

Medical Office Space for Lease or Sale

270 East Day Road, Suite 260

Mishawaka, Indiana 46545



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Recently Renovated Medical Space Available



## Snapshot

Available:	Suite 260 - 2,878 - 3,770 SF
Year Built:	1994; remodeled in 2020
Parking:	Ample On-Site Parking
Zoning:	S-2
Class:	A
Lease Rate:	\$19.25 PSF NNN
List Price:	\$495,000

## Property Details

The subject suite consists of 2,878 square feet on the 1st floor featuring a reception/ lobby area, six exam rooms, x-ray room, three private offices, supply/storage area, nurse station, sterilization room, four restrooms, conference room, a separate employee entrance and patient entrance and discharge exit. The 2nd floor has 892 square feet with a break area, one private office, open work area and laundry/ storage room. The suite was recently remodeled with new carpet and paint (2020).

[VIEW PROPERTY](#)

4100 Edison Lakes Parkway, Suite 350  
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[www.cressy.com](http://www.cressy.com)

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Property Photos



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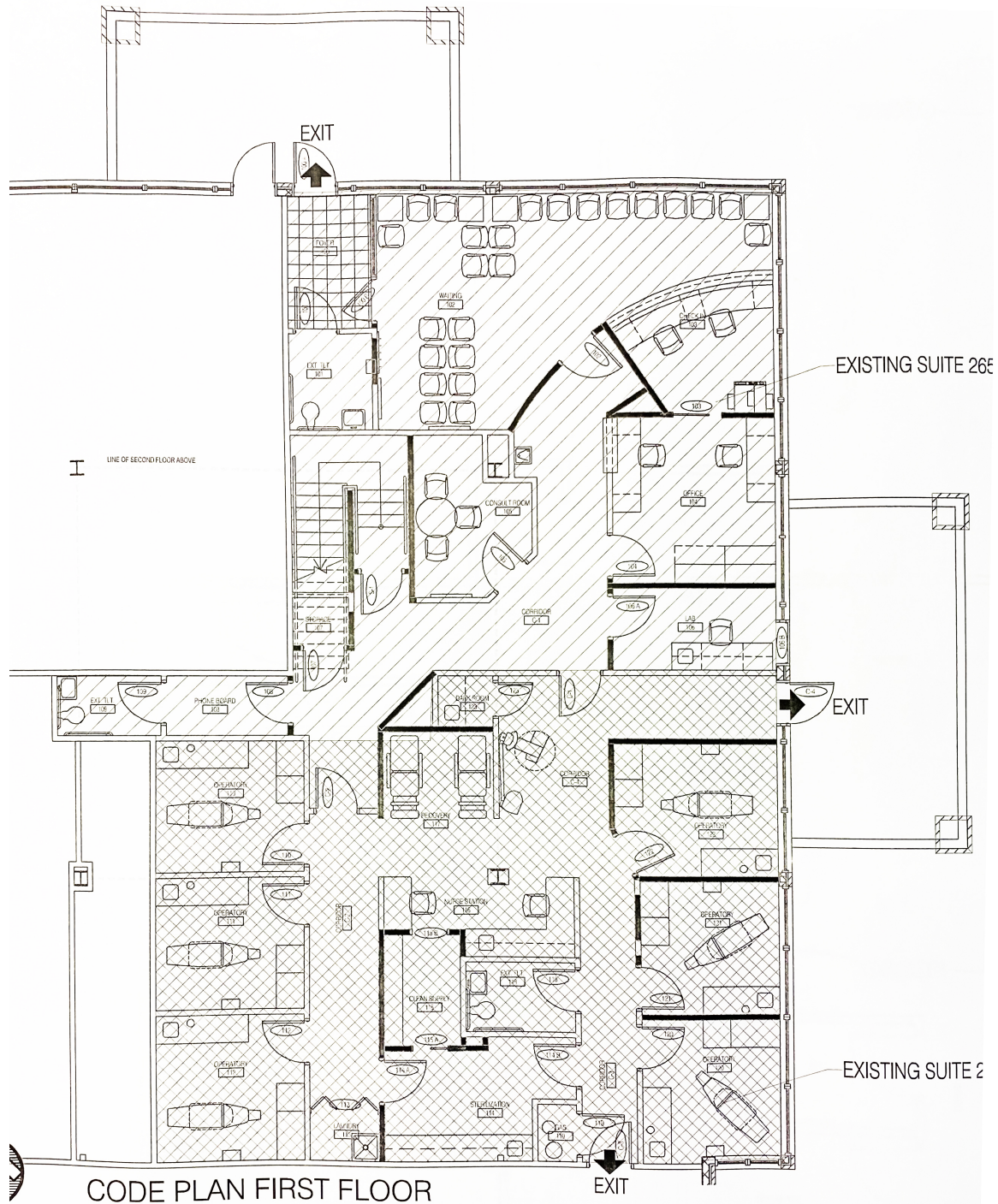
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First Floor Plan



