



FOR LEASE
5054 PARAMOUNT BOULEVARD
MEDINA, OH 44256
LEASE RATE: \$160 - \$950/MO



PROPERTY HIGHLIGHTS

- Available: 35 SF - 423 SF
- Fully furnished private offices, sales team office, and cubicles
- Shared amenities include: upscale lunchroom with indoor and outdoor seating, fully equipped conference room, lobby/reception area staffed with a receptionist, and shared ADA compliant restrooms
- Landlord pays ALL included (see chart)
- Zoning: C-2 General Commercial
- Traffic Count: $\pm 20,344$ off Medina Road/SR-18
- Highway Access: 2 miles to I-71 and 5 miles to I-77

Also Included in Rent:

- Water, Electric, and Gas
- Security and Internet
- Snow Removal and Landscaping
- Office Cleaning
- Trash Removal
- Property Tax & Insurance

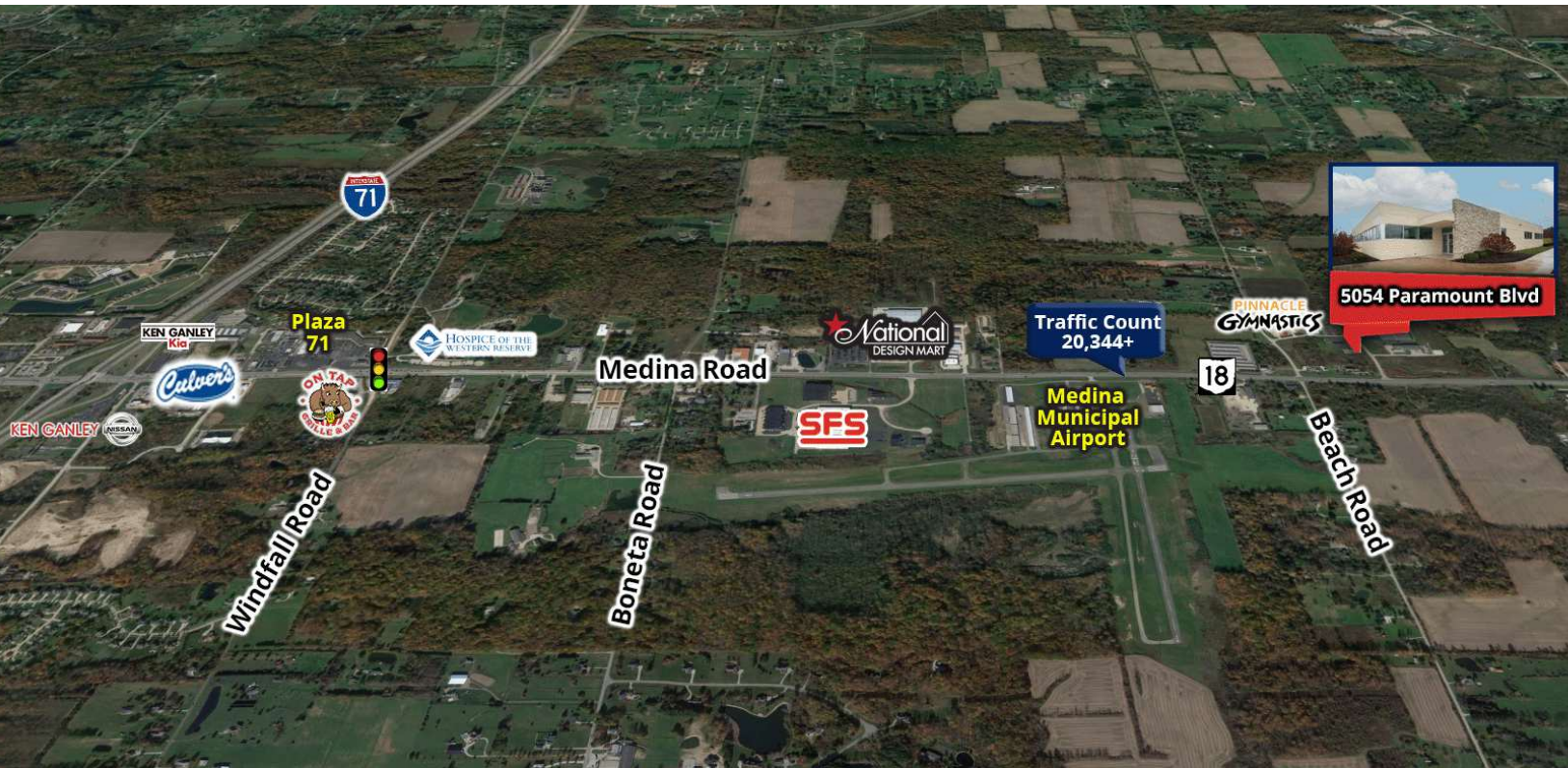
LISTING AGENT

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PROPERTY OVERVIEW

This modern office space is available, with several fully furnished private offices, a corner office currently set up for a sales team, and cubicle spaces of various sizes. Spaces range from 35 SF to 423 SF. Offices come fully furnished. You'll also have access to shared amenities such as a welcoming reception area staffed by a receptionist, a nicely finished and equipped conference room, a high-end lunchroom with indoor and outdoor seating, and ADA-compliant restrooms. CAM fees are included in the rent which includes Electric, Gas, Water, Fiber Optic Internet, Office Cleaning, Trash Removal, Snow Removal & Landscaping, Security, Property Tax, and Insurance. Whether you are looking for a private office to get work done remotely, a sales team room, or a cubicle for a business address and a place to stop and get work done from time to time, this property is modern, quiet, and in a great location.

