

Class A Office Suites For Lease
 Viridian Office Park
 2515 Bendix Dr. & 2422 Viridian Dr.
 South Bend, Indiana



Up to 3 Months FREE Rent for Qualified New Leases



Snapshot

Building Size: 31,625 SF
 Land: 5.82 Acres
 Year Built: 1988
 Zoned: D-Light Industrial
 Parking: 150 On-site Parking Spaces
 Lease Rate: \$10.00 - \$15.00 PSF Modified Gross

Property Details

Class A office suite is 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. **Up to 3 months FREE rent for qualified new leases.**

Lease Availability

2422 Viridian Dr.	SF	Lease Rate
Suite 103	801	\$10 PSF MG
Suite 201	2,618	\$15 PSF MG

2515 Bendix Dr.	SF	Lease Rate
Suite 100	850	\$15 PSF MG
Suite 106	825	\$15 PSF MG
Suite 201	1,327	\$15 PSF MG
Suite 210	400	\$15 PSF MG
Suite 302	986	\$15 PSF MG
Suite 304	613	\$15 PSF MG

4100 Edison Lakes Parkway, Suite 350
 Mishawaka, Indiana
 574.271.4060
 574.271.4292 Fax
 www.cressy.com

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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.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2515 Bendix Drive Floor Plans



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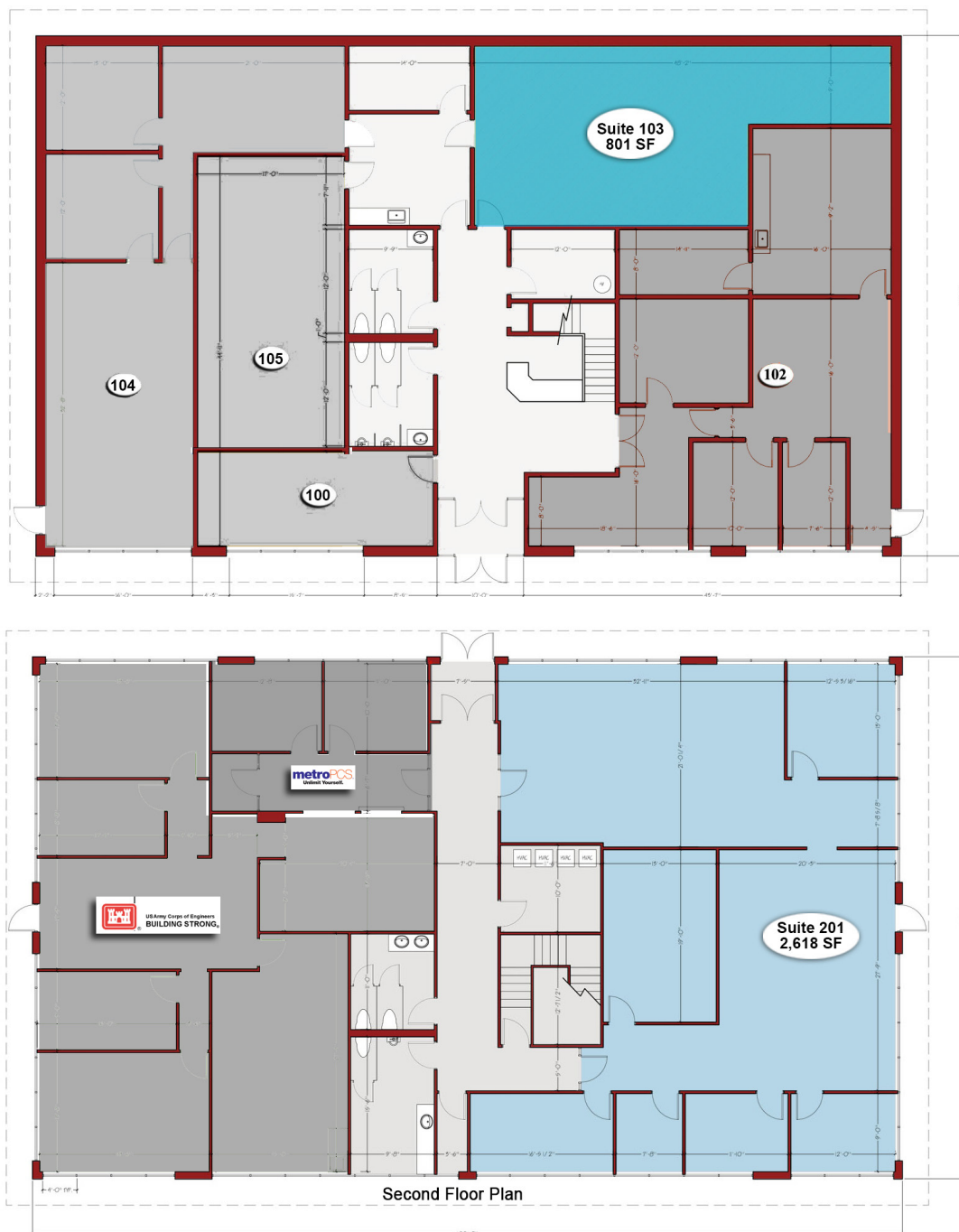
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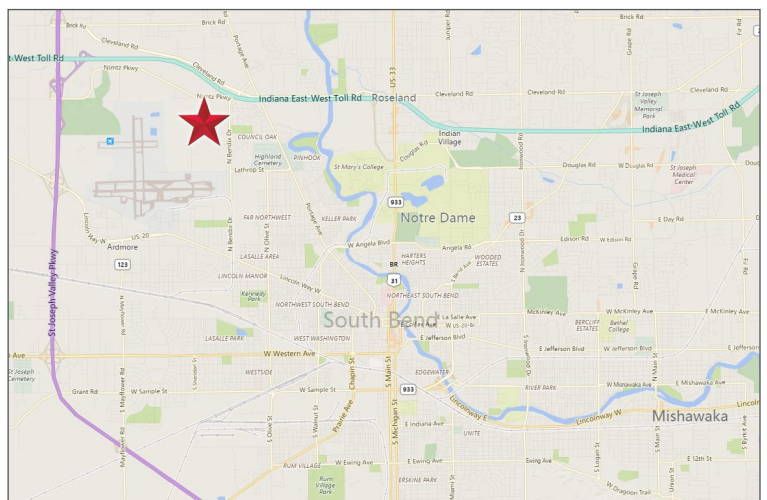


Centrally Located Near the Portage Road Retail Market in the Northwest Area



Location

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.



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