

VALUE ADD MEDICAL OFFICE SPACE INVESTMENT

60101 Bodnar Boulevard | Mishawaka, IN 46544



Partially Occupied Medical Office Building (46.5% Occupied) With Blue Sky

Total Building:	47,250 SF (46.5% Occupied)
Available:	7,162 SF (1st Floor), 18,140 SF (2nd Floor)
Built:	2007
Zoned:	PUD
Utilities:	Municipal
HVAC:	Gas-Forced Air Heat & A/C
Lease Rate:	\$14.95 - \$19.95 PSF NNN, + \$7.40 PSF Est. CAM (shell up to finished. Includes \$2.00 PSF build-out allowance per year of lease term.)
Reduced Price:	\$2,950,000 (\$6,300,000)
NOI:	\$259,006 (In Place = 8.8% CAP & Blue Sky = 20.1%)

Details:

Multi-tenant medical office building is part of a master-planned regional medical campus with beautifully landscaped grounds on the south side of Mishawaka. Existing tenants are LabCorp, St. Joseph Regional Medical Centers (Trinity Health System) Sleep Clinic and Family Practice with Imaging. The building was built in 2007 and benefits from the efficiencies of the newer mechanicals while enjoying modern cosmetics and ADA accessibility. There is 2,582 SF of finished space and 4,580 SF of shell space on the first floor. On the second floor, there is 12,094 SF of finished space and 6,046 SF of shell space. Build-out allowance dependent upon length of lease and credit worthiness of the tenant(s). Site has expansion possibilities.

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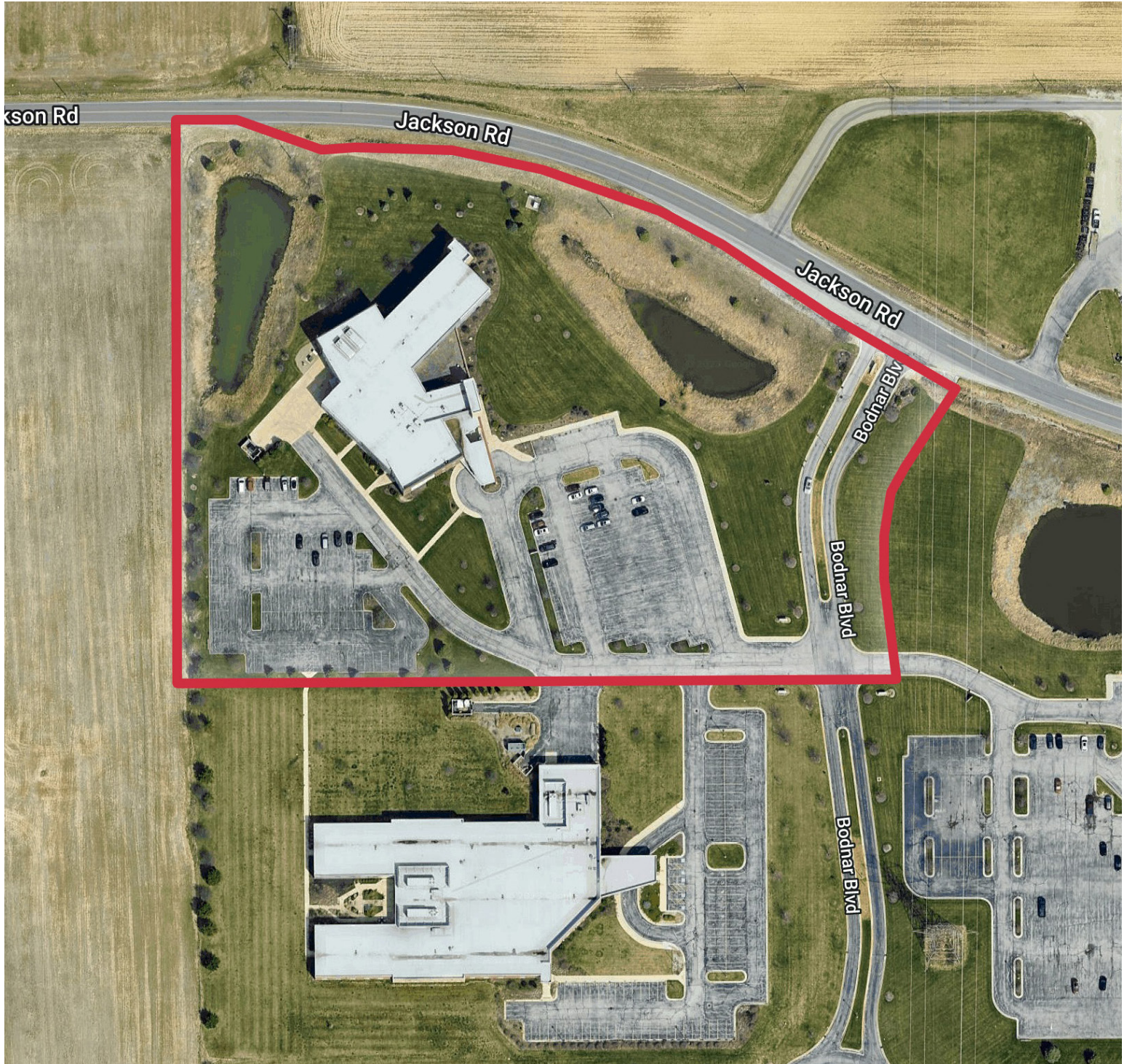
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1ST FLOOR PHOTOS

