

Class A Suites for Lease and Sublease

2422 VIRIDIAN DR. & 2515 BENDIX DR.
SOUTH BEND, IN 46628

Four Suites Available within Viridian Office Park

NAICressy
CRESSY.COM



**Lease:**

\$16.00 PSF Full Service Gross

Sublease:

\$17.00 PSF Full Service Gross

**Building Size:**

31,625 SF

**Available:**1,327 SF, 1,182 SF, 825 SF,
400 SF**Land:**

5.82 AC

**Zoning:**

I - Industrial

**Year Built:**

1988

**Parking:**

150 On-Site Parking Spaces

Property Overview

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.

LEASE:

ADDRESS	SQUARE FEET	LEASE RATE
2422 VIRIDIAN DR., SUITE 101	1,182 SF	\$16 PSF FSG
2515 BENDIX DR., SUITE 106	825 SF	\$16 PSF FSG

SUBLEASE:

ADDRESS	SQUARE FEET	LEASE RATE
2515 BENDIX DR., SUITE 201	1,327 SF	\$17 PSF FSG
2515 BENDIX DR., SUITE 210	400 SF	\$17 PSF FSG

Sublease suites can be combined to 1,727 SF.

[VIEW LISTING ONLINE](#)

SitePlan



**Building
2422**

**Building
2418**

**Building
2420**