LOCATION OVERVIEW

Conveniently located on Route 18 between I-71 and I-77, providing easy access to Cleveland and Akron. This office space is less than 2 miles from I-71 and 5 miles to I-77. Less than 25 minutes to Cleveland Hopkins International Airport.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	223	3,272	13,939
Total Population	603	8,157	36,002
Average HH Income	\$120,215	\$123,555	\$127,706

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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AVAILABLE SPACES

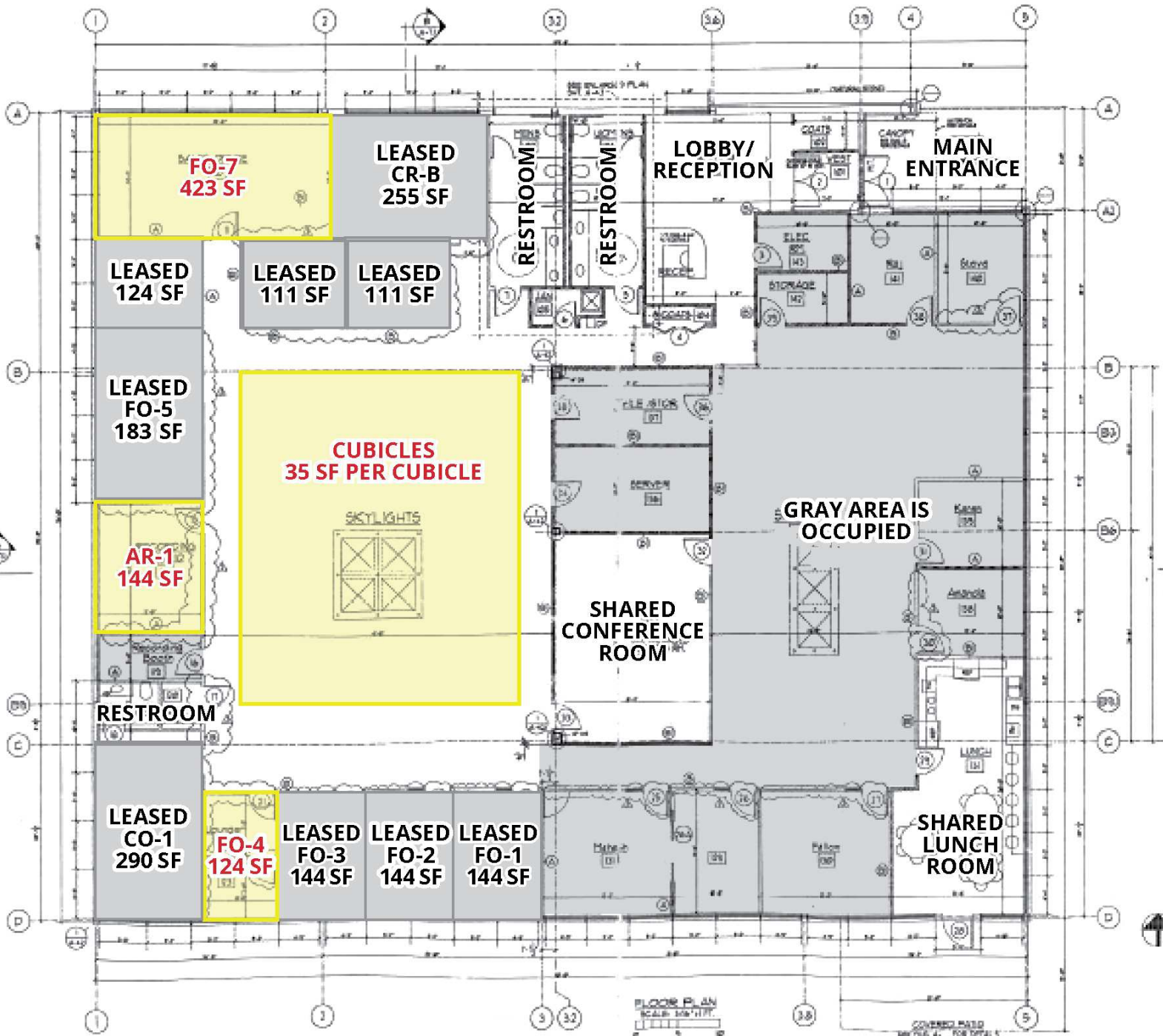
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
FO-4	Available	124 SF	Gross	\$385 per month	Fully Furnished with Windows. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
FO-7	Available	423 SF	Gross	\$950 per month	Fully Furnished with 6 cubicles. The furniture can be removed if the tenant would prefer. Corner office has windows. If there was a need for a private office, this office could potentially be combined with office 0-8 (111 SF). CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
AR-1	Available	144 SF	Gross	\$400 per month	Currently set up as an Audio/Podcasting Recording Studio. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
Cubicles	Available	35 SF	Gross	\$160 per month	Cubicle Space with Desk, Chair, and Storage. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.



