

# ST. JOSEPH REGIONAL MEDICAL CENTER MEDICAL OFFICE BUILDING

611 E. Douglas Road | Mishawaka, IN 46545



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# PROPERTY SUMMARY

## MEDICAL OFFICE SPACE FOR LEASE

611 E. Douglas Road | Mishawaka, IN 46545



## State-of-the-art 205,573 SF Medical Office Building Connected to the St. Joseph Regional Medical Center

**Building:** 205,573 SF Green, Certified Gold LEED Building

**Available:** 2,336 RSF - 11,653 RSF

**Land:** 84.47 Acres

**Zoning:** PUD

**Year Built:** 2009

**Parking:** Underground parking for physicians which is connected to the medical office building and the hospital. Ample surface parking and covered drop off for patients and visitors.

**Lease Rate:** Negotiable (Includes build-out allowance)

[VIEW PROPERTY ONLINE](#)

[VIEW PROPERTY VIDEO](#)

[INTERACTIVE TOUR - 308](#)

[INTERACTIVE TOUR - 102](#)

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**Located in the Edison Lakes Corporate Park Campus, the Building Has a Healing Garden with Ponds and Walkways to Promote a Tranquility and Relaxation**

**Join These Tenants:**

Northern Indiana MRI Center

Wound Healing Center

Alick's Home Medical

Midwest Cardiovascular Specialists

The Centre PC

Paqui and Brian Kelly Comprehensive Breast Center

# FLOOR PLANS

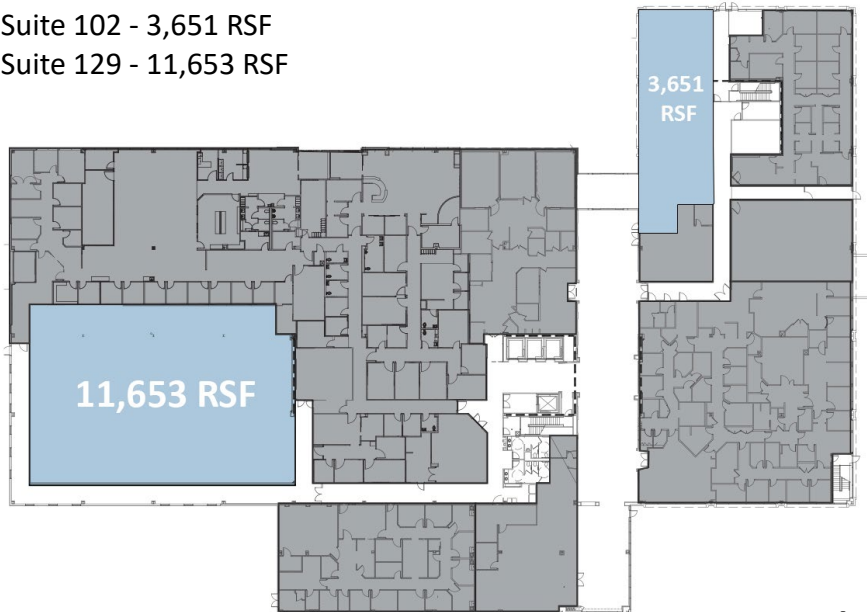
## MEDICAL OFFICE SPACE FOR LEASE

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### Floor 1

Suite 102 - 3,651 RSF

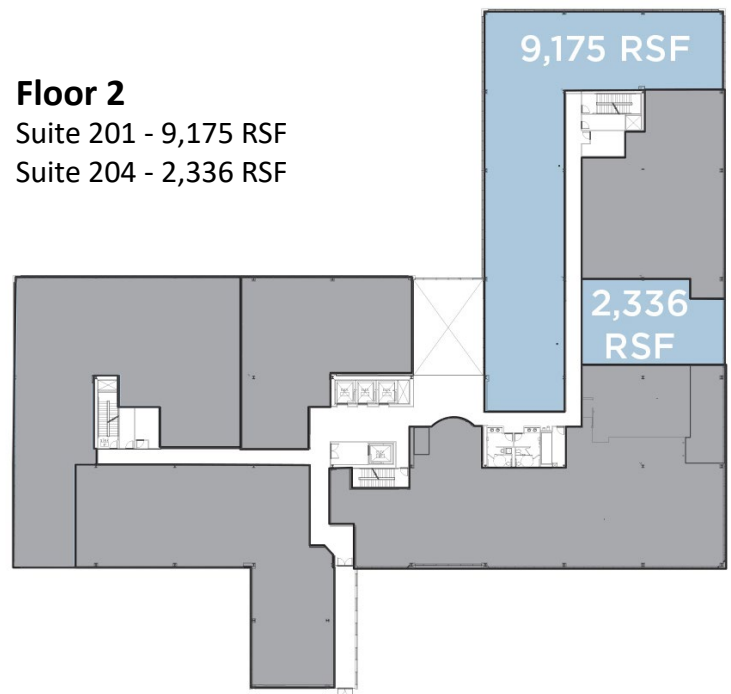
Suite 129 - 11,653 RSF



### Floor 2

Suite 201 - 9,175 RSF

Suite 204 - 2,336 RSF



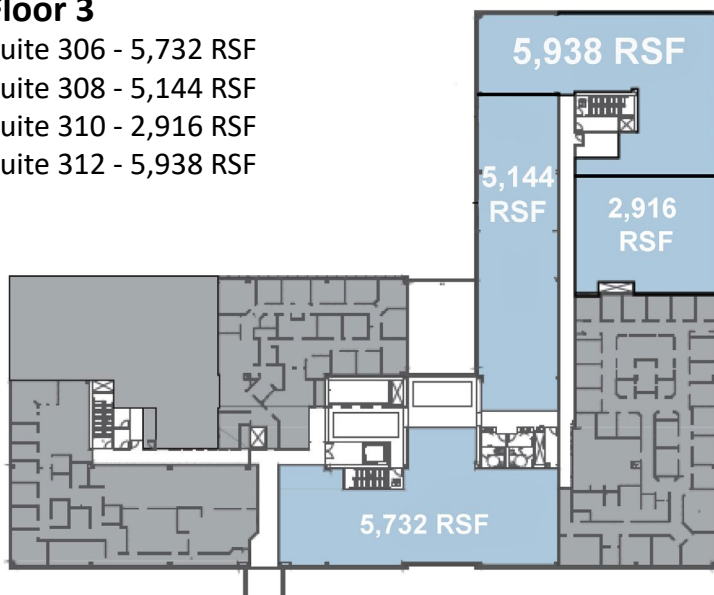
