

Class A Office Suites For Lease
Viridian Office Park
2515 Bendix Dr. & 2422 Viridian Dr.
South Bend, Indiana



Various Suite Sizes Available



Snapshot

Building Size:	31,625 SF
Land:	5.82 Acres
Year Built:	1988
Zoned:	D-Light Industrial
Parking:	150 On-site Parking Spaces
Lease Rate:	\$10.00 - \$15.00 PSF Full Service Gross

Property Details

Class A office suite is available for lease in a multi-tenant building complex. The Viridian Office Park consists of four separate buildings, has a quality, professional tenant mix and is beautifully landscaped with ample parking, signage, and easy access to the surrounding community.

Lease Availability

2422 Viridian Dr.	SF	Lease Rate
Suite 103	801	\$10 PSF FSG
Suite 202	964	\$15 PSF FSG

2420 Viridian Dr.	SF	Lease Rate
Suite E	2,120	\$15 PSF FSG

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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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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2515 Bendix Drive Floor Plans



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Viridian Office Park

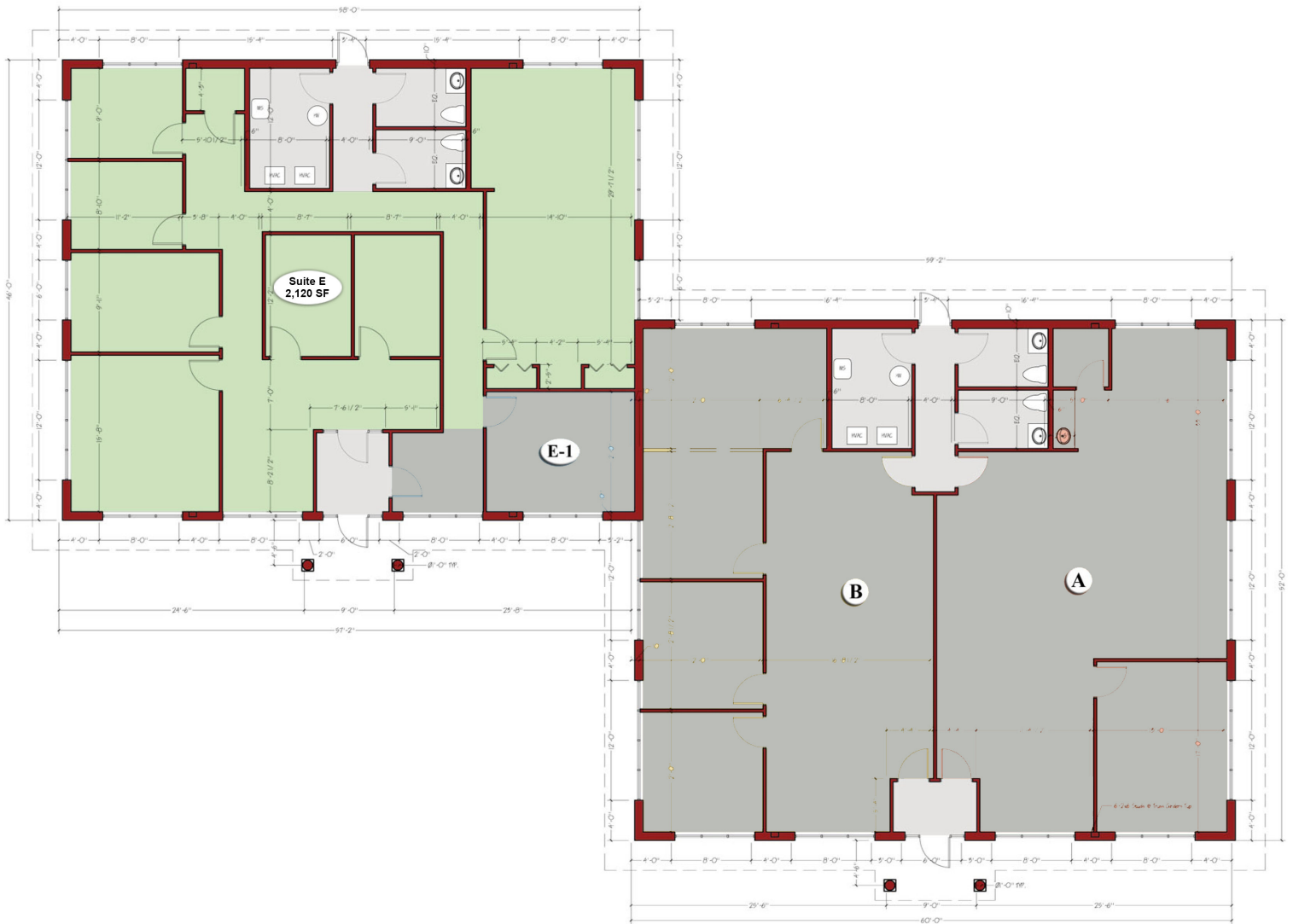
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2420 Viridian Drive Floor Plans



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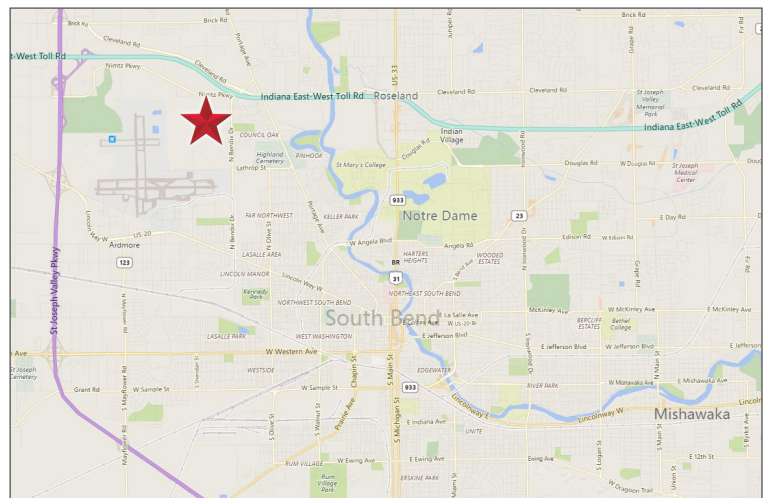


Centrally Located Near the Portage Road Retail Market in the Northwest Area



Location

The subject property is located near the Blackthorn Development Area on the far northwest side of South Bend, near the South Bend International Airport. The Viridian Office Park is just south of Cleveland Road near the Portage Trade Area, a highly developed commercial corridor anchored by WalMart and Meijer's Grocery. This centralized location is near the major transportation hub of I-80/90 Indiana Toll Road and the St. Joseph Valley Parkway (US 20/31 ByPass) and within minutes from the University of Notre Dame, Eddy Street Commons, Saint Mary's College and Holy Cross College.



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