

Office Building for Sublease

3820 Edison Lakes Pkwy.
Mishawaka, Indiana 46545



Recently Remodeled Stand Alone Office Building



Snapshot

Building Size:	9,698 SF
Land:	1.46 Acres
Zoning:	C-1
Year Built:	1988; Remodeled 2020
Parking:	Ample Private Parking
Security:	System and Cameras
Lease Rate:	\$20.50 PSF MG

Property Details

Recently remodeled 9,698 SF 2-story, stand-alone office building in the beautiful Edison Lakes Corporate Park with gorgeous water features and a park-like setting. Built in 1988 and remodeled in 2020 the building features a large reception foyer with grand stairway, 8 offices and 5 large open areas, conference room, break room, IT/server room with separate A/C and fire suppression system, multiple storage rooms; Kohler back-up generator and a chair lift to the second floor. Close to the University Park Trade Area which encompasses over 6 million square feet of retail and restaurant space and less than one mile from the Saint Joseph Regional Medical Center.



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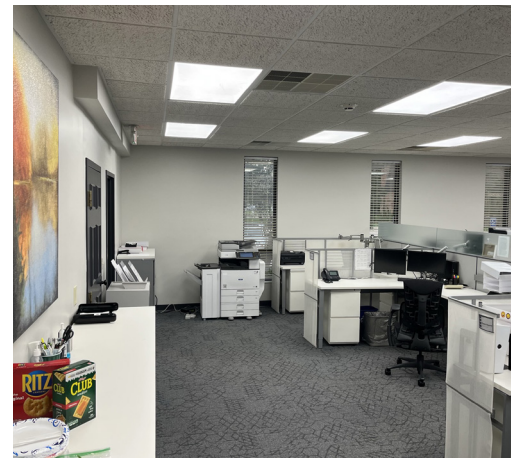
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Property Photos



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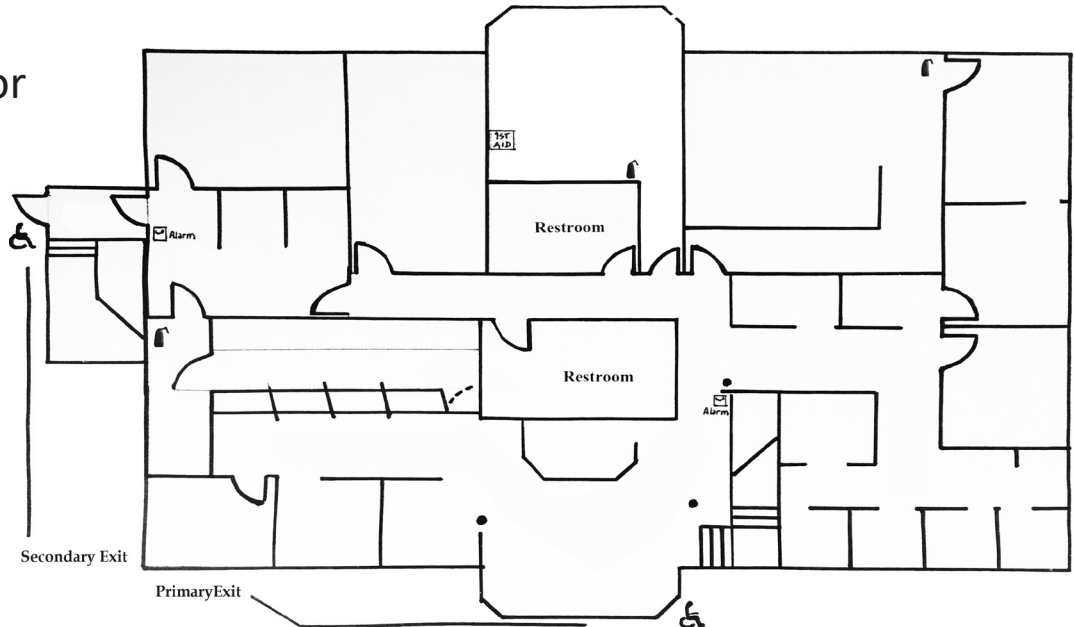
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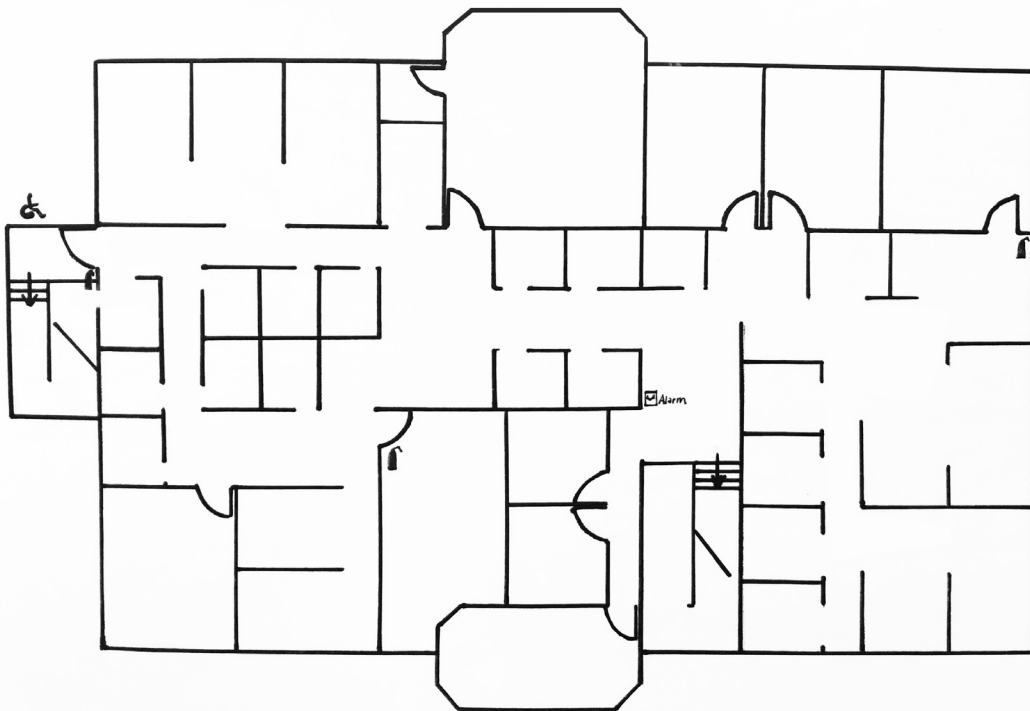
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First Floor



Second Floor



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Located in Edison Lakes Corporate Park



Location

Edison Lakes Corporate Office Park is in a prime location situated in a commercial office corridor and adjacent to several national tenants. South Bend/Mishawaka is in St. Joseph County less than 100 miles east of Chicago and 150 miles north of Indianapolis. Mishawaka is the twin city to South Bend, which along with the University of Notre Dame, is located just west of the city. The South Bend MSA has over 323,000 residents and over 127,000 households.

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