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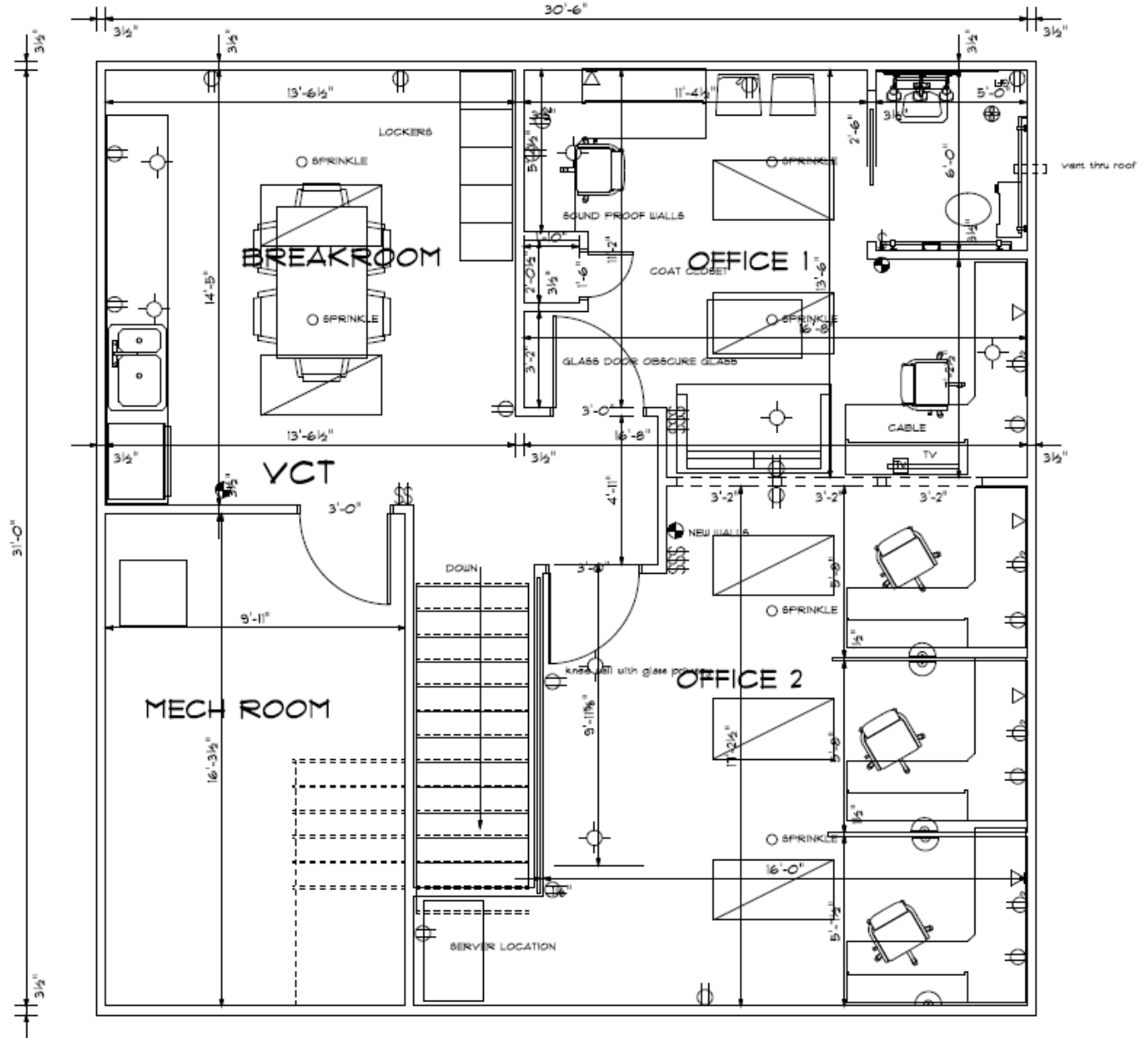
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**Second Floor Plan**

