of business and medical professionals.

\* Note: In addition to base rent and CAM, the tenant is responsible for gas, electric, janitorial, phone/data and contents, and liability insurance.



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# 130 RED COACH

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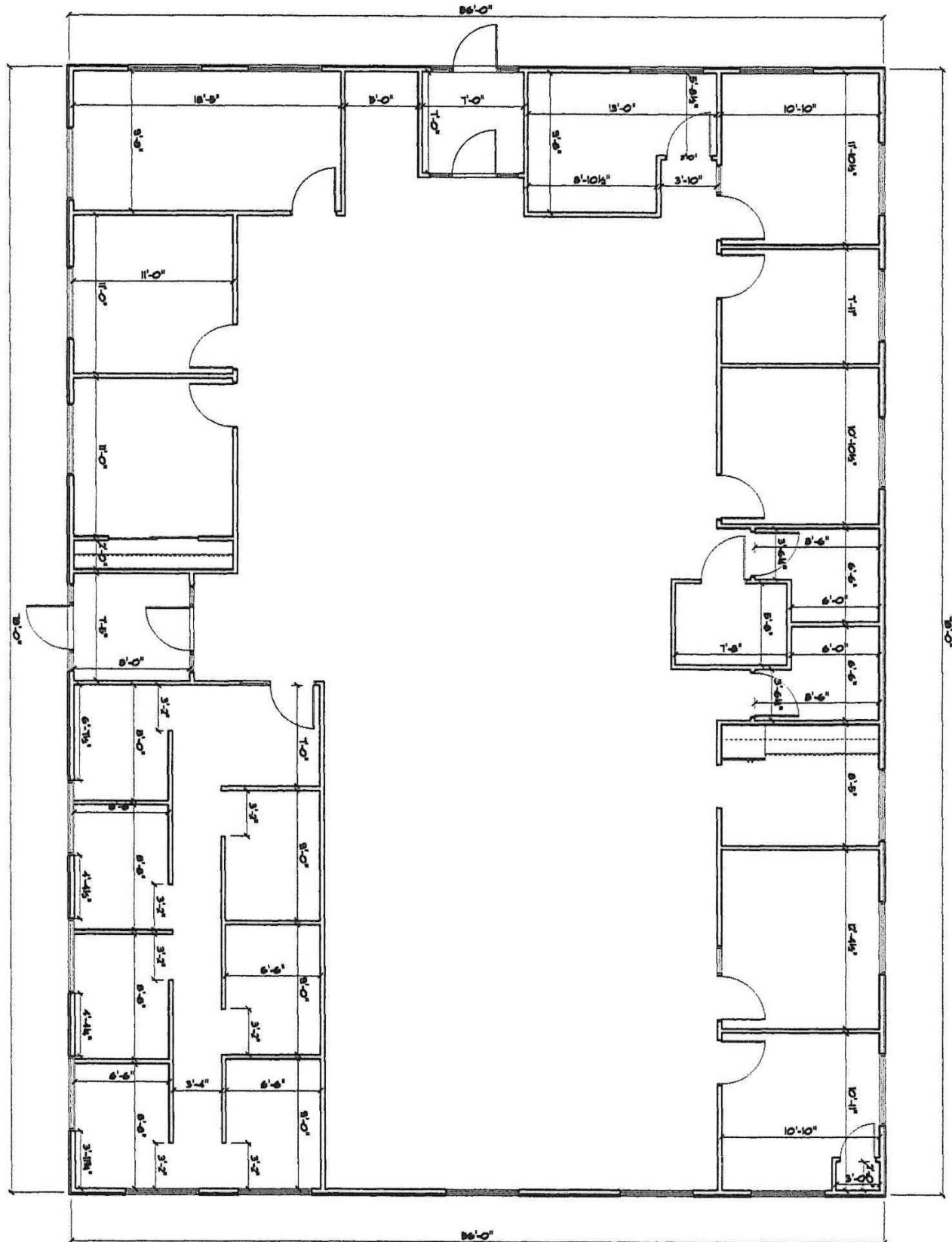
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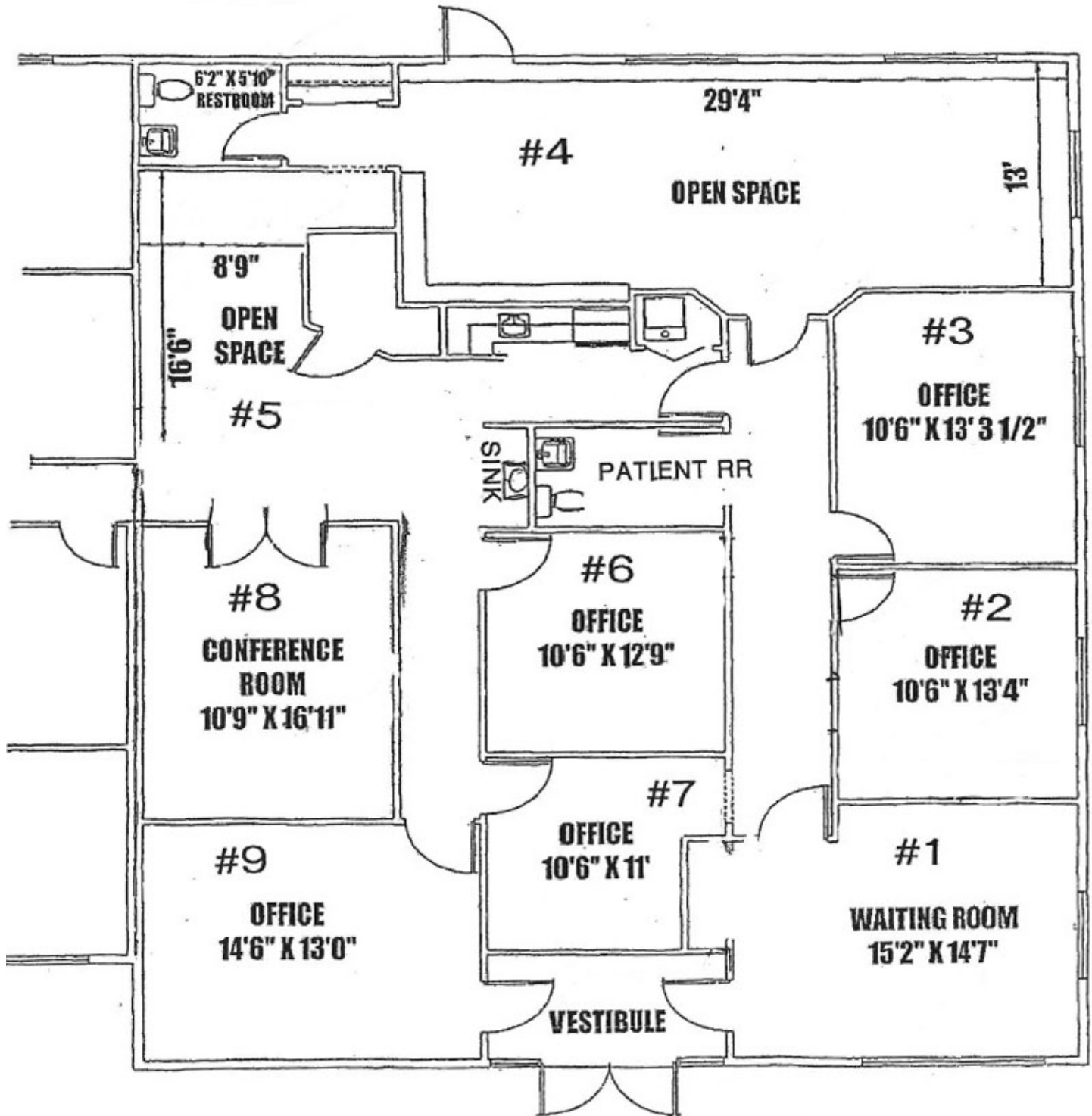
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# SITE PLAN