IMMACULATE OFFICES AVAILABLE - MINUTES FROM HIGHWAY



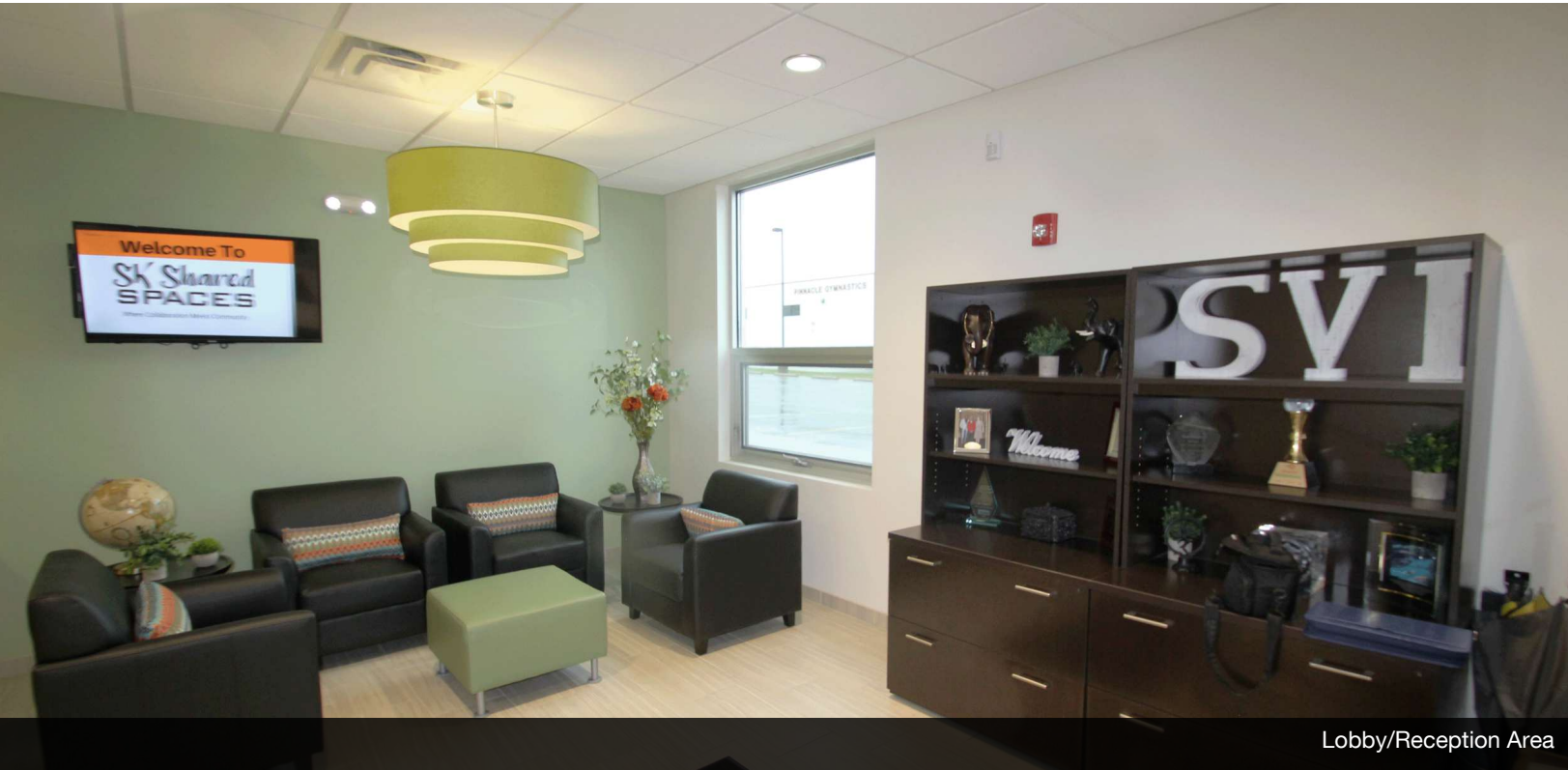
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Lobby/Reception Area