PROPERTY OF J WILSON CONSTRUCTION



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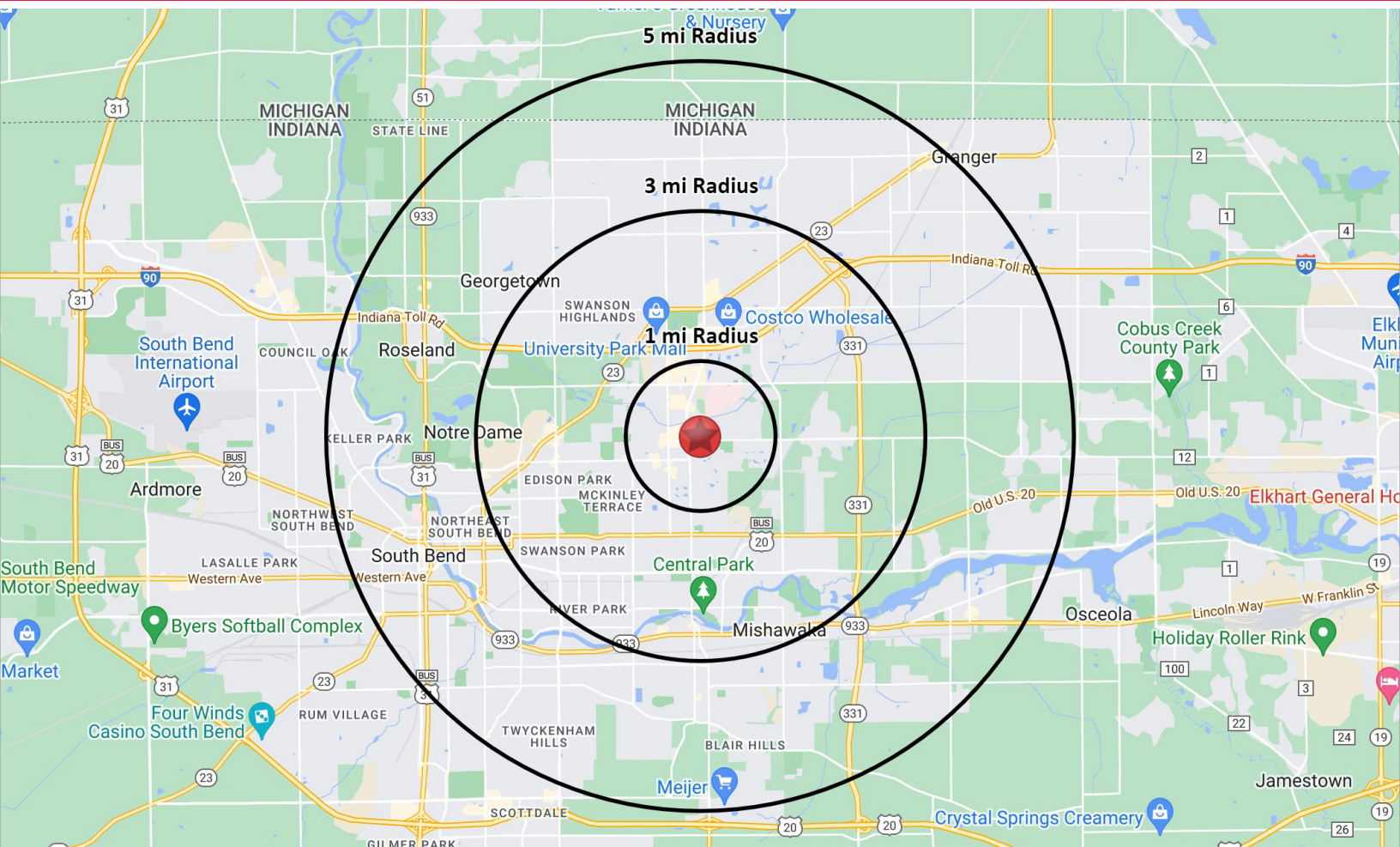
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Well-Located in Edison Lakes Medical Center



## Location

The subject property is located on the east side of the Edison Lakes Medical Center (ELMC) complex containing approximately 49,536 square feet of Class A medical office suites. The property is well-situated with excellent visibility within the Edison Lakes Corporate Park with easy access to a regional community via Douglas; Grape and Day Roads; North Main Street; I-80/90 Toll Road; and the Capital Avenue extension. Each suite has its own signage and on-site shared parking in a landscaped office park environment.

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,610	66,716	164,548
NUMBER OF HOUSEHOLDS	4,471	29,168	65,422
AVERAGE HOUSEHOLD INCOME	\$57,240	\$65,767	\$80,937

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