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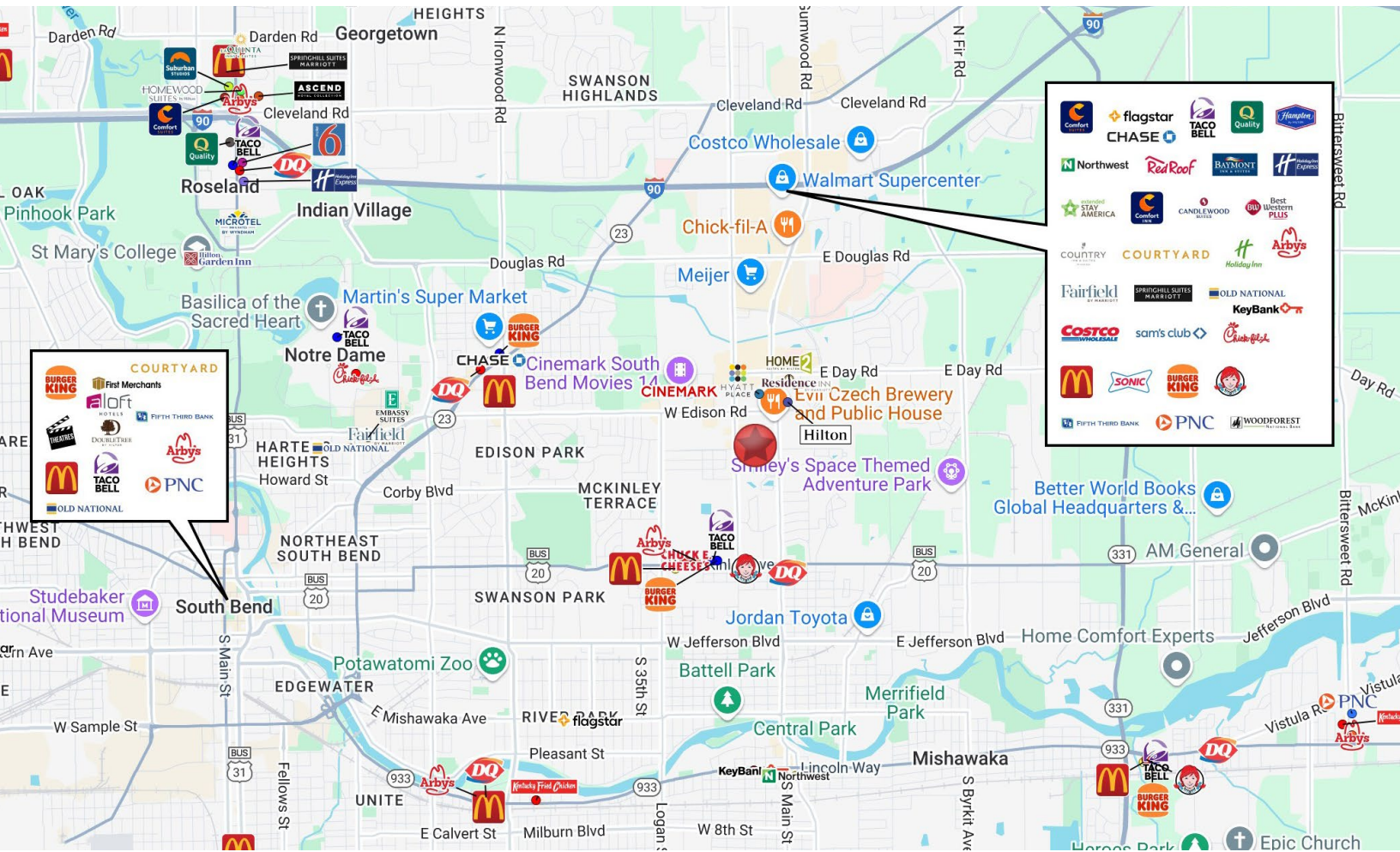
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# LOCATION OVERVIEW