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2ND FLOOR PHOTOS

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UNFINISHED SPACE

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FLOOR PLAN

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1st Floor Space



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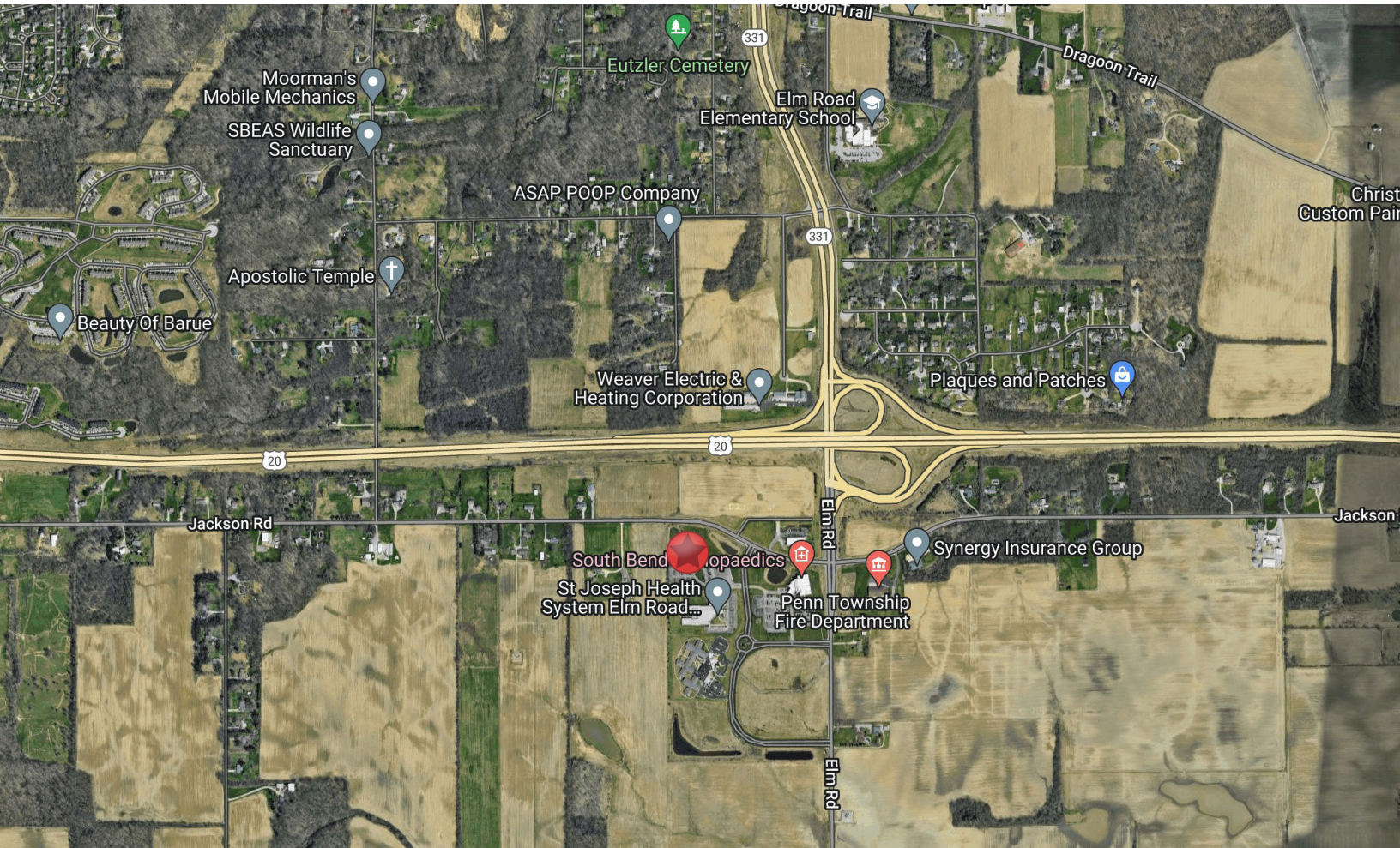
2nd Floor Space