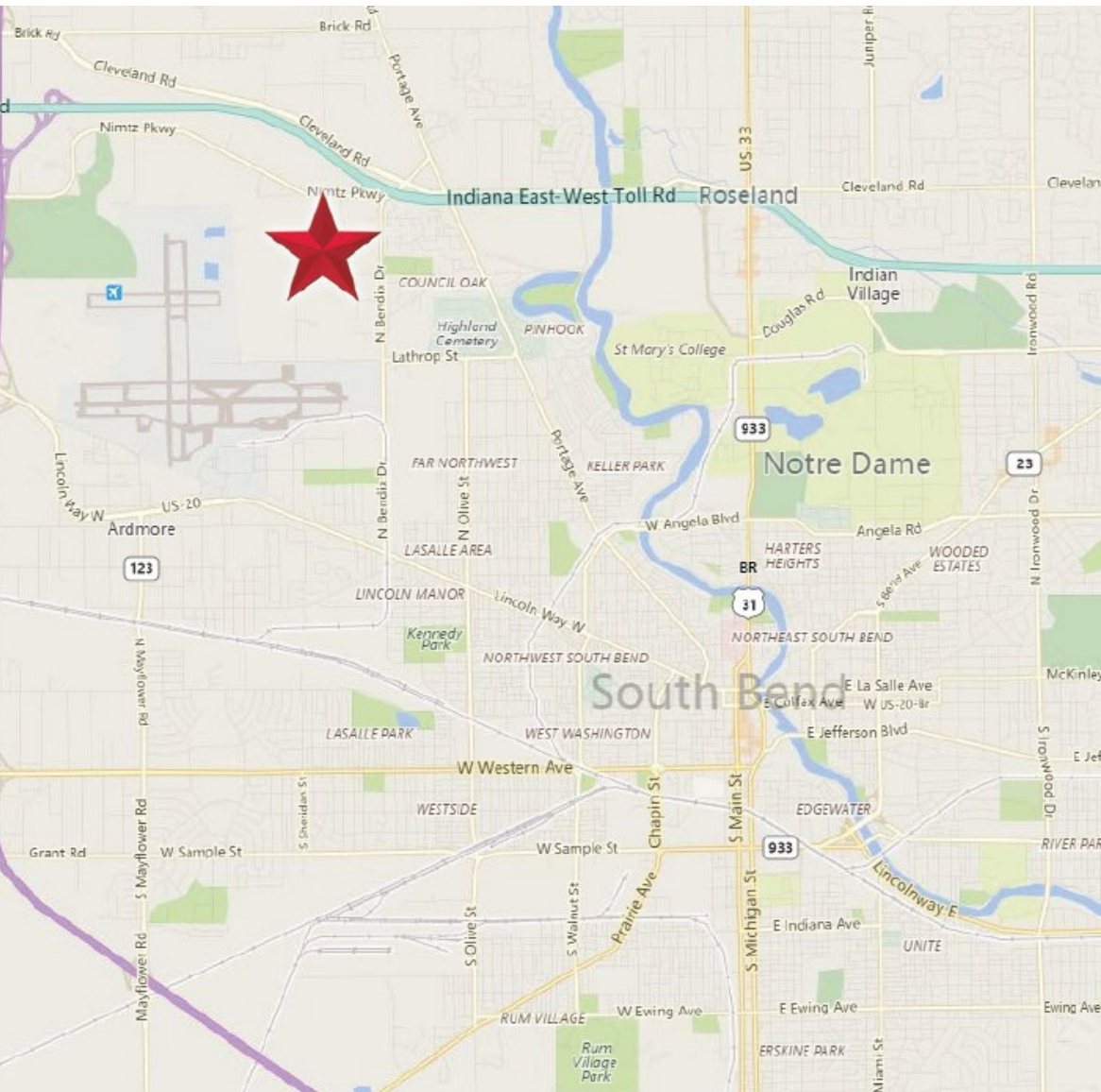
**Building
2515**

VIRIDIAN DRIVE

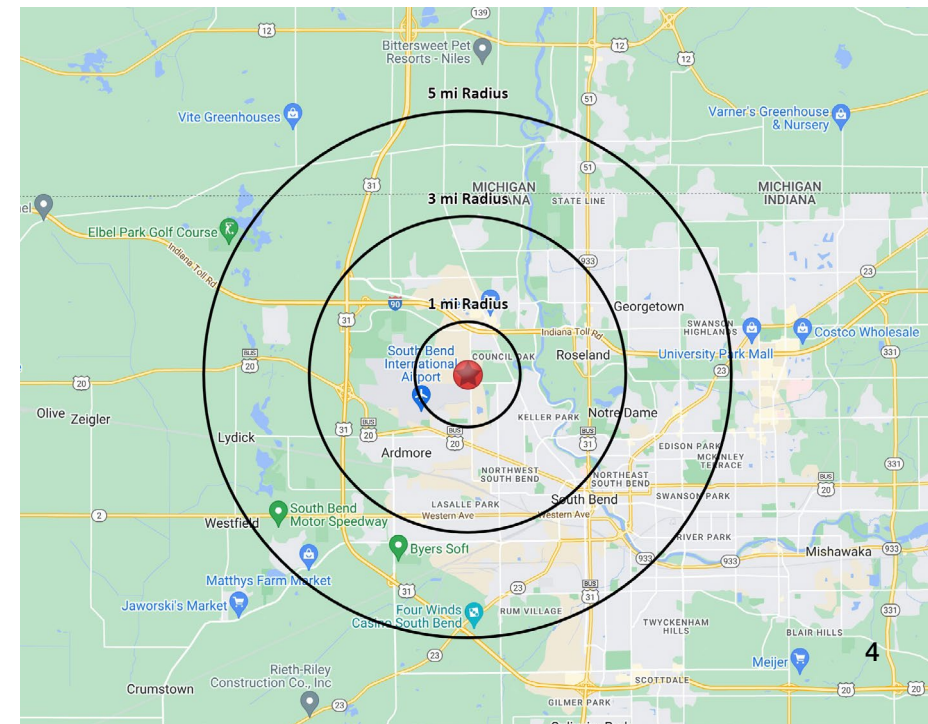
BENDIX DRIVE

Location Overview

- 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.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,674	61,967	138,077
HOUSEHOLDS	1,705	12,265	30,670
AVERAGE HOUSEHOLD INCOME	\$56,408	\$75,448	\$80,917
MEDIAN HOME VALUE	\$85,684	\$141,923	\$167,605



Class A Suites for Lease and Sublease

2422 VIRIDIAN DR. & 2515 BENDIX DR.
SOUTH BEND, IN 46628

CONTACT:

Shawn Todd

Senior Broker, Business Broker
574.485.1520 | stodd@cressy.com

200 N. Church St., Suite 200
South Bend, IN 46544
574.271.4060



CRESSY.COM

NAI Cressy is the global brokerage division of Cressy Commercial Real Estate, a Minority Business Enterprise (MBE) and certified by the National Native American Supplier Council (NNASC).

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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

