

FOR LEASE

202 LINCOLNWAY EAST
MISHAWAKA, IN 46544



Located in the heart of downtown Mishawaka, this multi-tenant building shouts professionalism and success.

Main level features three available spaces.

Lower level suites have entrance at parking lot level. Each of the four individual offices can be secured. Both common area restrooms and full kitchen are also located on lower level. Additional space available and suites may be combined.

Multi-tenant friendly

Ample parking

Prime office location

Overlooks Mishawaka River Walk

BERKSHIRE HATHAWAY
HomeServices
Northern Indiana Real Estate



DORIS PORTOLESE
COMMERCIAL REAL ESTATE ADVISOR

DIRECT: (574) 284-2610
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Main Floor - Space #1

\$8,700/month

Modified gross

5,900 sq. ft.

Open floor plan, vault/safety deposit box area, large conference room, single private office and storage room. Lobby entrance, ample paved parking, multiple drive thru's and ATM



Main Floor - Space #2

\$15/SF/Year

Modified gross

3,030 sq. ft.

First floor, rear corner office, large windows overlooking RiverWalk. Ample parking.



Main Floor - Space #3

\$20/SF/Year

Modified gross

5,825 sq. ft.

Newly renovated office space. Large windows overlooking River Walk and Lincolnway Entrance. Ample Parking.

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Lower Level Individual Offices

Leasing begins at
\$7.95/sq. ft.

1,919 sq. ft. of
space available

One office at \$250/month

Two offices at \$450/month

Three offices at \$450/month

Four offices at \$525/month

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Car Count Source (2010, 2011): macoggis.com
*Source (2010): CPIX

DEMOGRAPHICS *

	Population	Median Age	Households	Average Household Income
46544	30,759	37.2	12,664	\$38,589
Mishawaka	48,252	34.7	21,343	\$37,526

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