

# OFFICE BUILDING

3838 N. MAIN ST. MISHAWAKA, IN

## SALE OR LEASE



### FEATURES:

- Suites available from 723 – 8,344 SF in a 35,000 SF Class A office building
- Ideal for medical office and other professional service firms
- Located in Edison Lakes Corporate Park
- Turn key suite with high quality finishes and shell spaces available
- Flexible mix of suite sizes
- 126 surface parking spaces
- Municipal water and sewer
- **FOR SALE: CONTACT BROKER**
- **FOR LEASE: \$12.47 PSF NNN**

### SUITE AVAILABILITY

SUITE	SIZE
1B	723 SF
1C	1,368 SF
1D	2,614 SF
1E	750 SF
2A	2,164 SF
2nd FLOOR	8,344 SF*

\*minimum divisible 2,500 SF

### FOR MORE INFORMATION:

John Jessen  
Senior Broker  
574.968.9270  
jjessen@bradleyco.com

Dan Skodras, CPA  
Managing Director, Corporate Consulting  
574.237.6017  
dskodras@bradleyco.com

Gage Hudak  
Broker  
574.855.5706  
ghudak@bradleyco.com

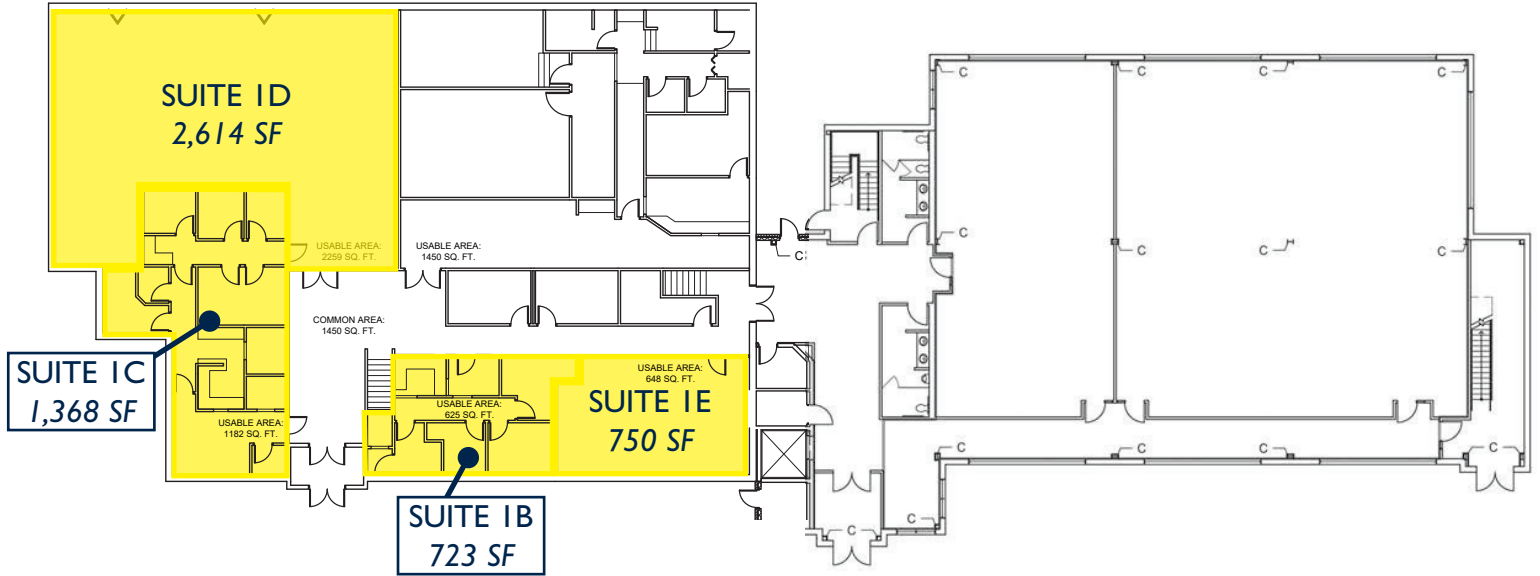
©2017 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



