



**785 PEARL ROAD
BRUNSWICK, OH 44212**

LEASE RATE: \$1,600/MO + PRO-RATED UTILITIES



PROPERTY HIGHLIGHTS

- Available: 2,400 SF
- Price per SF: \$8.00/SF + Pro-Rated Share of Utilities
- Space Consists of 4 Private Offices, 1 Conference Room Upon Reservation, 1 Bullpen Area with 3 Cubicle Sections, and Small Kitchenette
- 2 Lower-Level Common Area Restrooms
- Space is not ADA Compliant
- Parking: 15± Spaces
- Traffic Count: ±14,300



LISTING AGENTS

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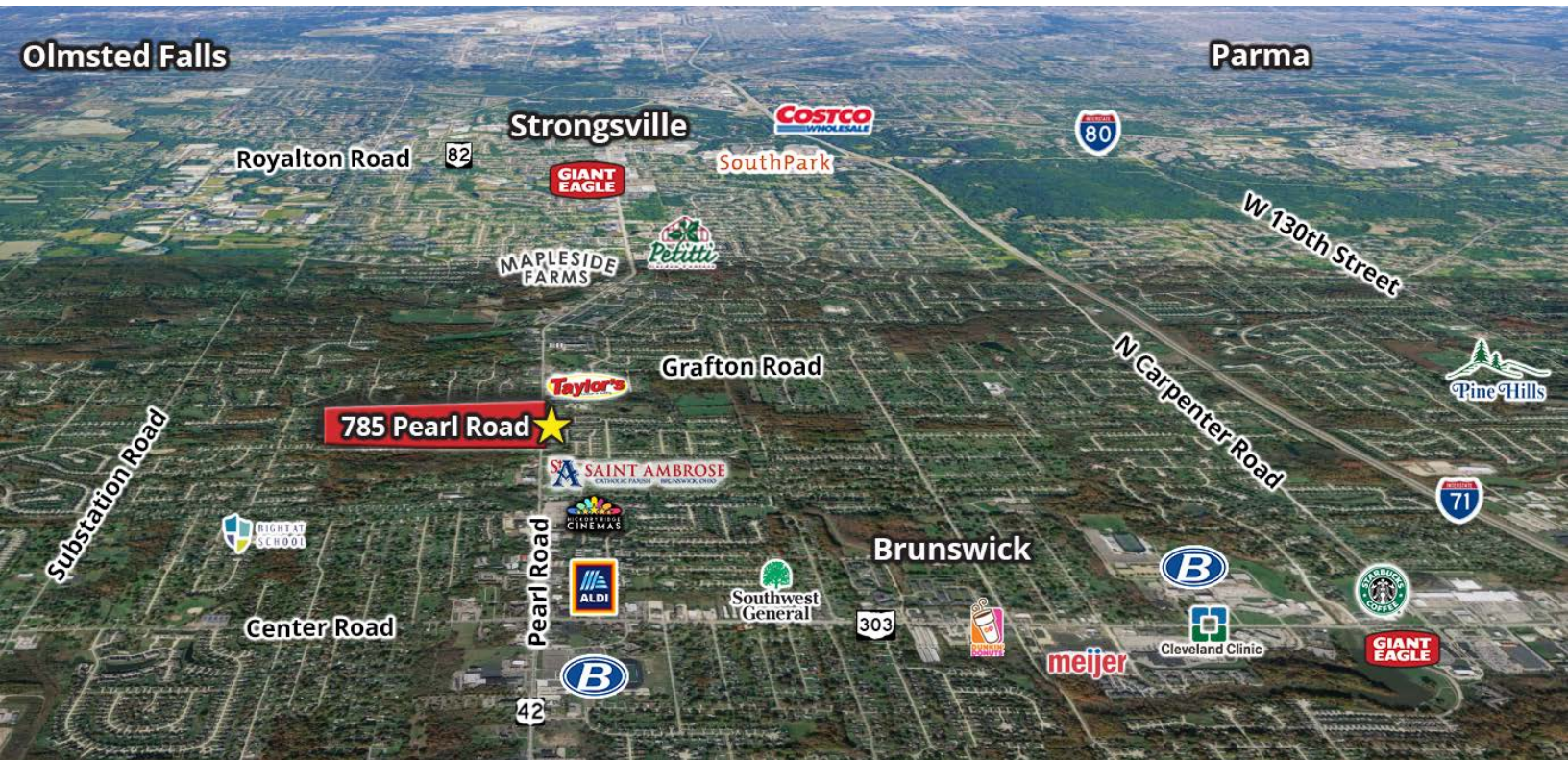


LOWER LEVEL OFFICE SPACE FOR LEASE



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PROPERTY OVERVIEW

785 Pearl Road is approximately 2,400 SF, this lower-level office is the perfect space for a professional service business. Ownership recently invested in minor renovations including new drywall, paint, doors, and light switches. The space also comes fully furnished and features (4) four private offices, (1) conference room available upon reservation, and (1) bullpen area with three cubical sections. Common Area Restrooms and Kitchenette are also included. Access to the office includes a separate outside entrance to the left of the building as well as access through the upstairs suite.