### Floor 3

Suite 306 - 5,732 RSF

Suite 308 - 5,144 RSF

Suite 310 - 2,916 RSF

Suite 312 - 5,938 RSF

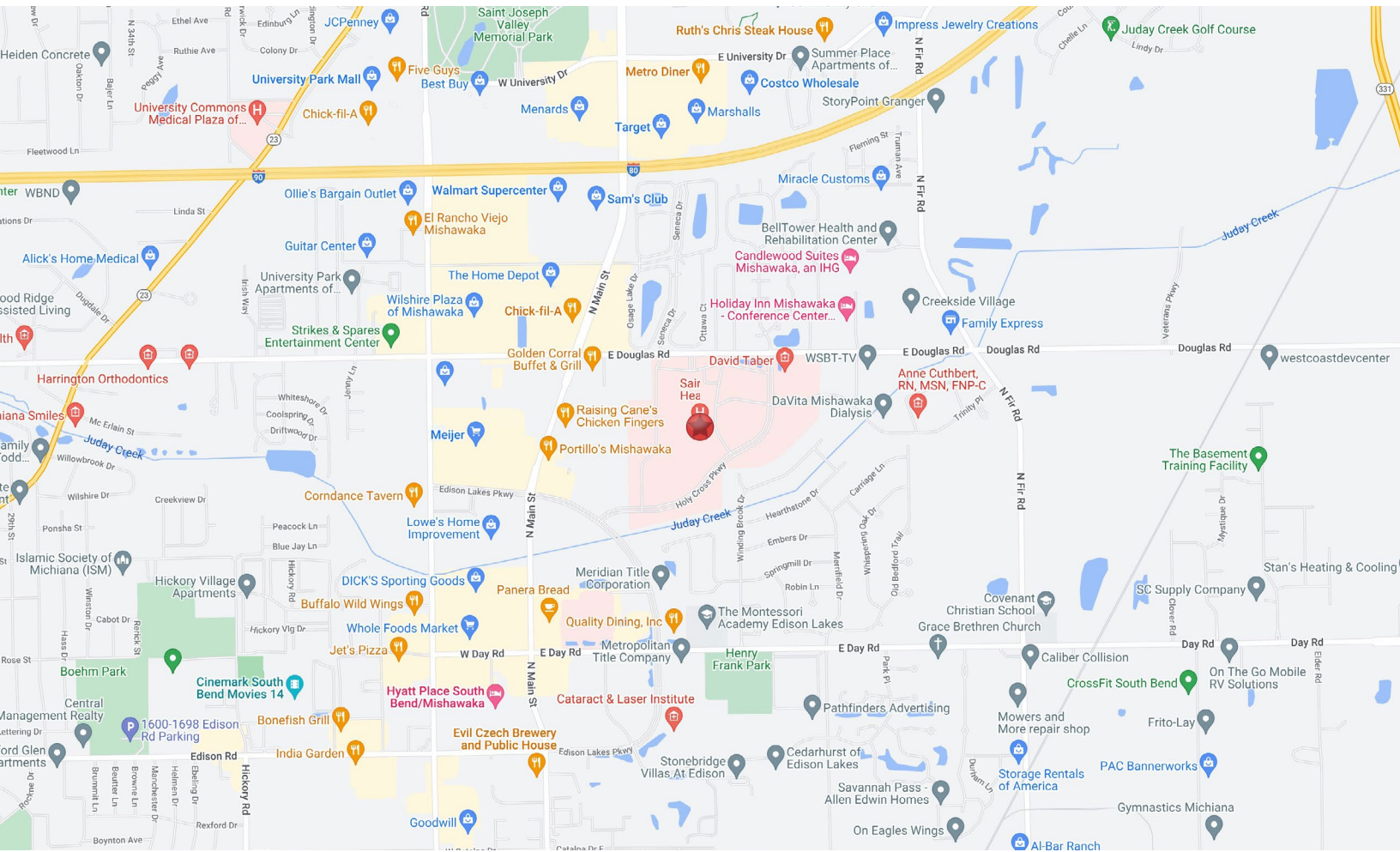




# LOCATION OVERVIEW

## MEDICAL OFFICE SPACE FOR LEASE

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- Campus consists of over 6 million square feet of space, one of the highest demographic areas.
- Minutes from I-80/90 Toll Road and US 20/31 Bypass.
- Three Miles from The University of Notre Dame, Five Miles from Downtown South Bend, Seven Miles from Elkhart.



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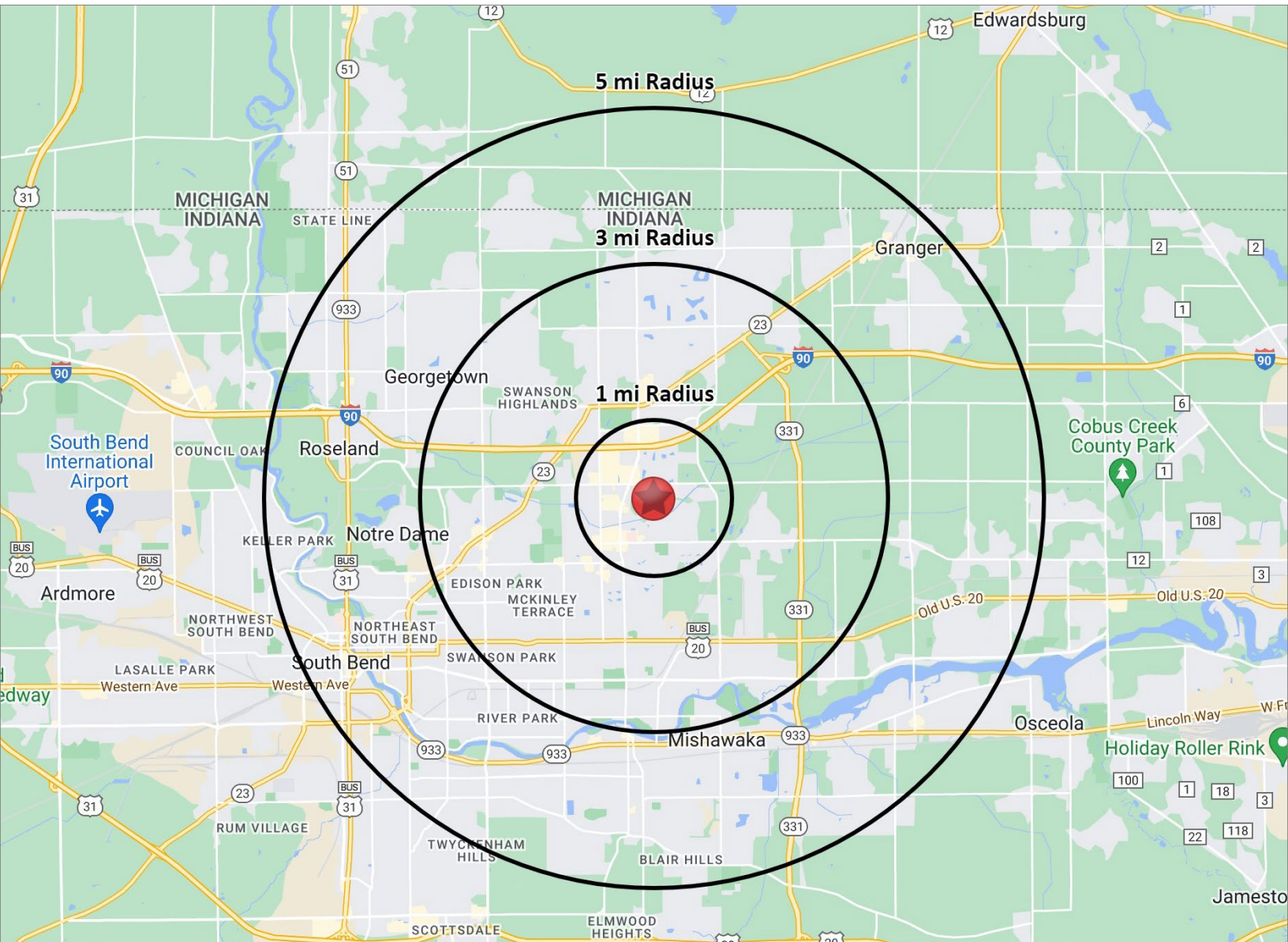
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# 2023 DEMOGRAPHICS

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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