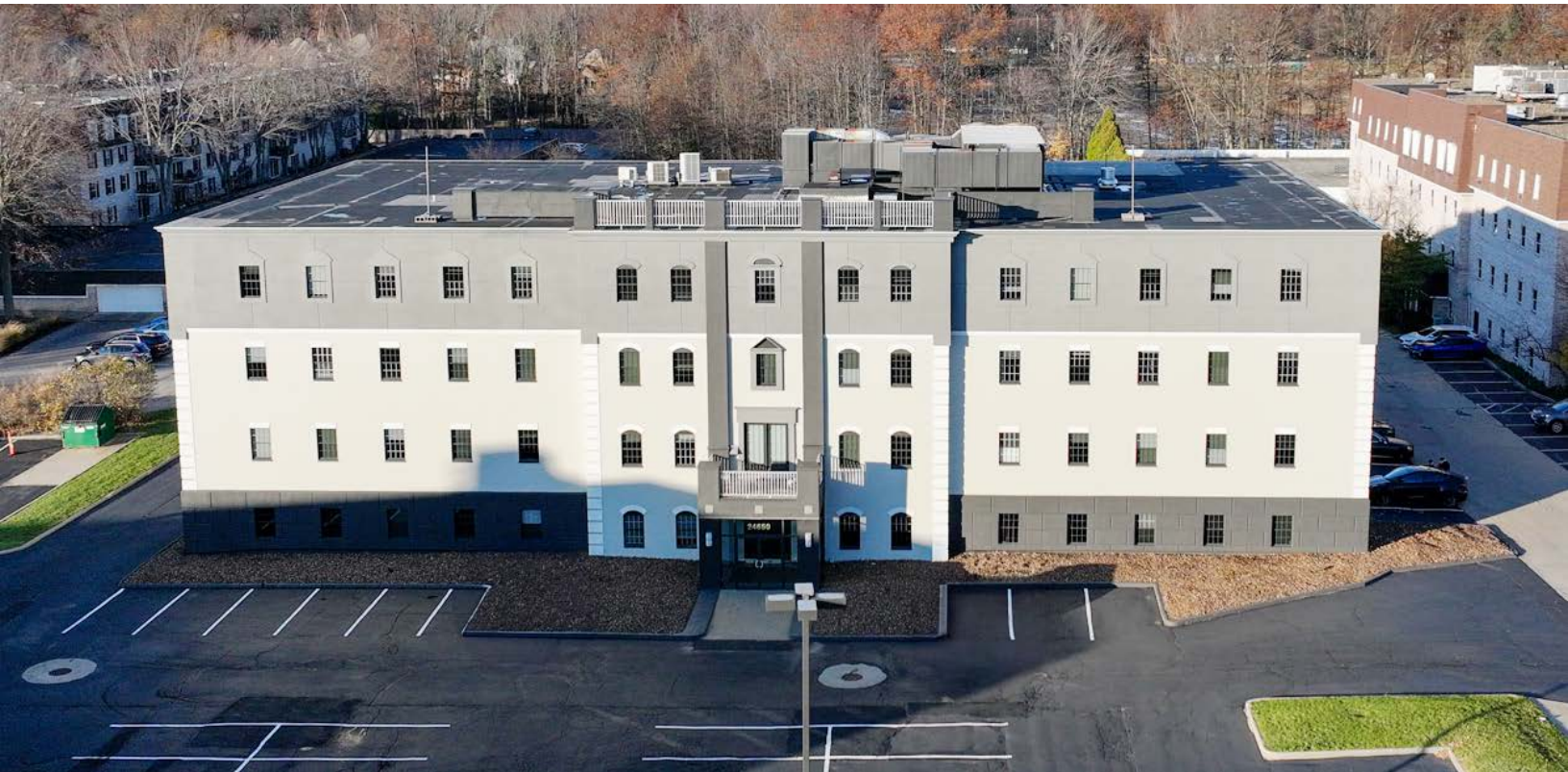


FOUR-STORY MULTI-TENANT OFFICE BUILDING FOR LEASE



**24650 CENTER RIDGE ROAD
WESTLAKE, OH 44145**

LEASE BASE RATE STARTING AT \$13/SF + \$5/SF CAM CHARGE



PROPERTY HIGHLIGHTS

- Available: 8 Suites (1,118 SF - 42,990 SF) Total Building SF up to 64,000 SF
- Lease Rate Starting at \$13.00/SF
- CAM Charge: \$5.00/SF
- Plenty of On-Site Parking for Employees and Visitors
- Versatile Floor Plans that can be Customized to Meet the Needs of Different Businesses
- Minutes Away from Crocker Park and I-90, Offering a Variety of Dining, Shopping, and Entertainment Options
- Ideal Tenants Include: Professional Offices, Medical Services, Educational Centers, Service-Based Businesses, and Tech Startups
- Office Building is Under New Ownership Offering Build-to-Suit Options with an Agreed Length of Term



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PROPERTY OVERVIEW

A prominent four-story office building offering up to 64,000 SF of Class B office space. Constructed in 1976, the property underwent significant renovations recently! The building features spacious layouts with abundant natural light, flexible design options, and amenities such as 24-hour access, a security system, kitchen facilities, and open-floorplan workspaces. The property has 8 suites ranging from 1,118 SF up to 42,990 SF. The first floor currently has 2 suites available one suite was previously a law office. All spaces have a great variety of open spaces. The second floor currently has 12 private offices, several large bullpen openings all surrounded with natural light and windows, kitchenette, and men/women restrooms. The third floor includes 9 private offices, 6 cubicle areas, 2 break rooms, a conference room, and men/women restrooms. The fourth floor includes 14 private offices, 2 break rooms, 2 large open bullpen areas, and men/women restrooms. All floors and spaces can adjust, and build-to-suit options can be negotiated with the right rent and length of term commitment.

LOCATION OVERVIEW

24650 Center Ridge Road is a vibrant suburb approximately 12 miles west of downtown Cleveland. This prime location provides convenient access to major highways, including I-90 and I-480, making for easy commutes to Cleveland and its surrounding areas. The property is just minutes away from Crocker Park, a premier shopping and entertainment destination featuring a diverse array of retail stores, restaurants, and a state-of-the-art movie theater.

