Confidential Offering Memorandum

SAINT JOSEPH HEALTH SYSTEM
209 E. JEFFERSON ST.
PLYMOUTH, IN 46563

Single-Tenant Medical Office Investment

NAI Cressy
CRESSY.COM



Confidential Disclaimer

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 209 E. Jefferson Street, Plymouth, IN (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser:

Signed Name:_____

Printed Name:_____

Title:_____

Mailing Address: _____

Phone #: _____ Email Address: _____

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this _____ day of _____20_____.

Representing Broker(s):

Printed Name: Samuel Cressy, Broker

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: Scressy@Cressy.com

Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060

Property Overview

Single-tenant medical office building leased to Saint Joseph Regional Medical Center (Trinity Health) through January 31, 2032, with three 5-year renewal options. The hospital has occupied the building since 2011. The 6,543 SF single-story building sits on 1.34 acres with a large paved lot, repaved in 2021, plus ancillary income from a trailer-pad land lease and a parking agreement.

Lease summary available to qualified buyers upon signing a confidentiality agreement.

VIEW LISTING ONLINE

ADDRESS	209 E. Jefferson Street Plymouth, IN 46563
TOTAL SQUARE FEET	6,543 SF
PARCEL SIZE	1.34 Acres
OCCUPANCY	100%
ZONING	C-1
YEAR BUILT	1960
REMODELED	2017
PARKING	Large paved surface lot on site, repaved 2021. Four spaces leased to Mila's under a parking agreement.
LIST PRICE	$1,760,000

