

CLASS A SUITES FOR LEASE

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



Two Suites Available Within Viridian Office Park

Building Size: 31,625 SF
Available: 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 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. | 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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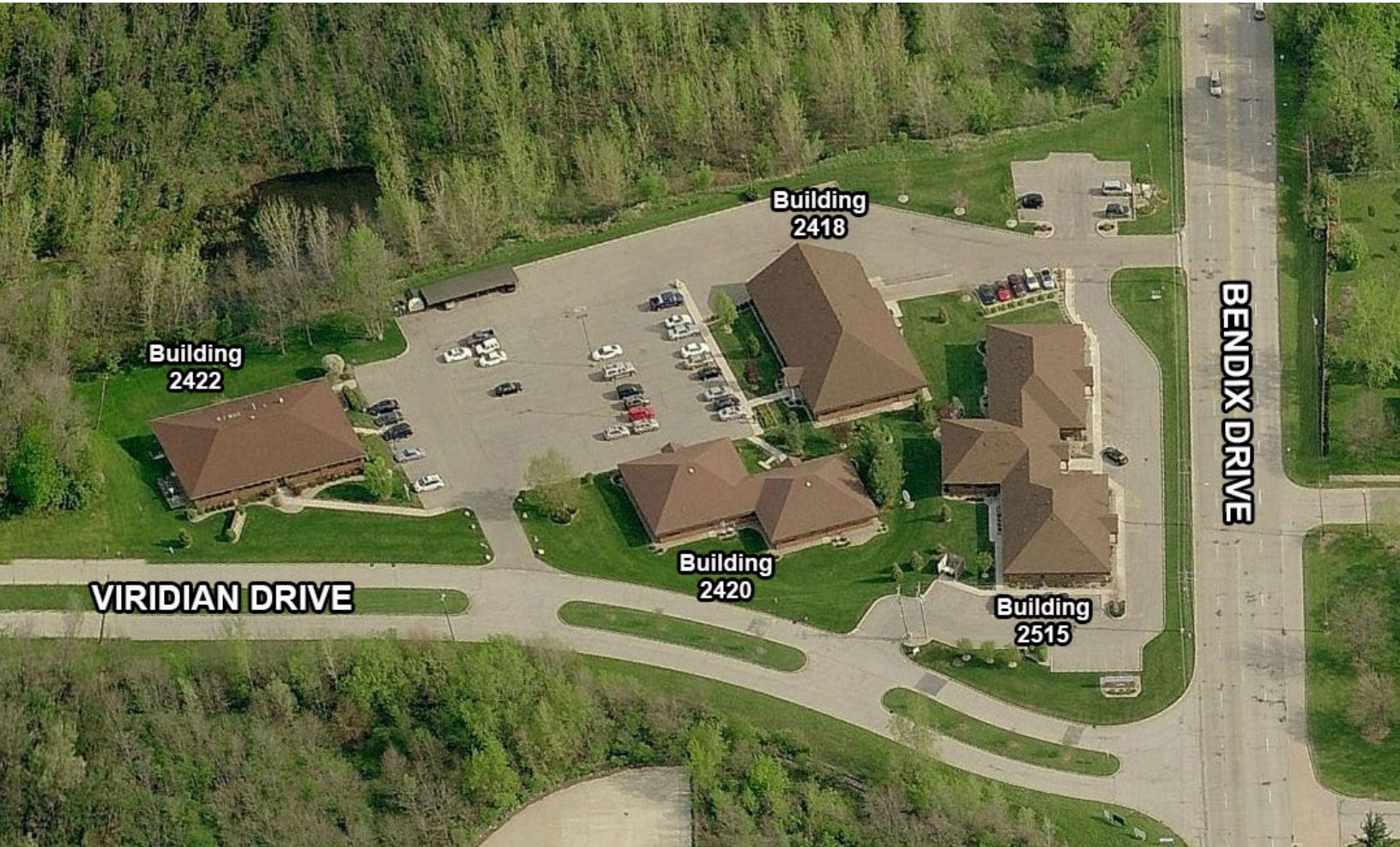


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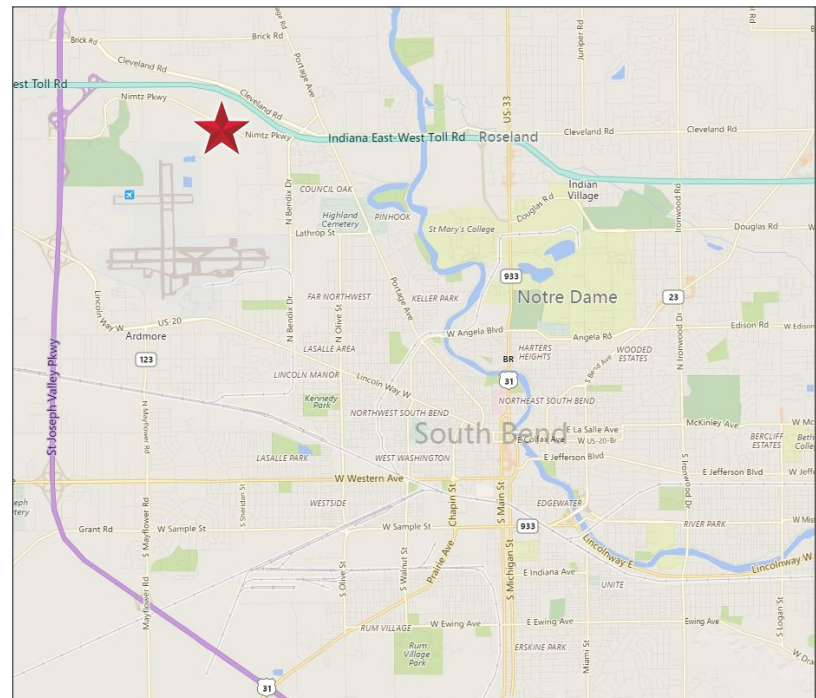
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LOCATION OVERVIEW