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

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



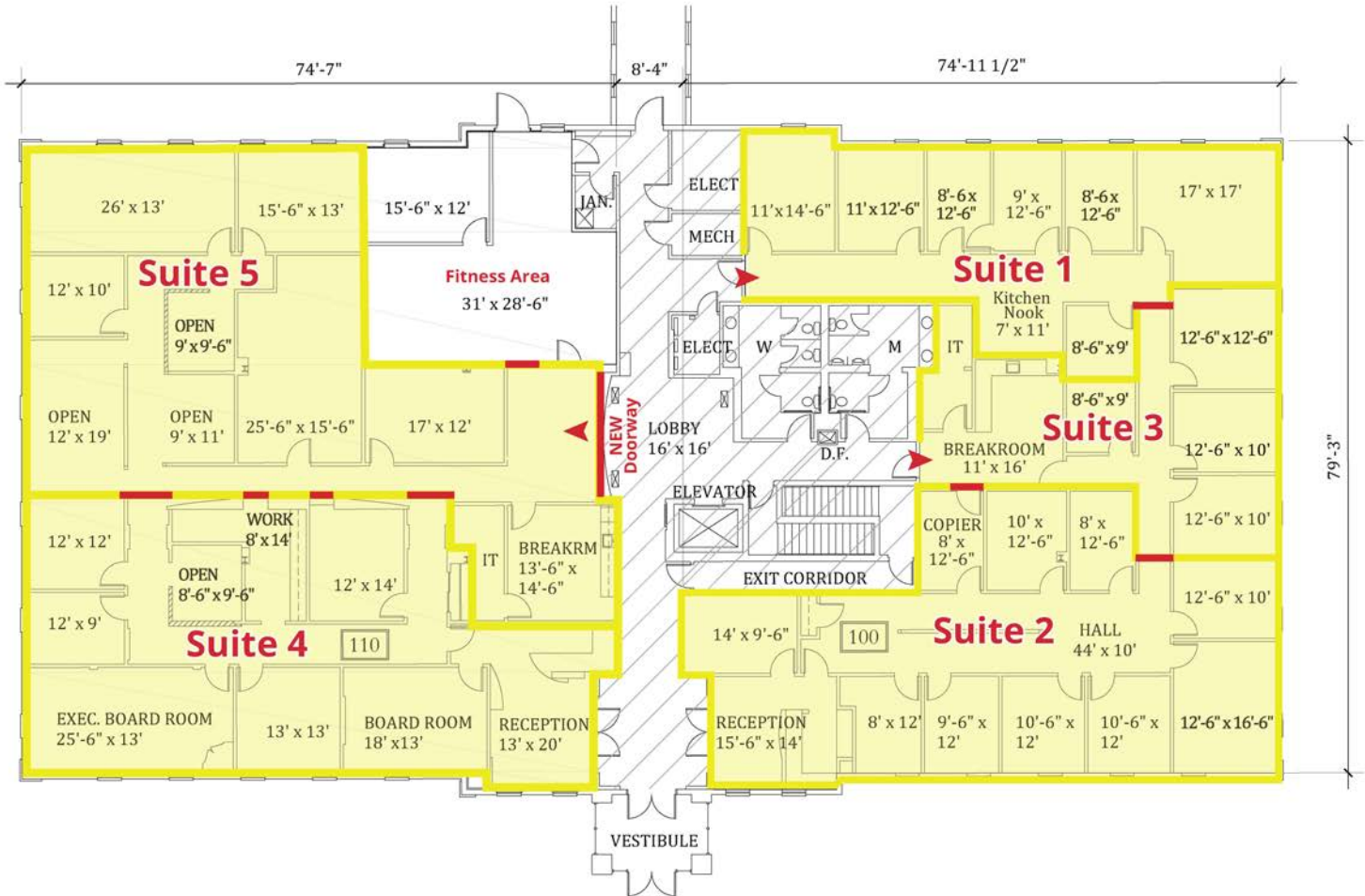
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Main Building First Floor - Retrofitted Floorplan



