

CLASS A SUITES FOR LEASE

2422 Viridian Dr. and 2515 Bendix Dr. | South Bend, IN 46628



Three Suites Available Within Viridian Office Park

Building Size: 31,625 SF
Available: 1,558 SF, 1,182 SF, 986 SF
Land: 5.82 Acres
Year Built: 1988
Zoned: I-Industrial
Parking: 150 On-site Parking Spaces
Lease Rate: \$16.00 - \$15.00 PSF Full Service Gross

Details:

Class A office suites are 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.

ADDRESS	SQUARE FEET	LEASE RATE
2422 VIRIDIAN DR., SUITE 105	1,558 SF	\$15 PSF FSG
2422 VIRIDIAN DR., SUITE 101	1,182 SF	\$16 PSF FSG
2515 BENDIX DR., SUITE 302	986 SF	\$16 PSF FSG

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200 N. Church St., Suite 200, Mishawaka, IN 46544

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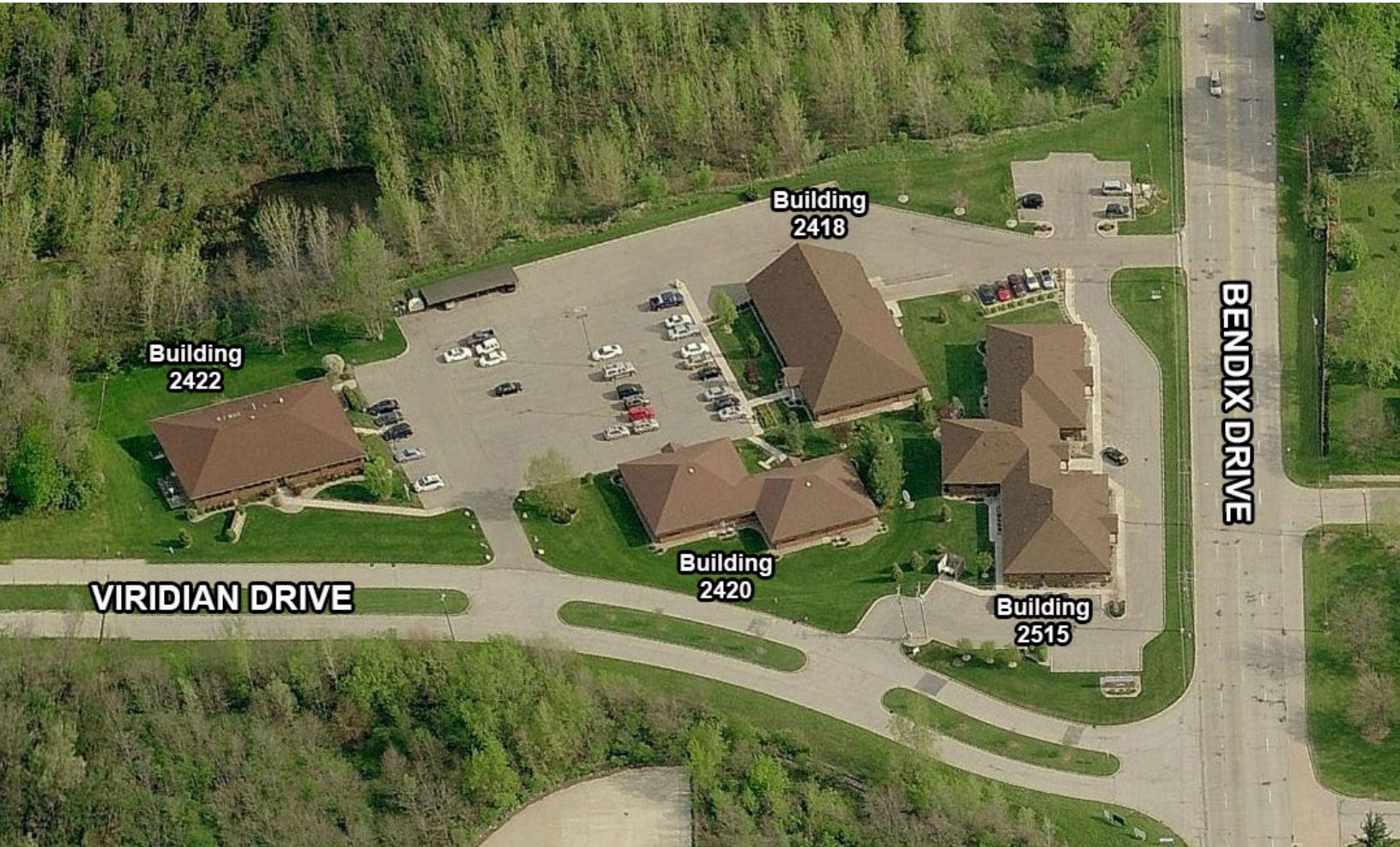