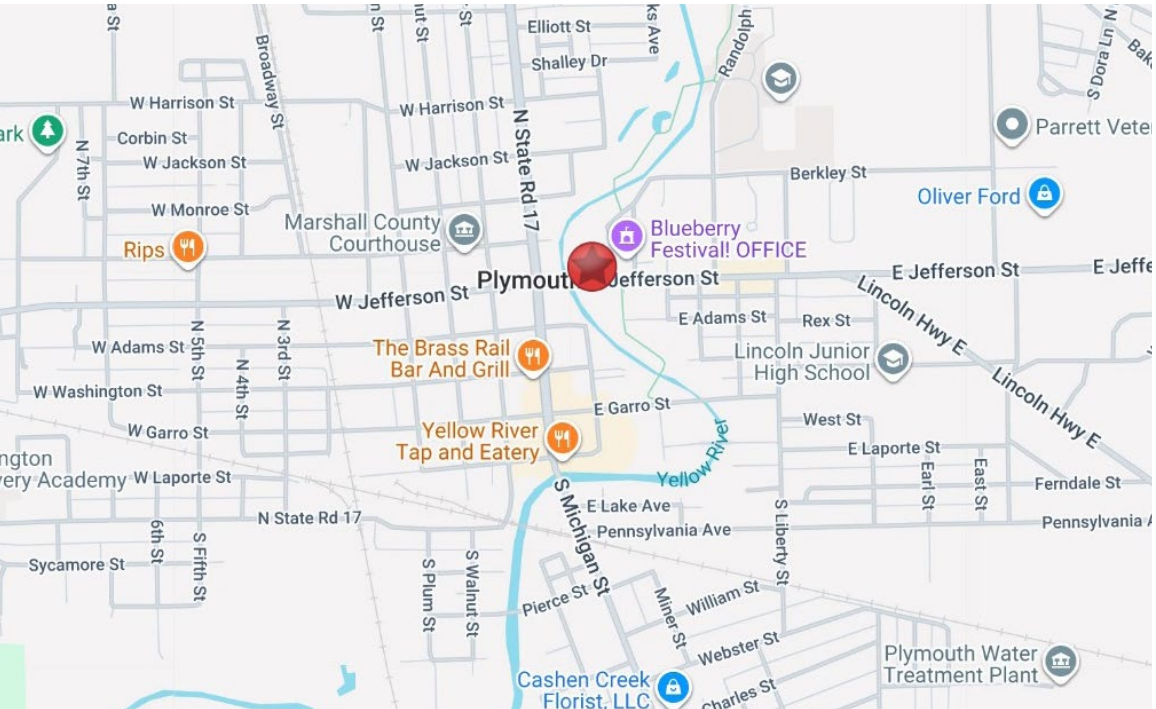


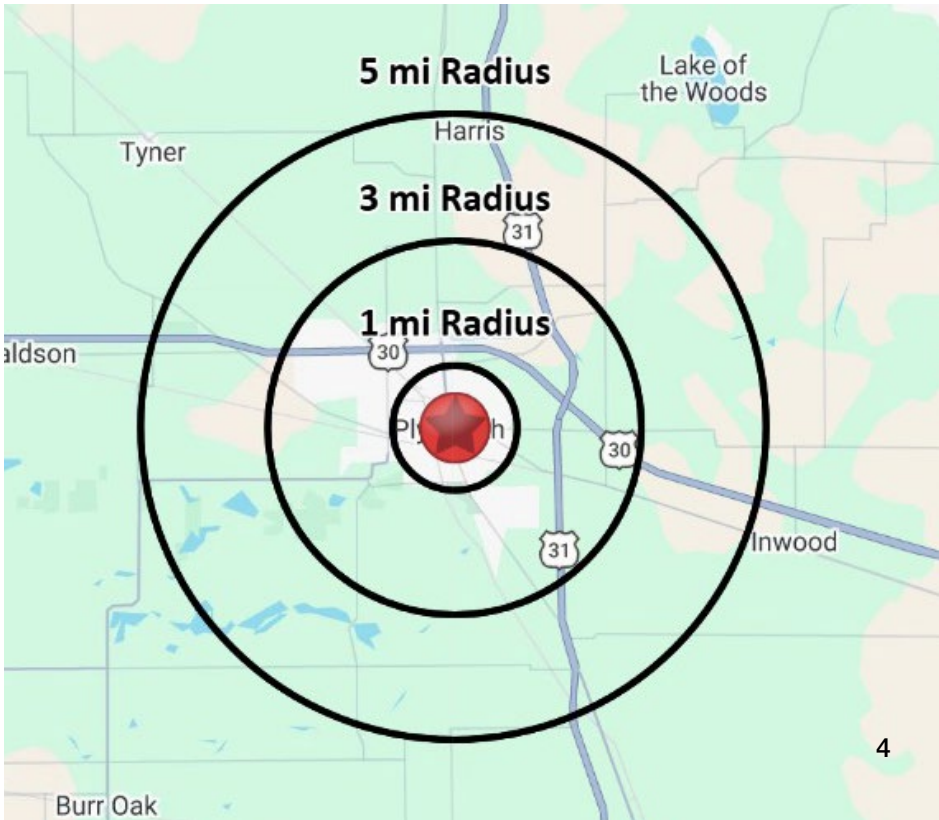
Location Overview

Plymouth, Indiana, the Marshall County seat, about 25 miles south of South Bend. The property sits on E. Jefferson Street near downtown Plymouth, with easy access to US-30 and US-31.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,361	14,587	18,182
HOUSEHOLDS	1,722	3,799	4,990
AVERAGE HOUSEHOLD INCOME	$78,029	$88,514	$93,153
MEDIAN HOME VALUE	$145,810	$187,387	$200,652





Property Photos











Market Overview

MARSHALL COUNTY, INDIANA

Marshall County has about 46,600 residents, with Plymouth as the county seat. Its economy is built on manufacturing, healthcare and logistics, with access to US-30 and US-31.