Suite 1: 1,378 SF

- Waiting Area
- 6 Private Offices
- Kitchen Nook

Suite 2: 2,129 SF

- Reception Area
- Conference Room
- 8 Private Offices
- Potential Kitchen

Suite 3: 1,118 SF

- 4 Private Offices
- Kitchen

Suite 4: 2,250 SF

- Reception Area
- Conference Room
- 5 Private Offices
- Kitchen

Suite 5: 2,658 SF

- Conference Room
- 5 Private Offices
- 2 Open Workstations
- Kitchen



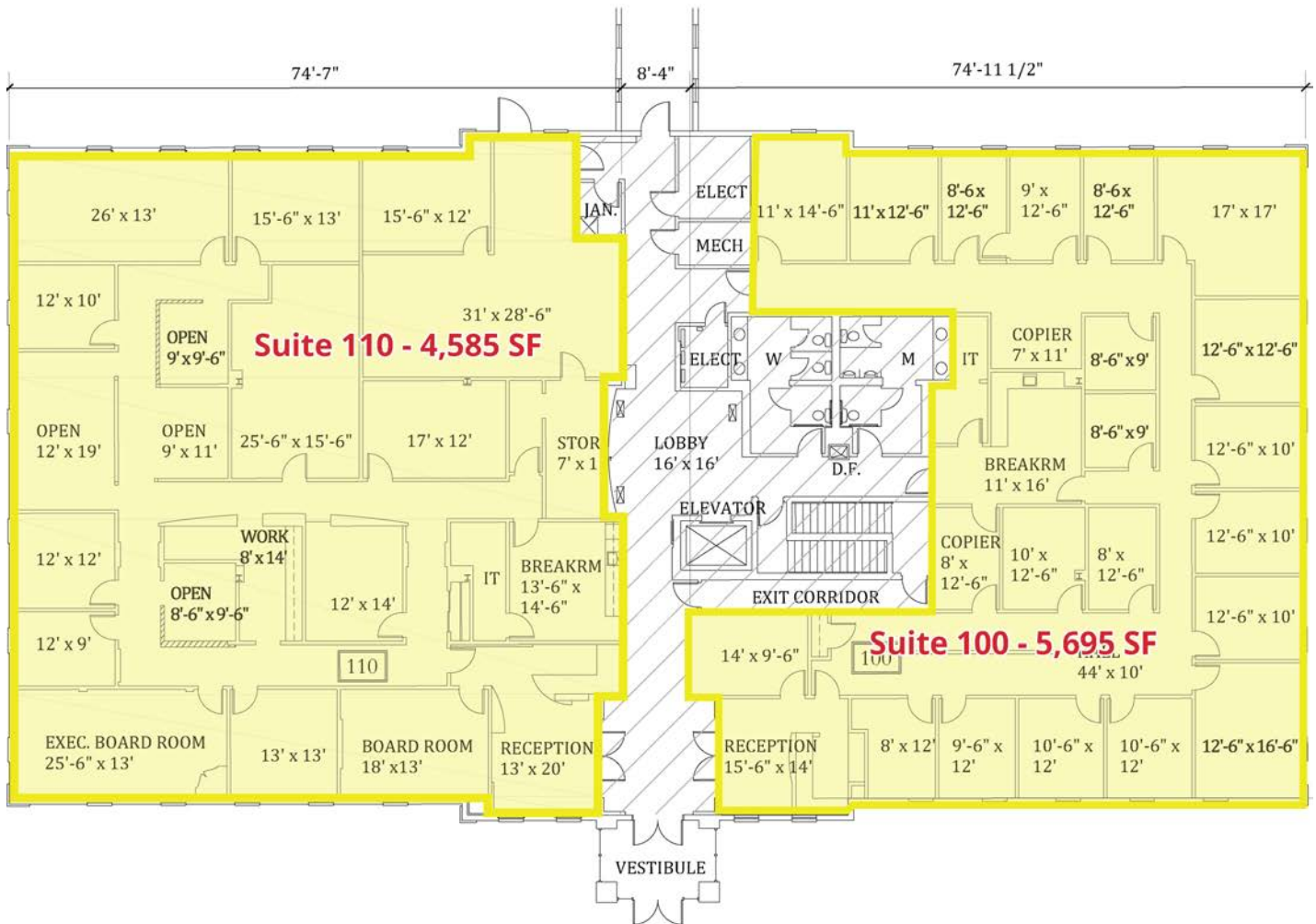
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Main Building First Floor - Floorplan



Suite 110: \$4,970/MO + \$1,190/MO CAM

Suite 100: \$6,170/MO + \$2,375/MO CAM

- 6 Private Offices
- Large Open Bullpen
- Conference Room
- Breakroom
- Communal M/W Restrooms

- 20 Private Offices
- Reception Area
- Copy Room
- Kitchenette
- Communal M/W Restrooms