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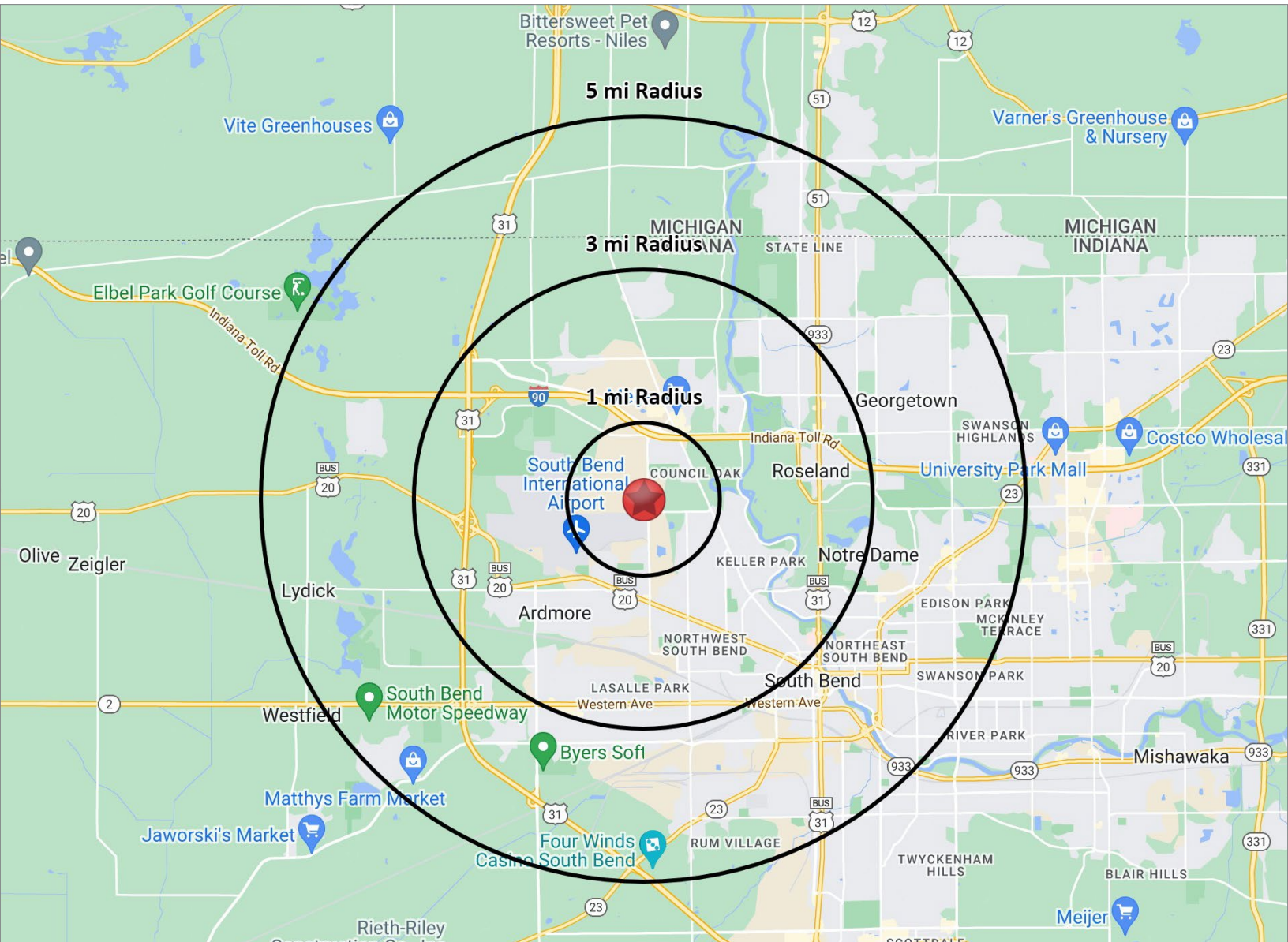
- The subject property is located near the Blackthorn Development Area on the far northwest side of South Bend, near the South Bend International Airport.
- The Viridian Office Park is just south of Cleveland Road near the Portage Trade Area, a highly developed commercial corridor anchored by Walmart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