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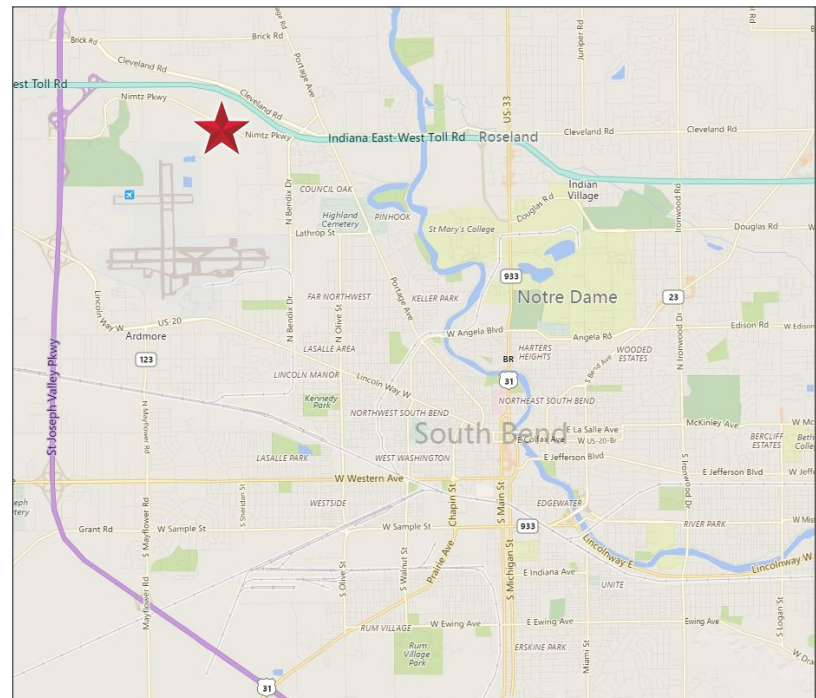
Shawn Todd
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LOCATION OVERVIEW

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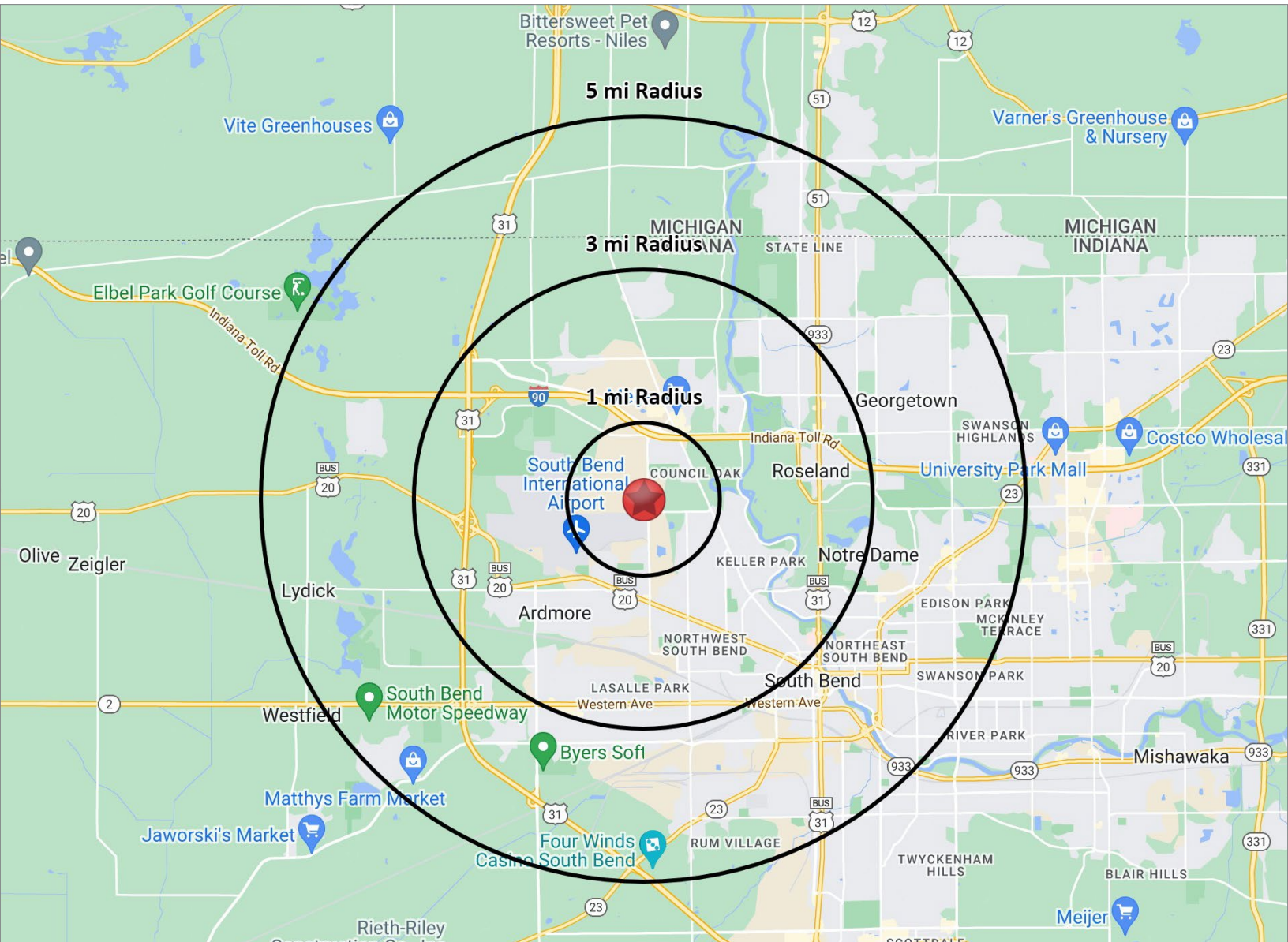
- The subject property is located near the Blackthorn Development Area on the far northwest side of South Bend, near the South Bend International Airport.
- The Viridian Office Park is just south of Cleveland Road near the Portage Trade Area, a highly developed commercial corridor anchored by Walmart 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.



2025 DEMOGRAPHICS

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POPULATION

1 MILE	9,674
3 MILE	61,967
5 MILE	138,077



NUMBER OF HOUSEHOLDS

1 MILE	1,705
3 MILE	12,265
5 MILE	30,670



AVERAGE HOUSEHOLD INCOME

1 MILE	\$56,408
3 MILE	\$75,448
5 MILE	\$80,917



MEDIAN HOME VALUE

1 MILE	\$85,684
3 MILE	\$141,923
5 MILE	\$167,605