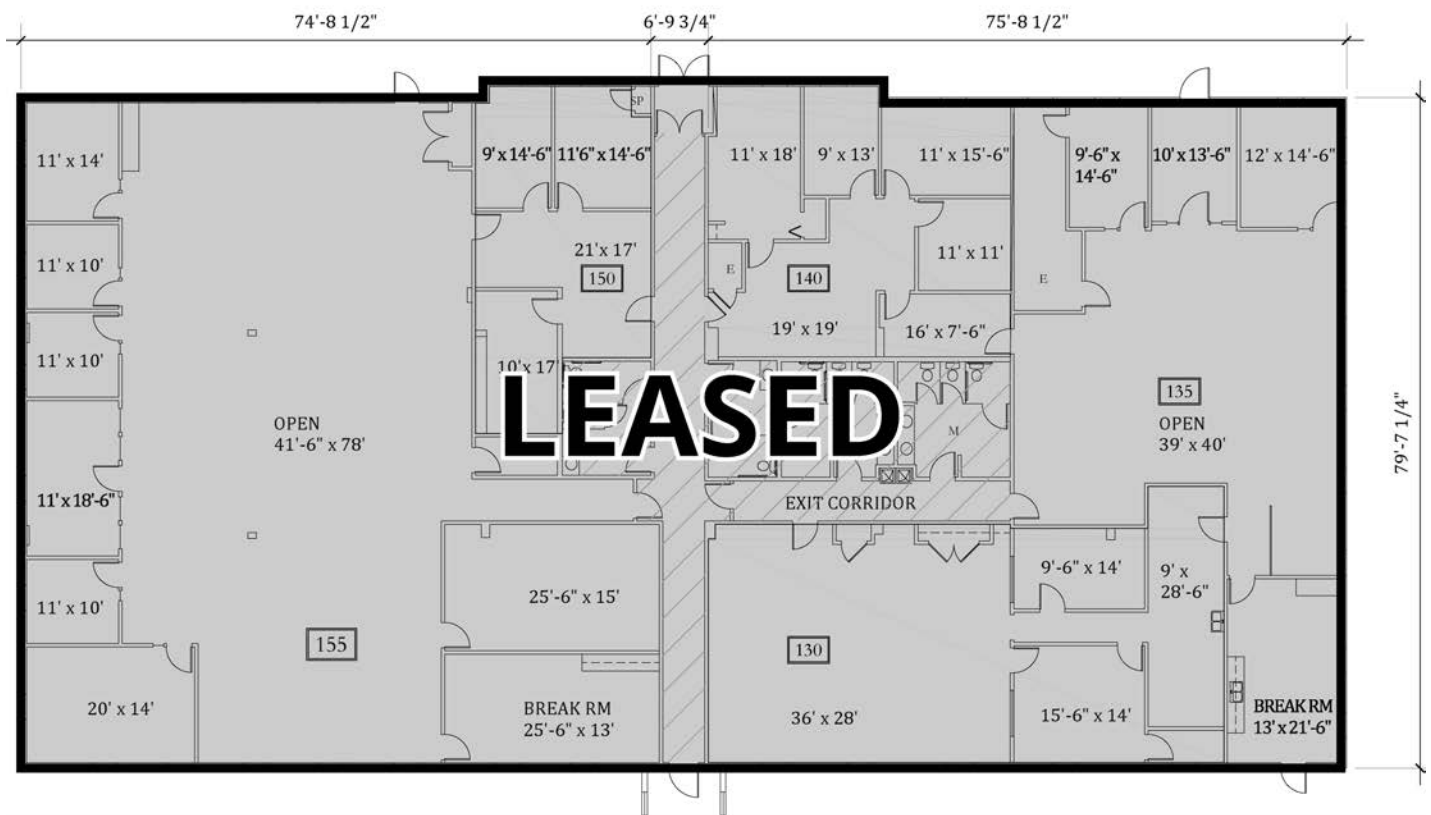




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Rear Building First Floor - Floorplan