LOCATION OVERVIEW

Just 10 minutes from I-71 and 3 minutes from Route 303, 785 Pearl Road provides ease of access to Cleveland, Strongsville, and downtown Brunswick. In addition, the property is located just 26 minutes (13.7 miles) from Cleveland Hopkins International Airport, making it an ideal location for businesses looking to attract both local and national clients. The average daily traffic count is approximately 14,300 vehicles.

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



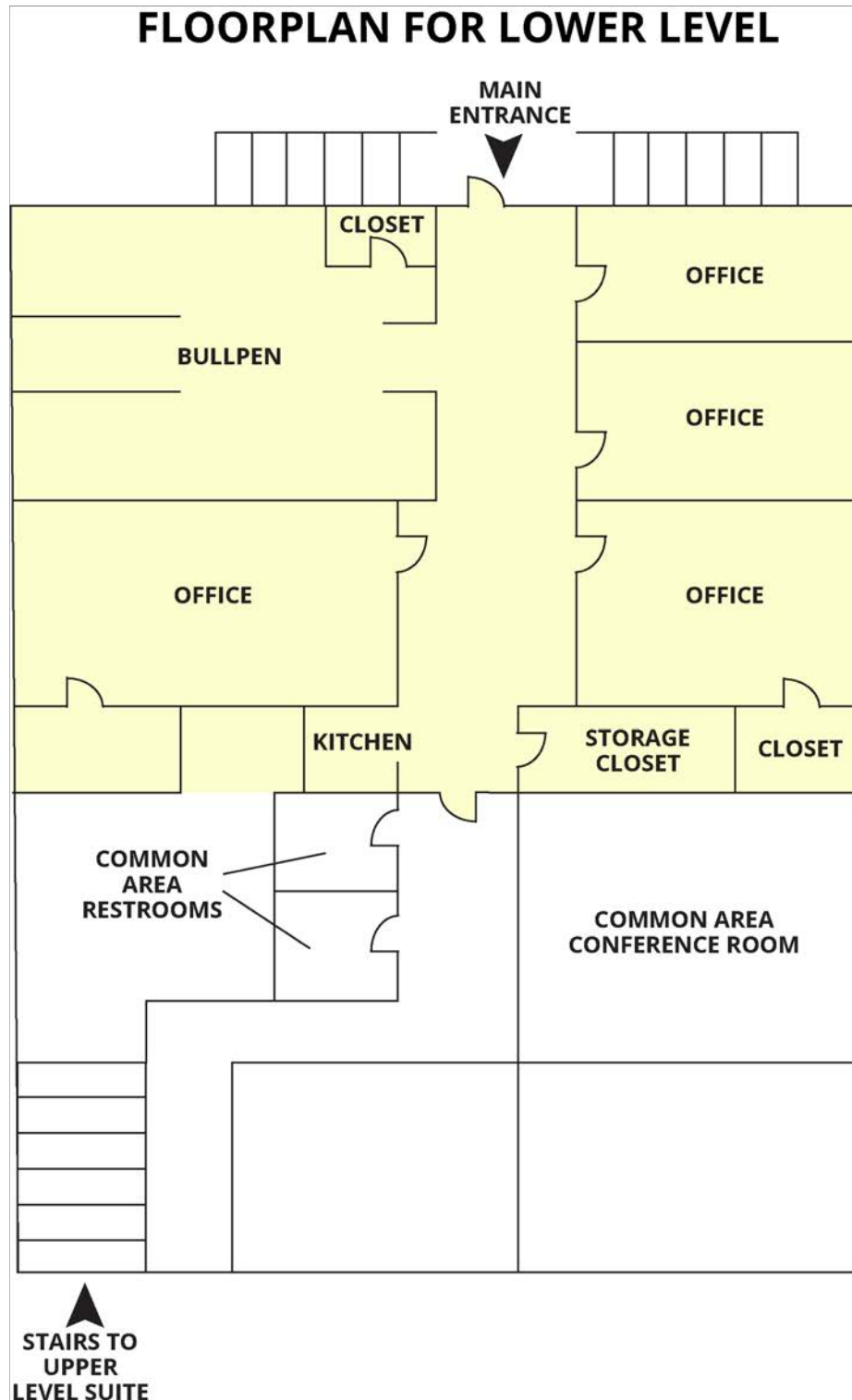
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