

Office/Flex Space for Sale or Lease



2026 Ironwood Circle

South Bend, Indiana 46635

Clean Office/Flex Space | Multi-Tenant Investment Property Near University of Notre Dame

Snapshot

Building Size:	7,040 SF
Available:	3,800 SF (Jan. 1, 2023)
Land:	0.51 acres
Year Built:	1970 - 1995
Zoning:	GB-General Business
Parking:	20 Paved Parking Spaces
OH Doors:	1 - 8' x 8' Overhead Door 1 - 12'x12' Overhead Door
Ceiling Height:	12' - 14'
Utilities:	Separately Metered (To Each Tenant)
Power:	200 Amp
HVAC:	Gas Radiant Heat & Air Conditioned
Lease Rate:	\$8.95 PSF NNN
List Price:	\$695,000



Property Details

This property is a well maintained 7,040 sq. ft. office/flex building available for sale or lease (3,800 SF). It is located within ½ mile of the University of Notre Dame with all its surrounding amenities and new developments. Recent improvements include new exterior paint, masonry tuckpointing, new asphalt sealing/stripping, and new landscaping. The 3,800 SF front space (available January, 2023) includes three (3) private offices, a large conference room, open workstation area, restrooms, and kitchenette, as well as a connected flex storage bay with 12' ceiling heights accessible by an 8' overhead door. Existing income from rear tenant Stryker Medical helps with an owner-occupant scenario.

The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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

A Global Brokerage Division of Cressy Commercial Real Estate

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3,800 SF Vacant Space Floor Plan



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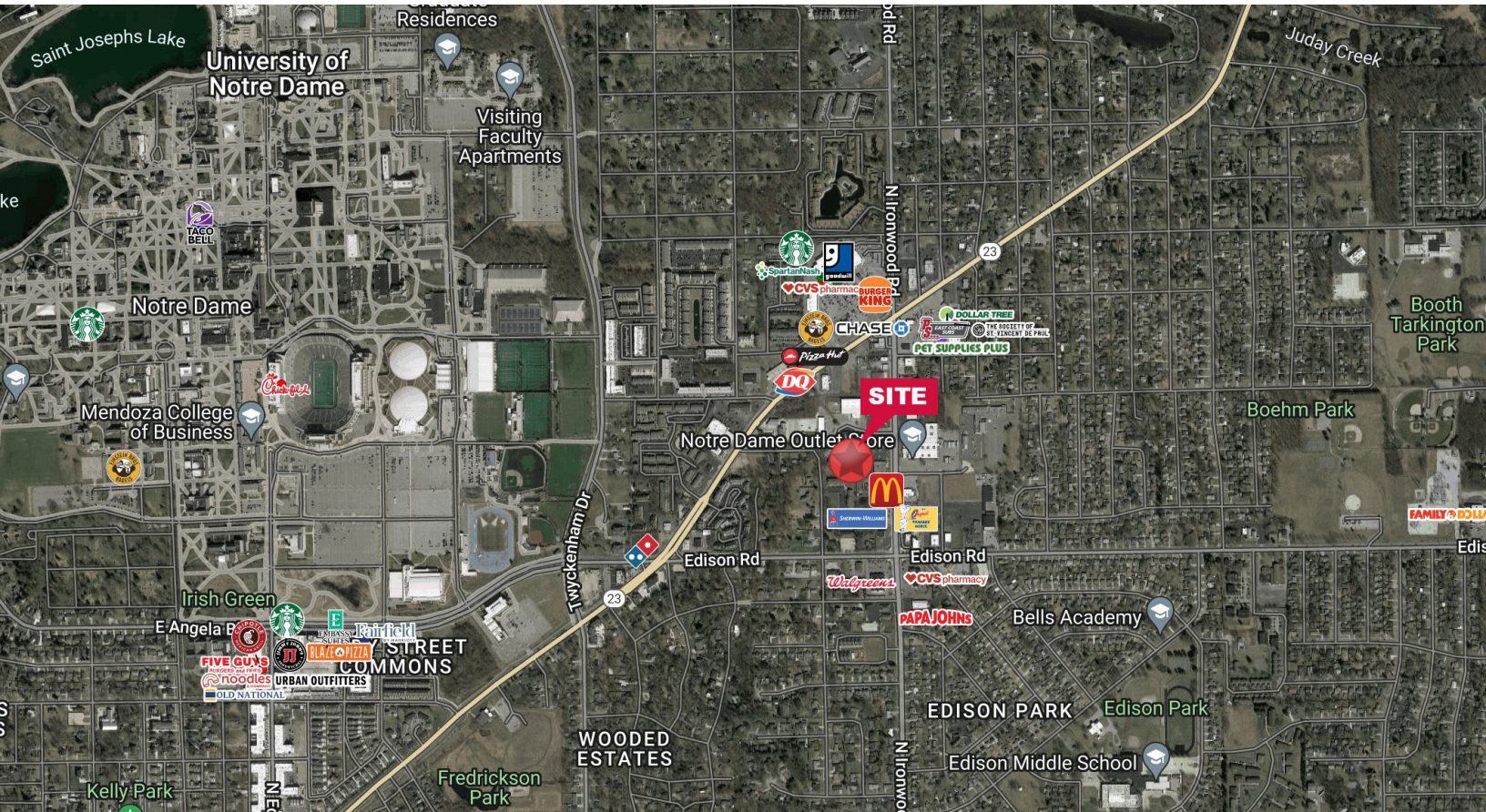


COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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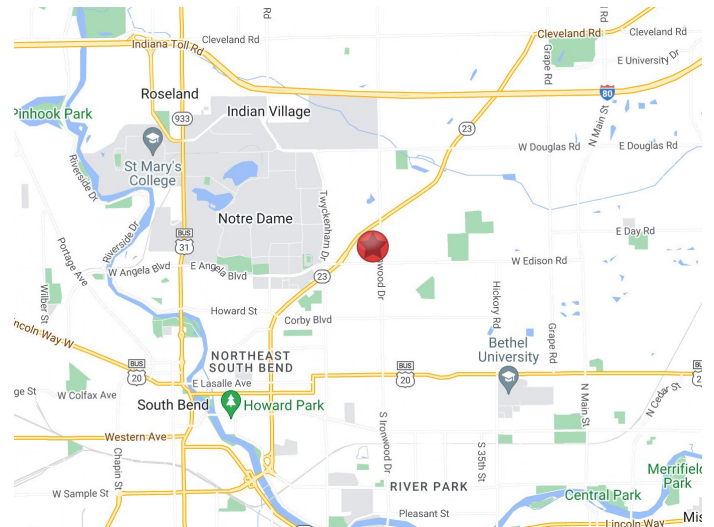
Centralized Location Close To Office & Retail Developments



Location

Located on the east side of South Bend near Ironwood Road and SR 23, both high traffic corridors with a combined average daily traffic count of 35,512. The building is just minutes from the University of Notre Dame, Saint Mary's College, Holy Cross College and Indiana University-South Bend (IUSB). Also close by is the University Park Mall Trade Area and many other commercial, retail and residential developments.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,732	93,726	184,811
NUMBER OF HOUSEHOLDS	4,719	37,471	73,299
AVERAGE HOUSEHOLD INCOME	\$59,366	\$65,635	\$70,675



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