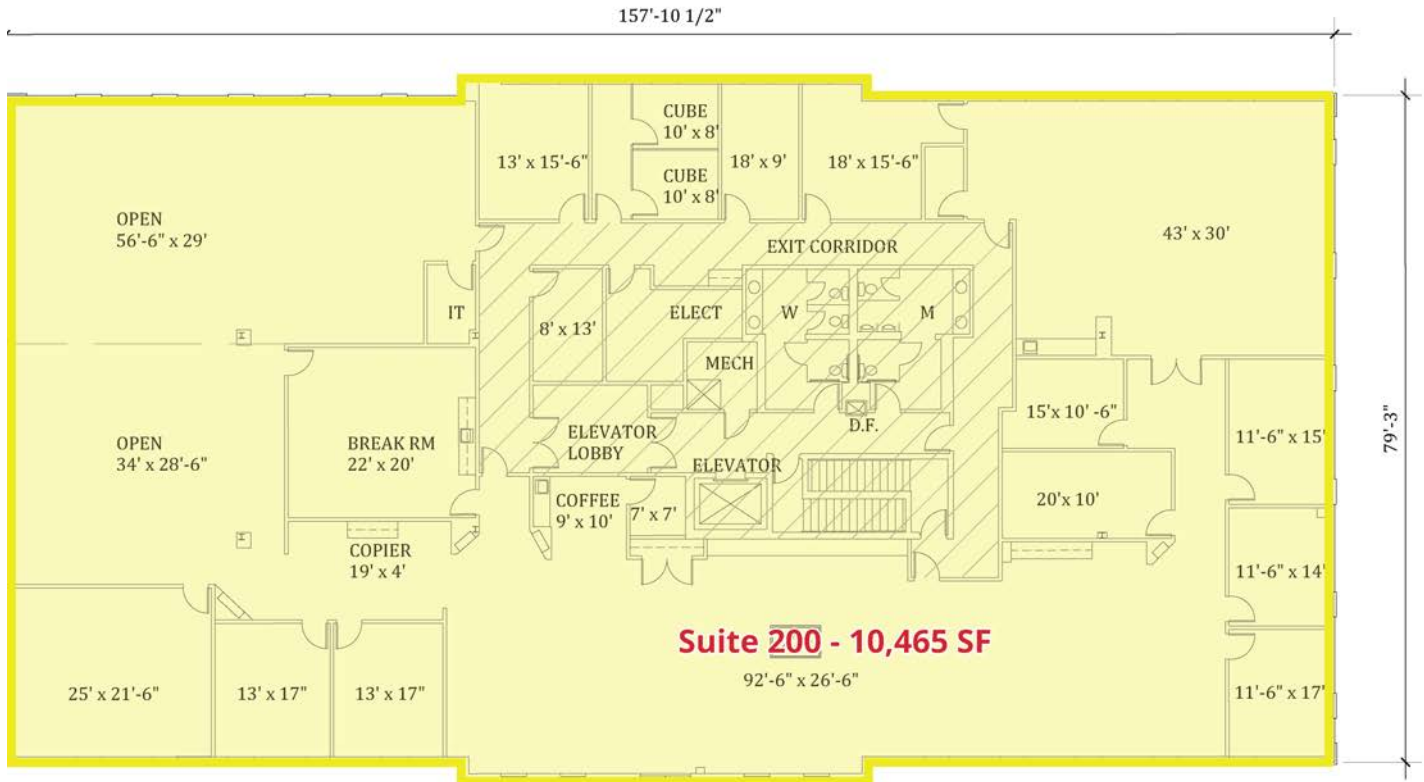




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LEASE BASE RATE STARTING AT \$13/SF + \$5/SF CAM CHARGE

Main Building Second Floor - Floorplan



Suite 200: \$11,340/MO + \$4,360/MO CAM

- 12 Private Offices
- Large Open Bullpen
- Kitchenette
- M/W Restrooms