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Cambridge Office Park is strategically situated at the intersection of W. Catalpa Drive and Red Coach Drive, just a half block east of the Grape Road corridor and Edison Lakes Corporate Park. Located within the University Park Trade Area (UPTA) - one of Indiana's most prominent retail and commercial hubs - the area boasts over 5 million square feet of retail, office, and hotel space. Its proximity to major universities such as the University of Notre Dame, Saint Mary's College, Bethel College, and Indiana University South Bend provides a strong foundation for continued growth and a highly educated workforce.

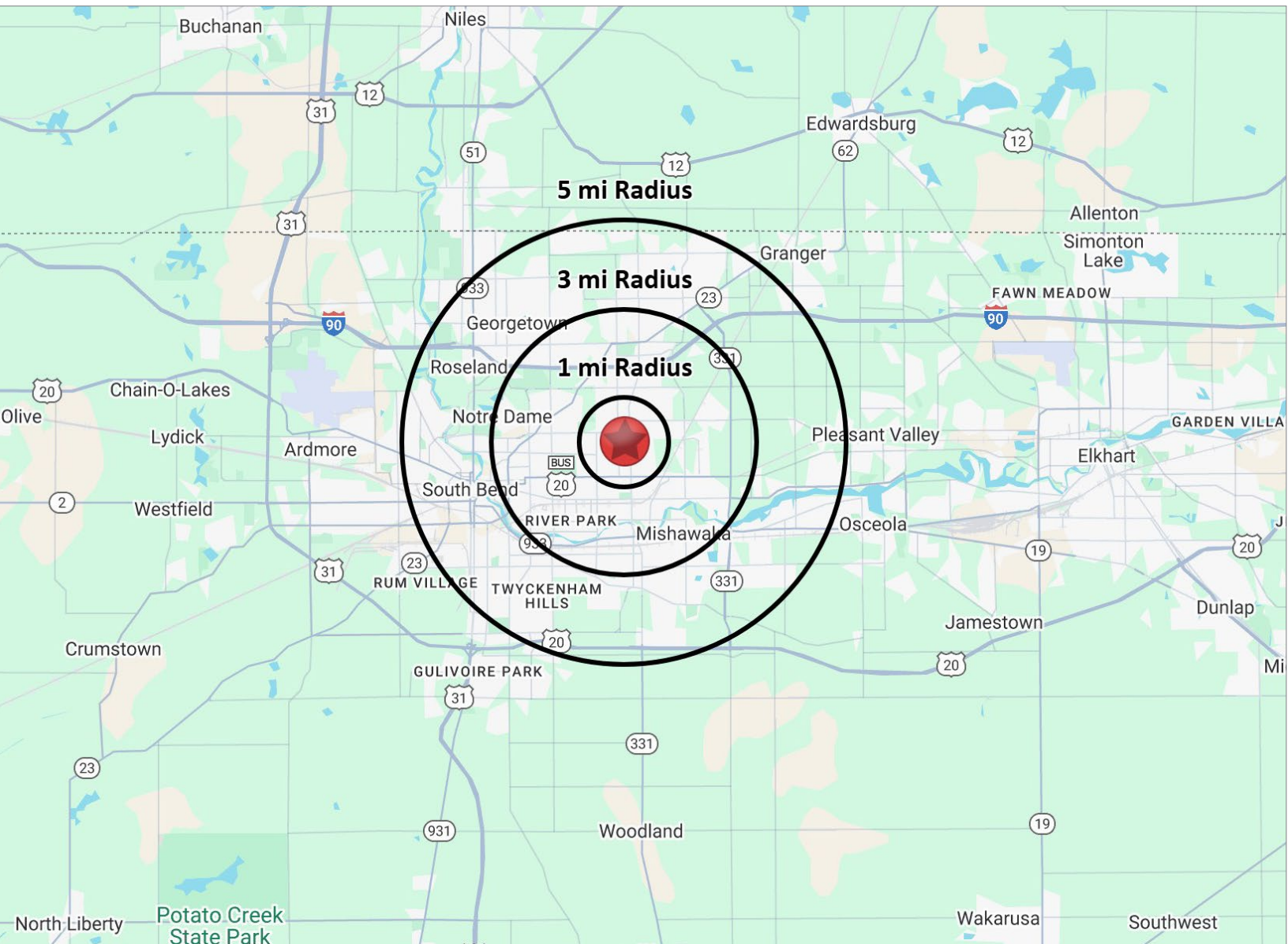




# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	10,522
3 MILE	83,037
5 MILE	176,056



### NUMBER OF HOUSEHOLDS

1 MILE	1,709
3 MILE	17,988
5 MILE	41,697



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$55,538
3 MILE	\$80,938
5 MILE	\$93,772



### MEDIAN HOME VALUE

1 MILE	\$160,495
3 MILE	\$180,550
5 MILE	\$197,056