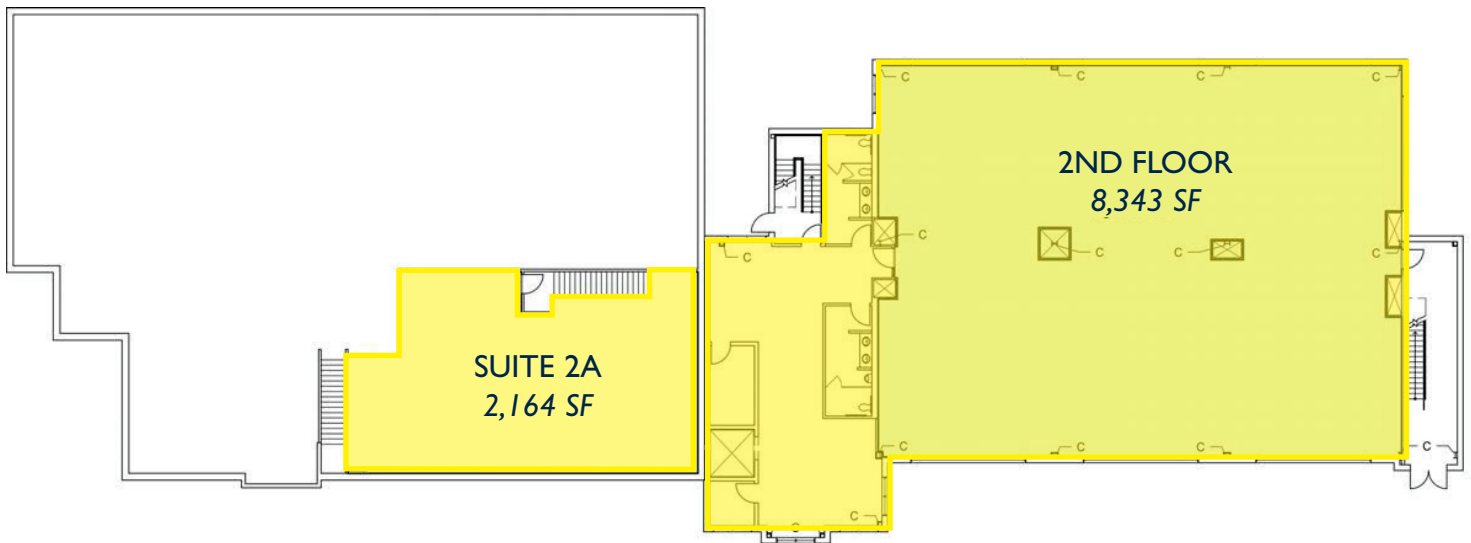
# CLASS "A" OFFICE SPACE

MISHAWAKA, INDIANA

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



### FOR MORE INFORMATION:

John Jessen  
Senior Broker  
574.968.9270  
jjessen@bradleyco.com

Dan Skodras, CPA  
Managing Director, Corporate Consulting  
574.237.6017  
dskodras@bradleyco.com

Gage Hudak  
Broker  
574.855.5706  
ghudak@bradleyco.com

©2017 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



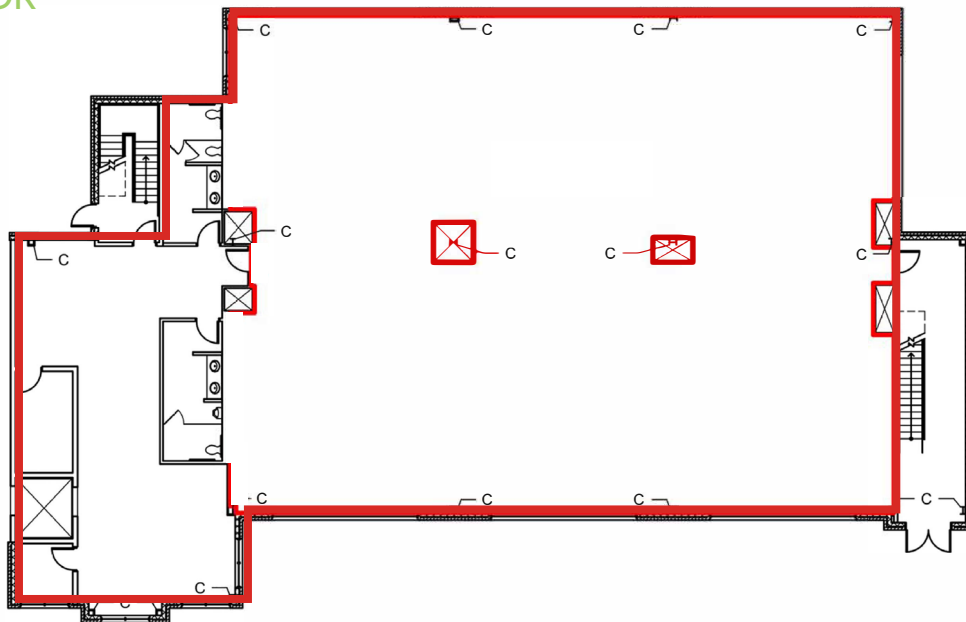
# OFFICE BUILDING

3838 N. MAIN ST. MISHAWAKA, IN

## SALE OR LEASE



## SECOND FLOOR



### FOR MORE INFORMATION:

John Jessen  
Senior Broker  
574.968.9270  
jjessen@bradleyco.com

Dan Skodras, CPA  
Managing Director, Corporate Consulting  
574.237.6017  
dskodras@bradleyco.com