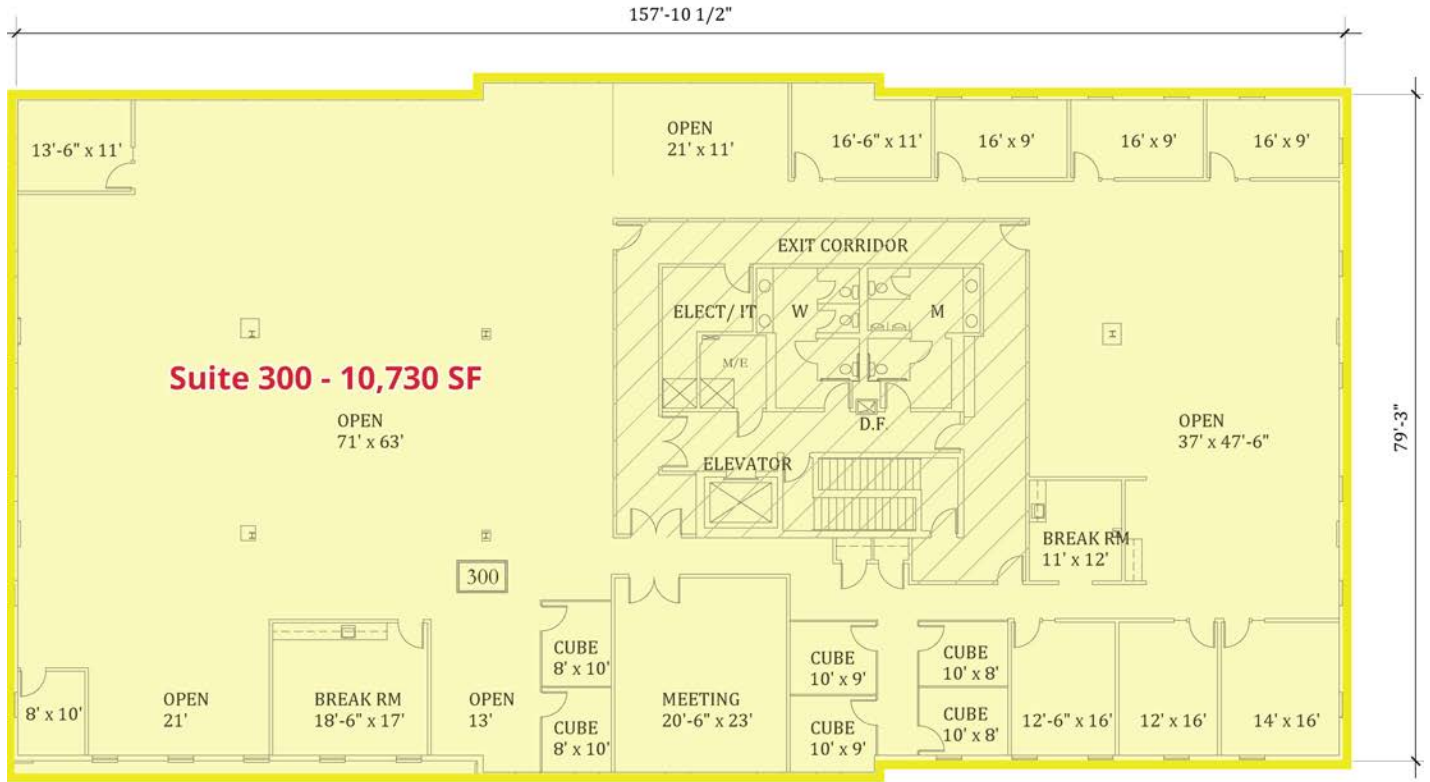




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LEASE BASE RATE STARTING AT \$13/SF + \$5/SF CAM CHARGE

Main Building Third Floor - Floorplan



Suite 300: \$11,625/MO + \$4,470/MO CAM

- 9 Private Offices
- 6 Cubicle Areas
- 2 Breakrooms
- Conference Room
- 2 Large Open Bullpens
- M/W Restrooms