KEY EMPLOYERS

- Southwire
- Nishikawa Cooper
- Walmart
- Universal Bearings
- Saint Joseph Health System
- Bremen Castings

DISTANCE TO MAJOR CITIES

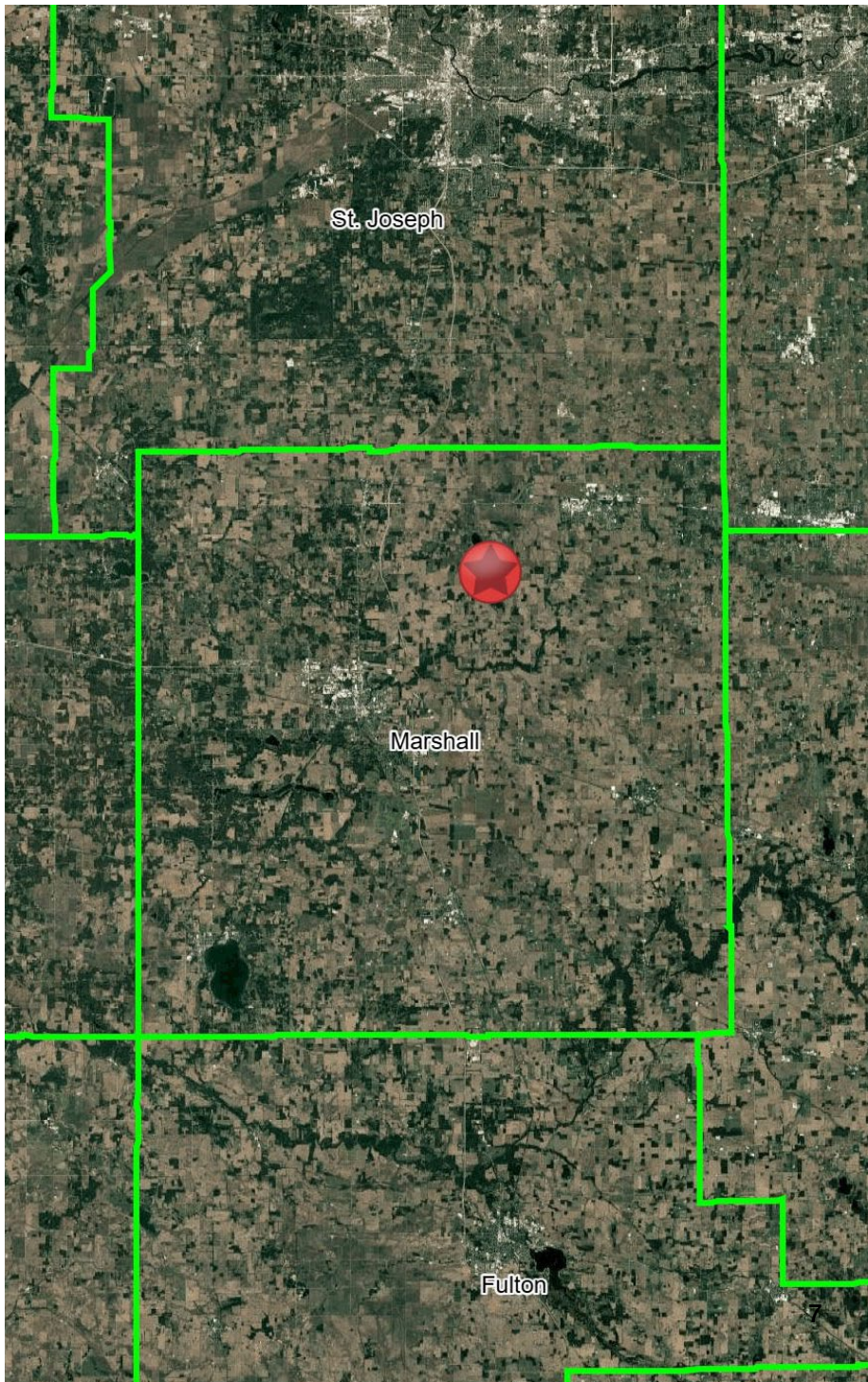
Chicago, IL	95 miles
Indianapolis, IN	115 miles
Grand Rapids, MI	140 miles
Detroit, MI	200 miles



Market Overview

2026 Demographics | Marshall County	
Population	46,559
Households	17,617
Average Household Income	$92,318
Median Age	39.6
Average Commute Time	22.8 minutes
Total Businesses	1,063
Unemployment Rate	3.3%
Median Home Value	$236,642





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