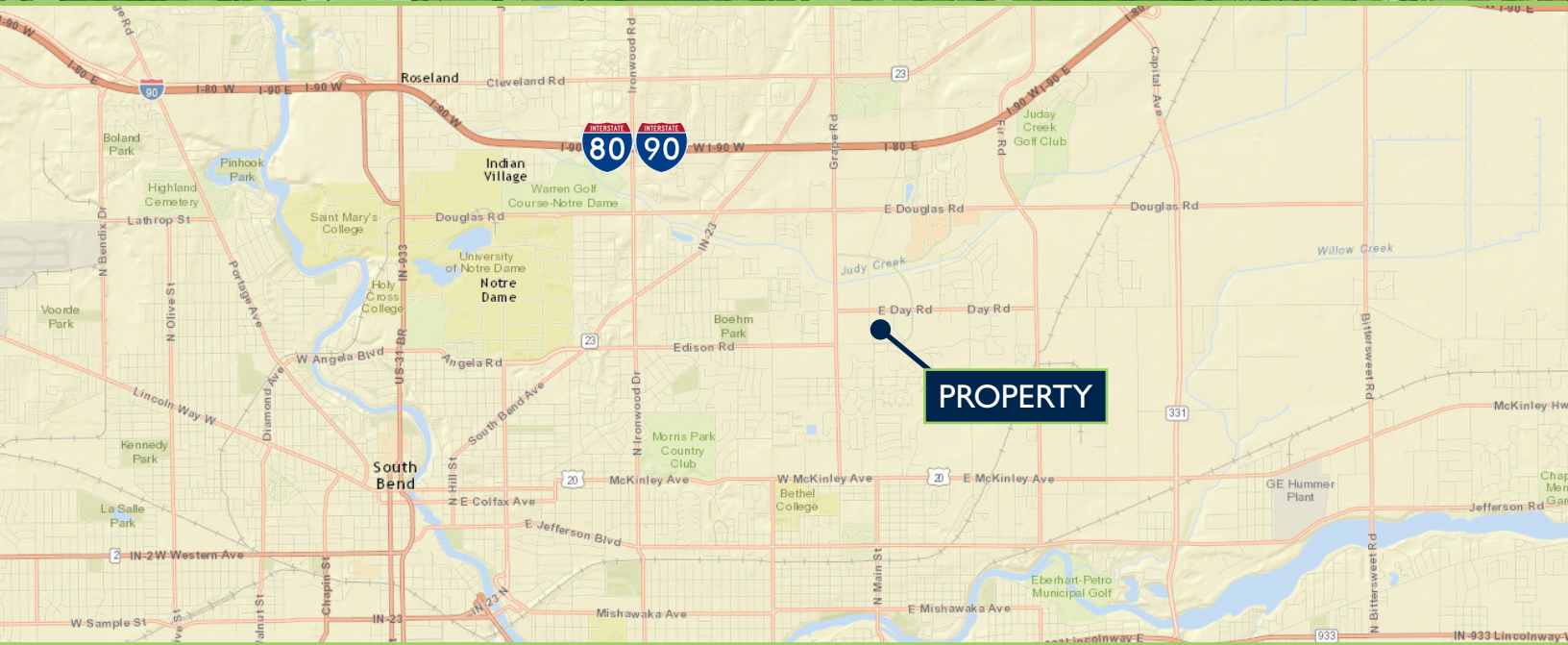
Gage Hudak  
Broker  
574.855.5706  
ghudak@bradleyco.com

©2017 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



# CLASS "A" OFFICE SPACE

MISHAWAKA, INDIANA



## FOR MORE INFORMATION:

John Jessen  
Senior Broker  
574.968.9270  
jjessen@bradleyco.com

Dan Skodras, CPA  
Managing Director, Corporate Consulting  
574.237.6017  
dskodras@bradleyco.com

Gage Hudak  
Broker  
574.855.5706  
ghudak@bradleyco.com

©2017 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and Bradley Company, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