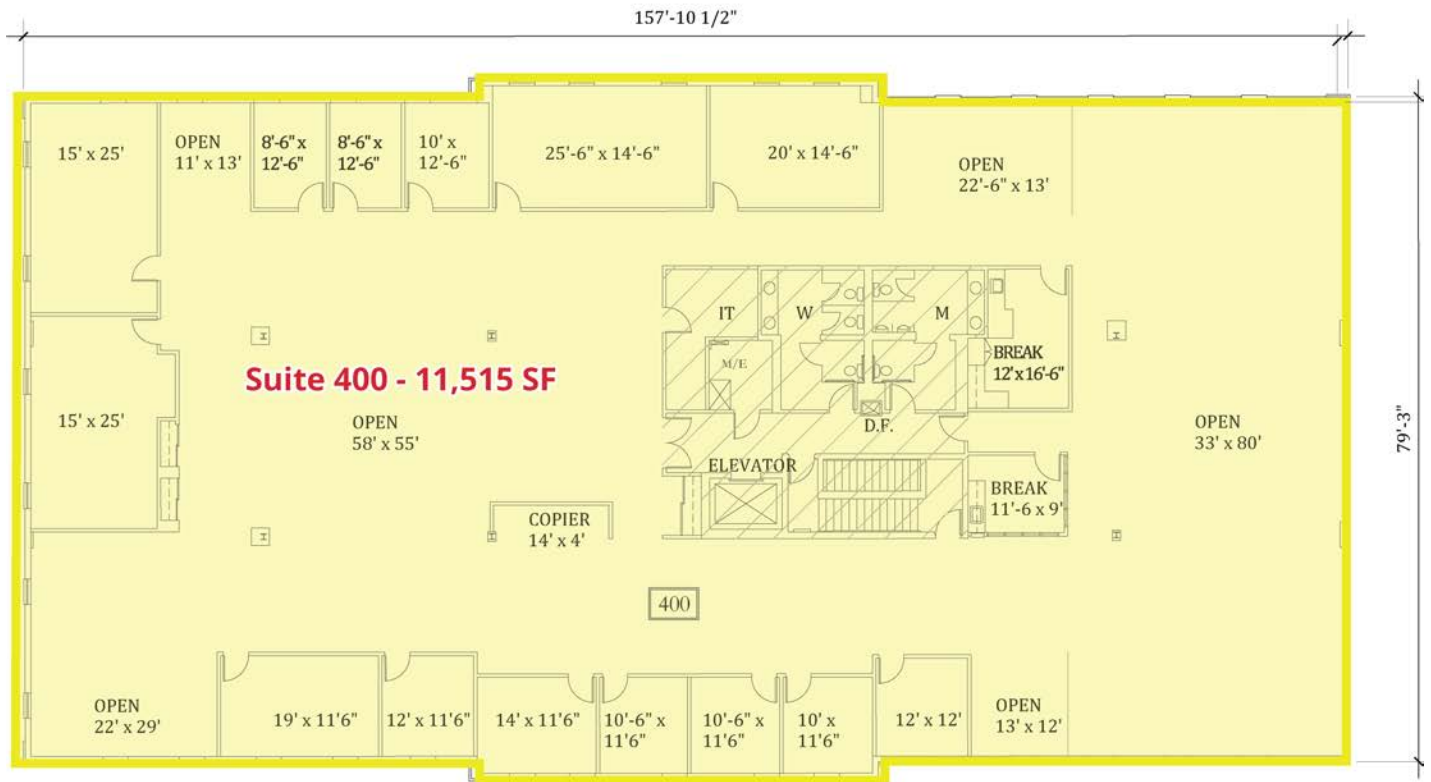




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LEASE BASE RATE STARTING AT \$13/SF + \$5/SF CAM CHARGE

Main Building Fourth Floor - Floorplan



Suite 400: \$12,475/MO + \$4,800/MO CAM

- 14 Private Offices
- 2 Breakrooms
- IT Closet
- 2 Large Open Bullpens
- M/W Restrooms



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