

Office For Lease



53842 Generations Dr.

South Bend, IN, 46635

Highlights

- **Available Space:** 3,553 SF office suite within a 6,760 SF professional office building
- **Prime Location:** Prime northeast South Bend location in the Foundation Center Office Park near SR 23 & Douglas Road
- **Ideal Layout:** Combination of private offices, open work areas, conference room, and kitchenette — ideal for professional or medical users
- **Additional Features:** Ample on-site parking, signage opportunity, private entrance, and professional curb appeal in a well-maintained brick building

Lease Rate \$13.25 - \$14.50 (NN)

Leasable 3,553 - 6,760 SF

Building Size (SF) 6,760 SF

Zoning B

Traffic Count ADT 21,737 (SR 23)

Estimated Expenses

CAM \$2.75/SF

Electric \$2,9000/YR

Gas \$800/YR

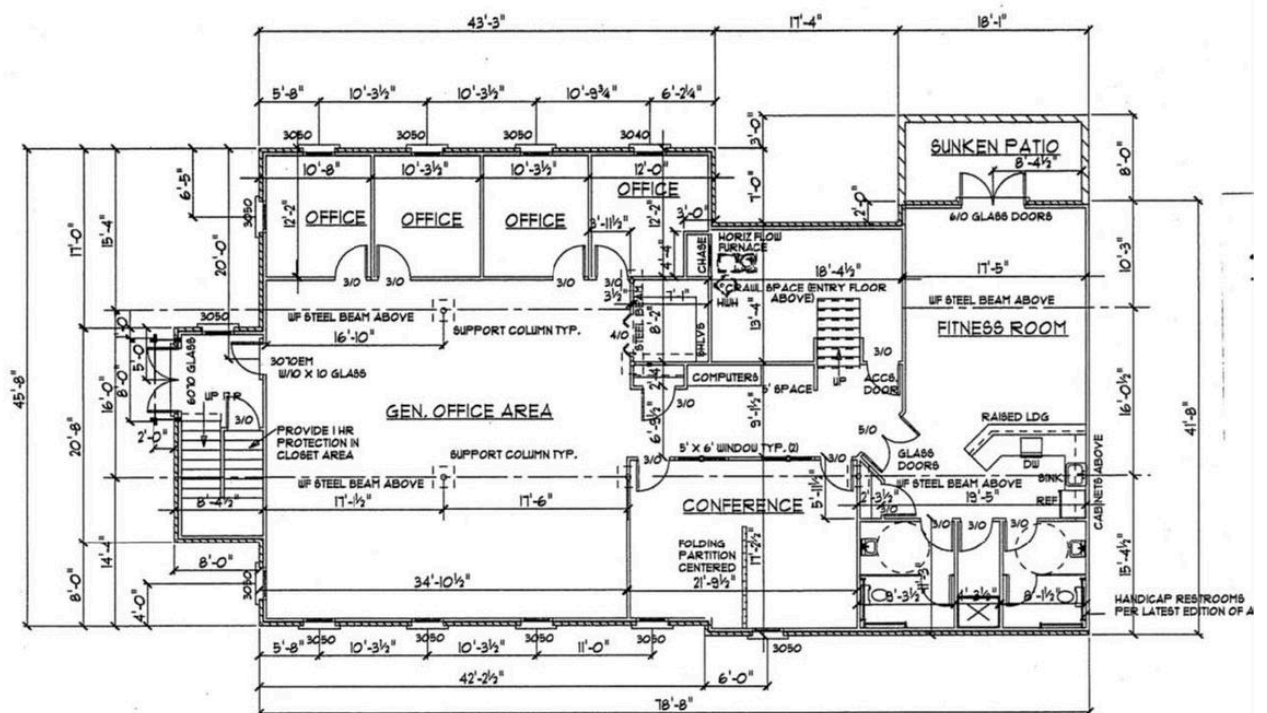
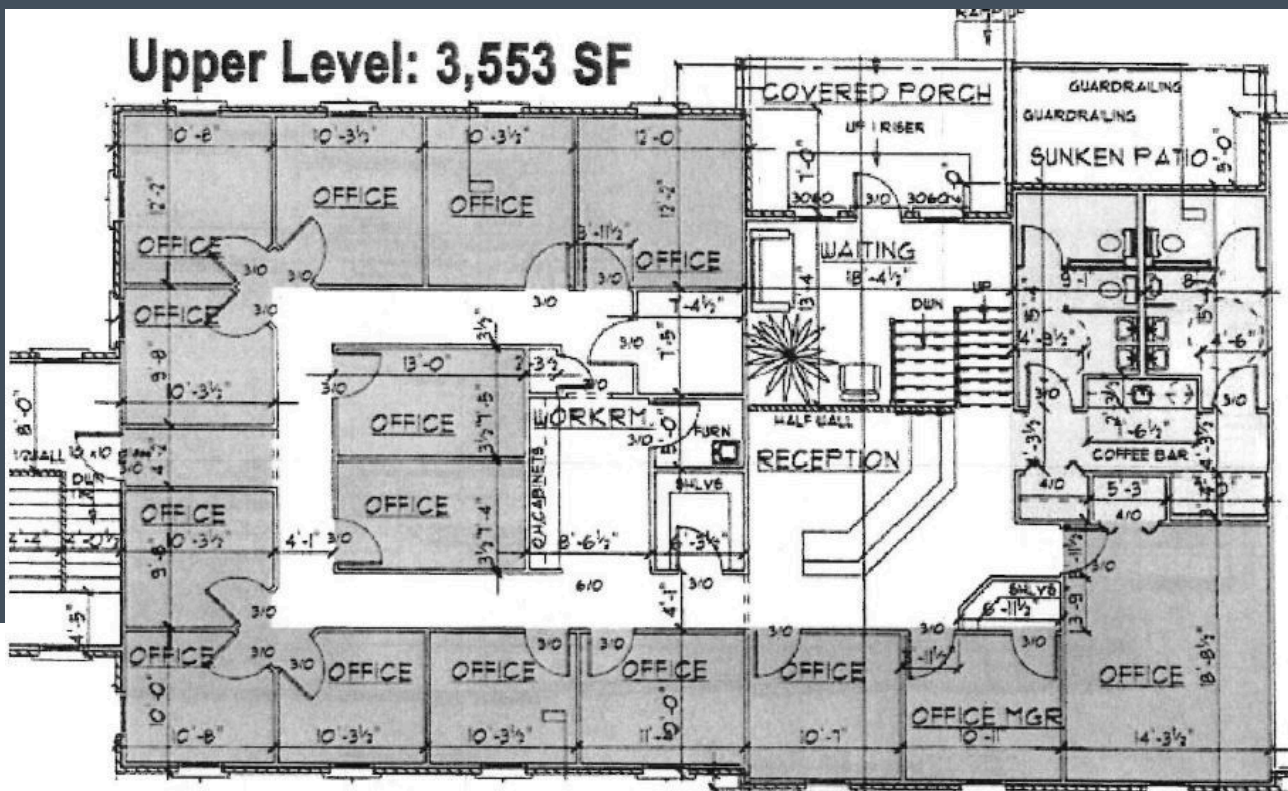
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Upper Level: 3,553 SF



LOWER LEVEL FLOOR LAYOUT

SCALE 1/8" = 1'-0"

Photos

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Retailer Map

