

Office Space for Sale or Lease

The Troyer Group | 550 Union Street

Mishawaka, Indiana

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Price Reduced | Most Affordable, Quality Office Space in the Market | Opportunity Zone



Snapshot

Building:	35,842 SF
Available:	24,015 SF on 1st Floor
Land:	2.87 Acres
Zoning:	I-2
Parking:	Abundant parking with easy access (120+ spaces)
Year Built:	1965; Remodeled by The Troyer Group Architectural Firm in 1997
Price Reduced:	\$1,700,000 (\$3,050,000)
Lease Rate:	\$11.00 PSF NNN

Property Details

Price reduced! This building was built as the corporate headquarters for Dodge Manufacturing in 1965 and renovated by and for The Troyer Group Architectural Firm in 1997 with high quality, state of the art systems and finishes demonstrating their innovative approach to their craft. Compromising 35,842 SF, two-story office space is for sale or for lease. On almost 3 acres, this building is standing as the most affordable, quality office space in the market. South of the Mishawaka CBD, this property offers 120+ parking spaces, a variety of formal and informal rooms, custom cherry and maple details throughout the space with an open floor plan creating flexibility to accommodate one or multiple users. The outdoor patio creates a special Spring and Summer employee break or lunch area. The building is outfitted with flexible Steelcase landscape office furnishings which are available. Located in an Opportunity Zone.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

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Office Space for Sale or Lease

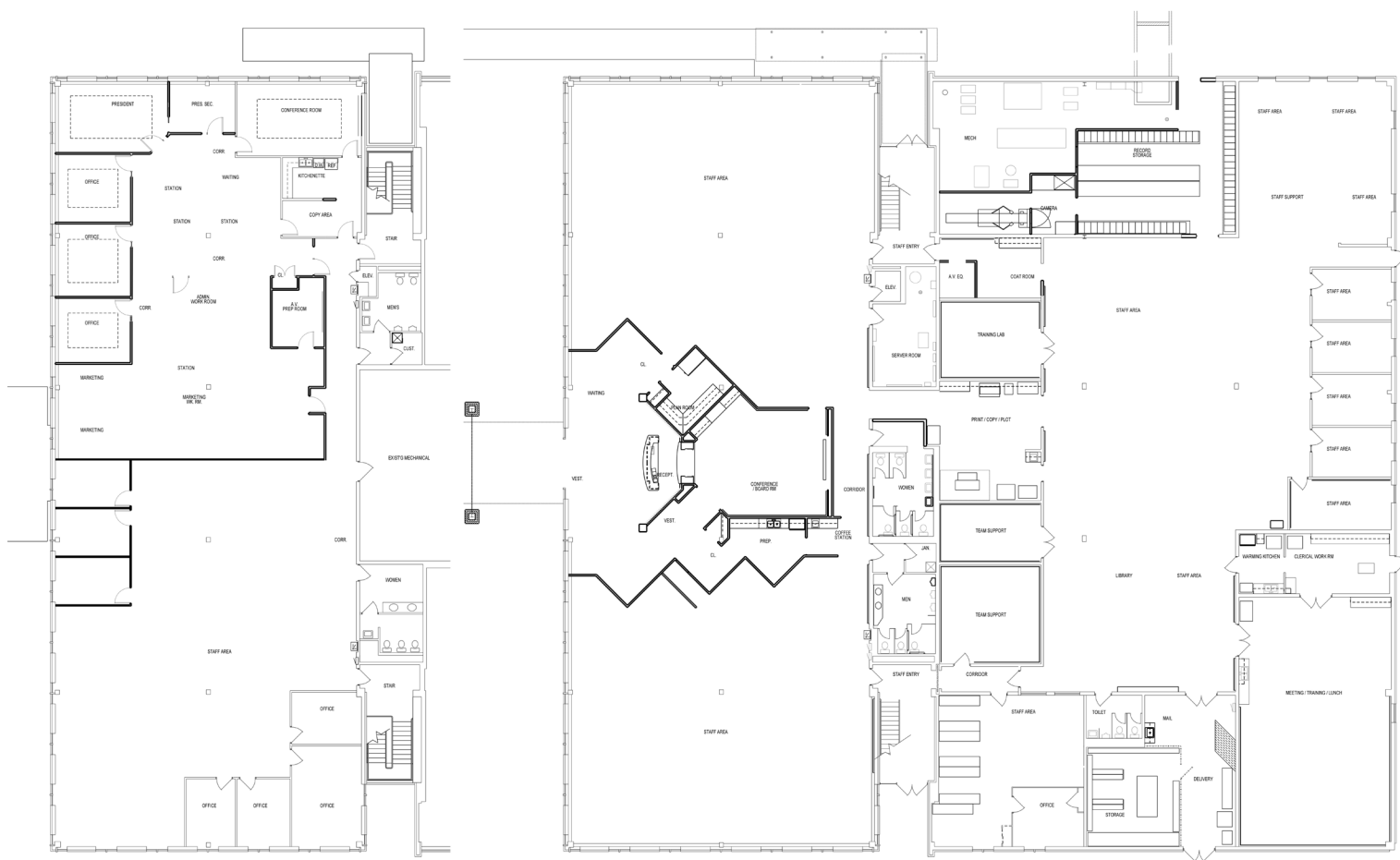
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Floorplan



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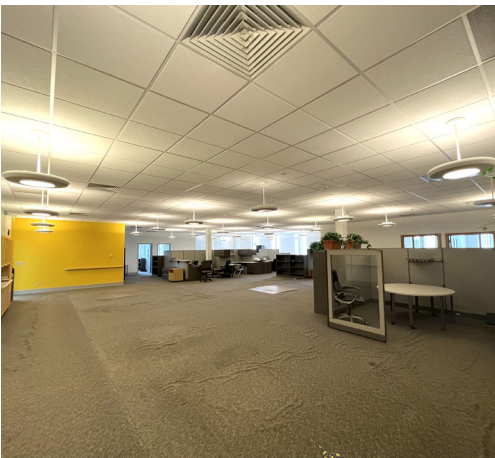
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Stunning Lobby and Open, Adaptable Floor Plan



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Office and Common Areas With High-End Finishes | Plenty of Storage



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Located Less Than 1 Mile From Mishawaka's Central Business District



Location

This property is located at the corner of Union Street and E 7th Street, less than a mile from the Mishawaka CBD with quick access to the US 20 Bypass. The City of Mishawaka has infused the downtown area with several revitalization and new development projects along the River Walk. The River Walk includes mixed-use urban developments along the banks of the St. Joseph River anchored by the beautifully landscaped and vibrant Beutter Park. The park is a destination that brings people to the downtown area to enjoy seasonal produce markets, summer concert venues, movies in the park, art fairs and the river-walk way that loops around both sides of the river and connects to several city parks along the river bank.

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	13,026	68,404	143,662	<ul style="list-style-type: none"> • 16,182 on Union Street • 11,934 on Lincolnway E, North of Property
NUMBER OF HOUSEHOLDS	5,654	29,985	58,506	
AVERAGE HOUSEHOLD INCOME	\$49,969	\$60,582	\$66,892	
MEDIAN HOME VALUE	\$102,476	\$116,523	\$128,865	

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