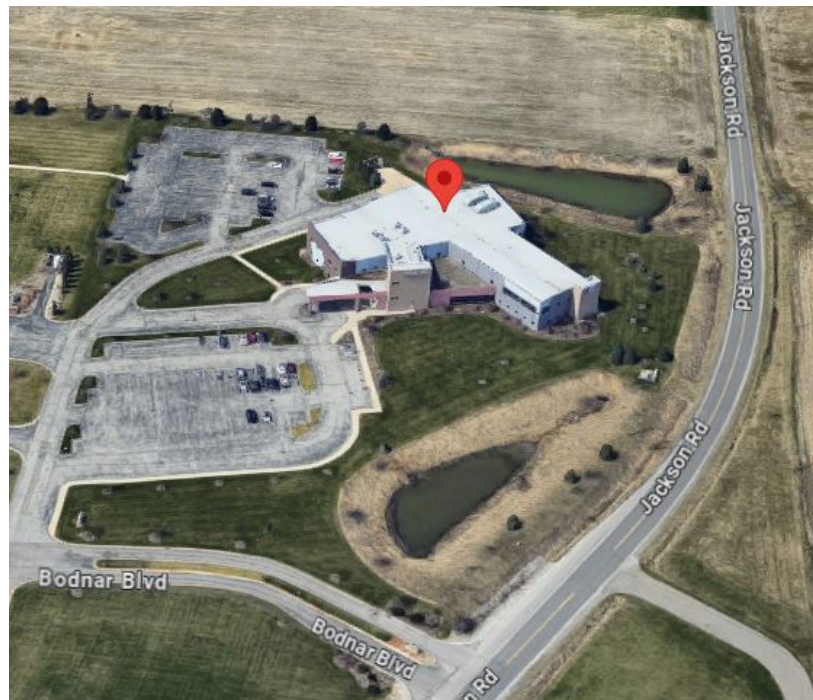
LOCATION OVERVIEW

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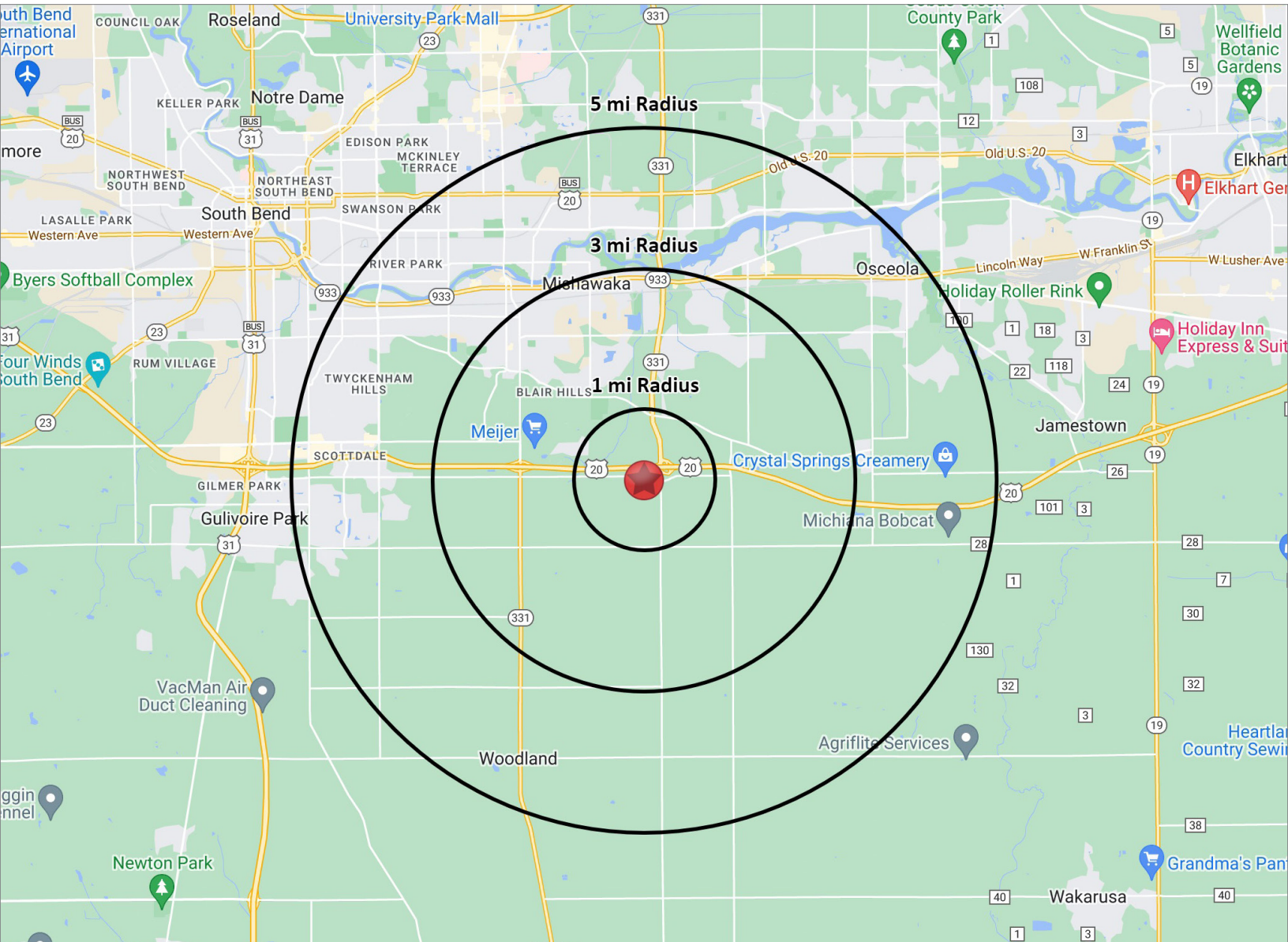
- The property is easily accessible at the St. Joseph Valley Parkway (US 20/31 Bypass) and SR 331, providing easy access to Elkhart, Goshen, La Porte and the I-80/90 Toll Road to the north.
- The geographic location provides service to an under served population.



2023 DEMOGRAPHICS

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POPULATION

1 MILE	945
3 MILE	19,032
5 MILE	72,954



NUMBER OF HOUSEHOLDS

1 MILE	404
3 MILE	7,956
5 MILE	31,272



AVERAGE HOUSEHOLD INCOME

1 MILE	\$95,177
3 MILE	\$85,396
5 MILE	\$84,619



MEDIAN HOME VALUE

1 MILE	\$238,902
3 MILE	\$165,814
5 MILE	\$158,654



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