



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: ±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

Sheila Miu
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330.722.5002





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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 Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

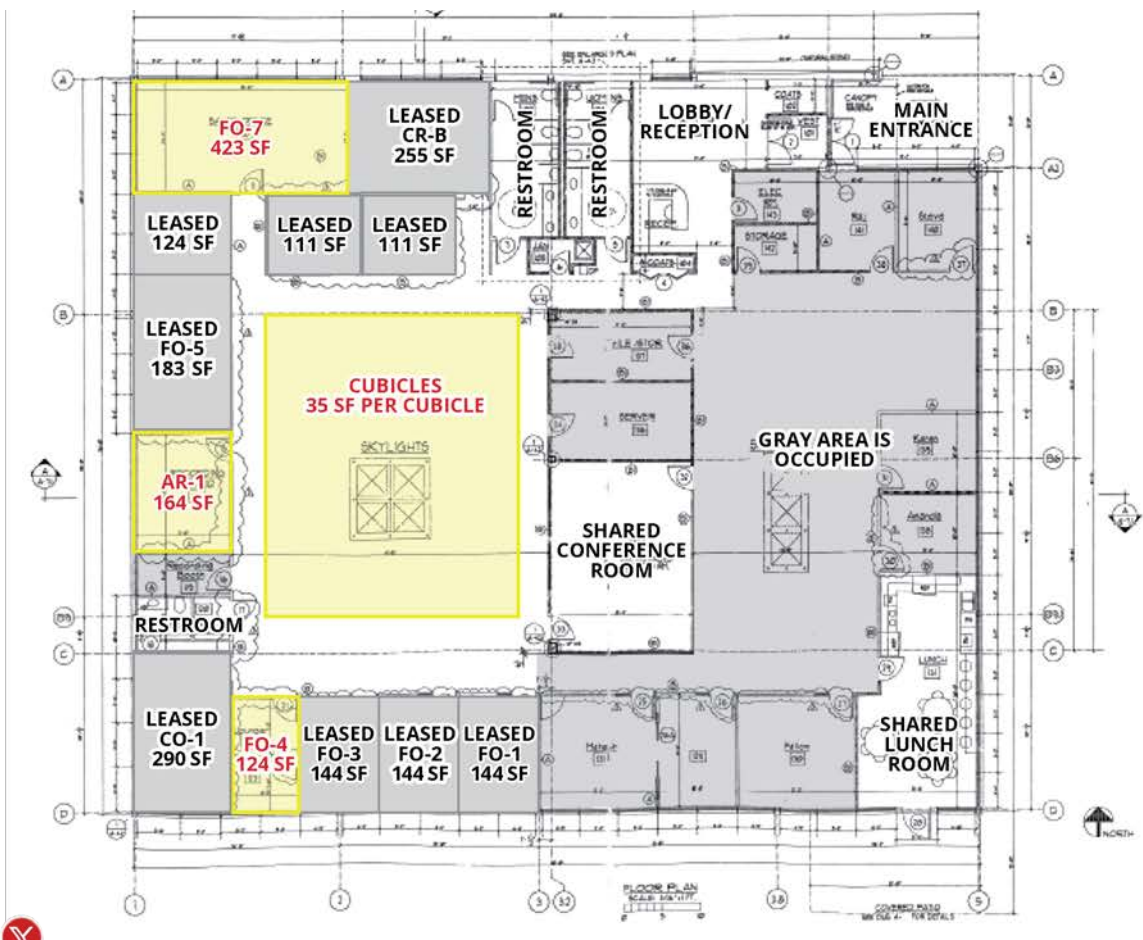
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AVAILABLE SPACES				
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
FO-4	124 SF	Gross	\$385/mo	Fully Furnished with Windows. CAM Fees included in rent: water, electric, gas, fiber internet, office cleaning, trash removal, snow removal, landscaping, property tax, and insurance.
FO-7	423 SF	Gross	\$950/mo	Fully furnished with 6 cubicles. The furniture can be removed if the tenant would prefer. Corner of office has windows. If there was a need for a private office, this office could potentially be combined with office O-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	164 SF	Gross	\$475/mo	Fully furnished. CAM Fees included in rent: water, electric, gas, fiber internet, office cleaning, trash removal, snow removal, landscaping, property tax, and insurance.
Cubicles	35 SF	Gross	\$160/mo	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 OFFICE AVAILABLE - MINUTES FROM HIGHWAY



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Lobby/Reception Area



Share Conference Room



Breakroom/Lunchroom



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