

# Office For Lease



## 3838 N. Main St.

Mishawaka, IN 46545

### Property Highlights

- Suites available from 2,207 - 8,348 SF in a premier 35,000 SF Class A office building
- Ideal for medical and professional office users
- Prominent location within Edison Lakes Corporate Park
- Move-in ready suite with high-end finishes, plus shell space for custom build-out
- Flexible suite sizes to support growth and long-term scalability
- 126 surface parking spaces for convenient tenant and visitor access
- Municipal water and sewer

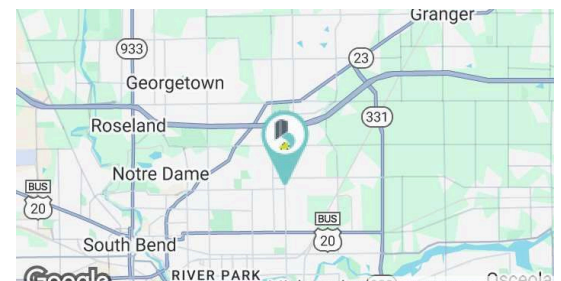
Lease Rate \$15.00 - 20.00 SF/YR (MG)

Leasable 2,207 - 8,348 SF

Building Size (SF) 35,286 SF

Lot Size 2.5 Acres

Traffic Count ADT 24,463 (N. Main St.)



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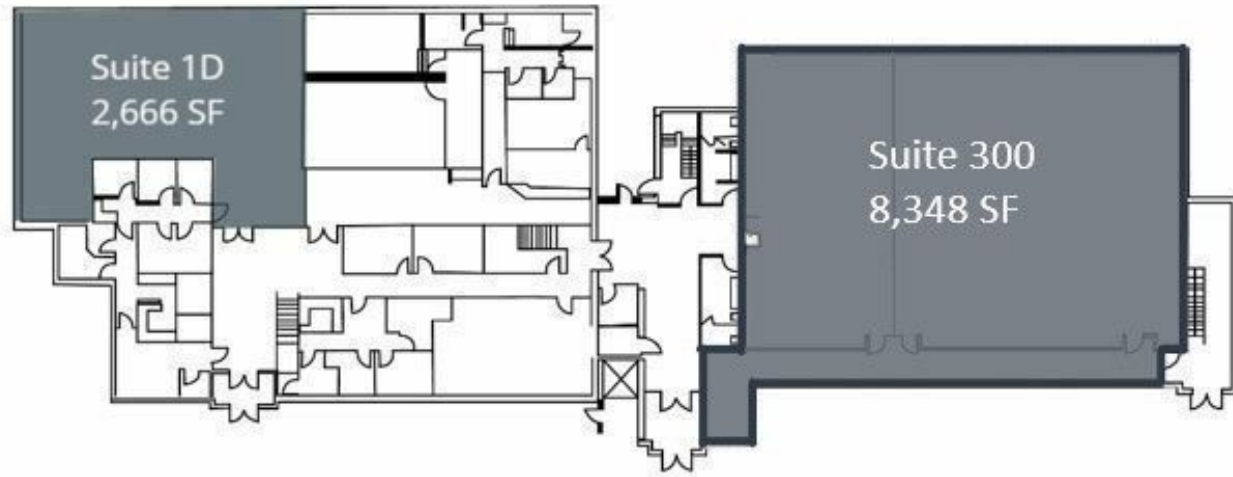
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# Lease Spaces

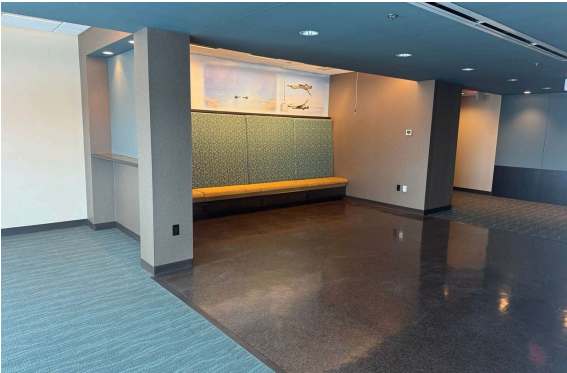
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Spaces	Lease Rate	Space Size	Lease Type
1D	\$15.00 - \$20.00/SF/Year	2,666 SF	MG
300	\$17.00 - \$20.00/SF/Year	3,500 - 8,348 SF	MG
Mezzane & Storage	\$1,500 per month	2,207 SF	MG

# Additional Photos

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# Retailer Map



Demographics	1 Mile	3 Miles	5 Miles
Population	12,345	25,456	62,502
Total Population	5,590	65,418	167,316
Average HH Income	\$60,789	\$59,442	\$57,956