Shared Conference Room



Breakroom/Lunchroom



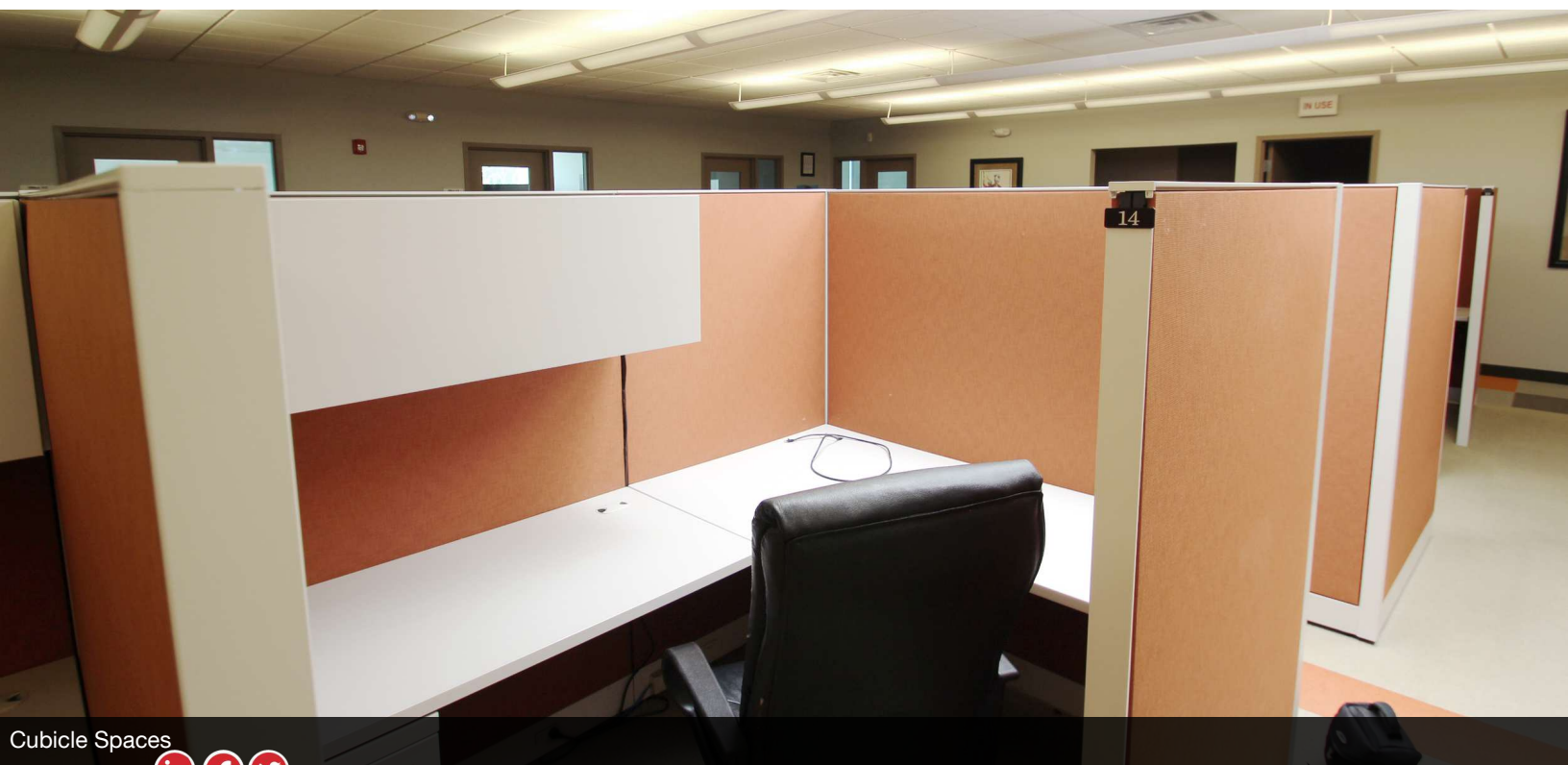
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FO-7



Cubicle Spaces

