



**785 PEARL ROAD
BRUNSWICK, OH 44212**

LEASE RATE: \$3,144/MO + NNN + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 6,288 SF
- Lease Rate: \$6.00 SF + \$4.00 NNN + Utilities
- First Floor consists of 8 Private Offices, a Conference Room, and a Bullpen Area with 4 Cubicle Sections
- Lower Level consists of 4 Private Offices, a Conference Room, a Bullpen Area with 3 Cubical Sections, 2 Restrooms, and a Small Kitchenette
- First Floor is ADA Compliant
- Parking Spaces: 25 Spaces
- Traffic Count: ±14,300 ADT



LISTING AGENTS

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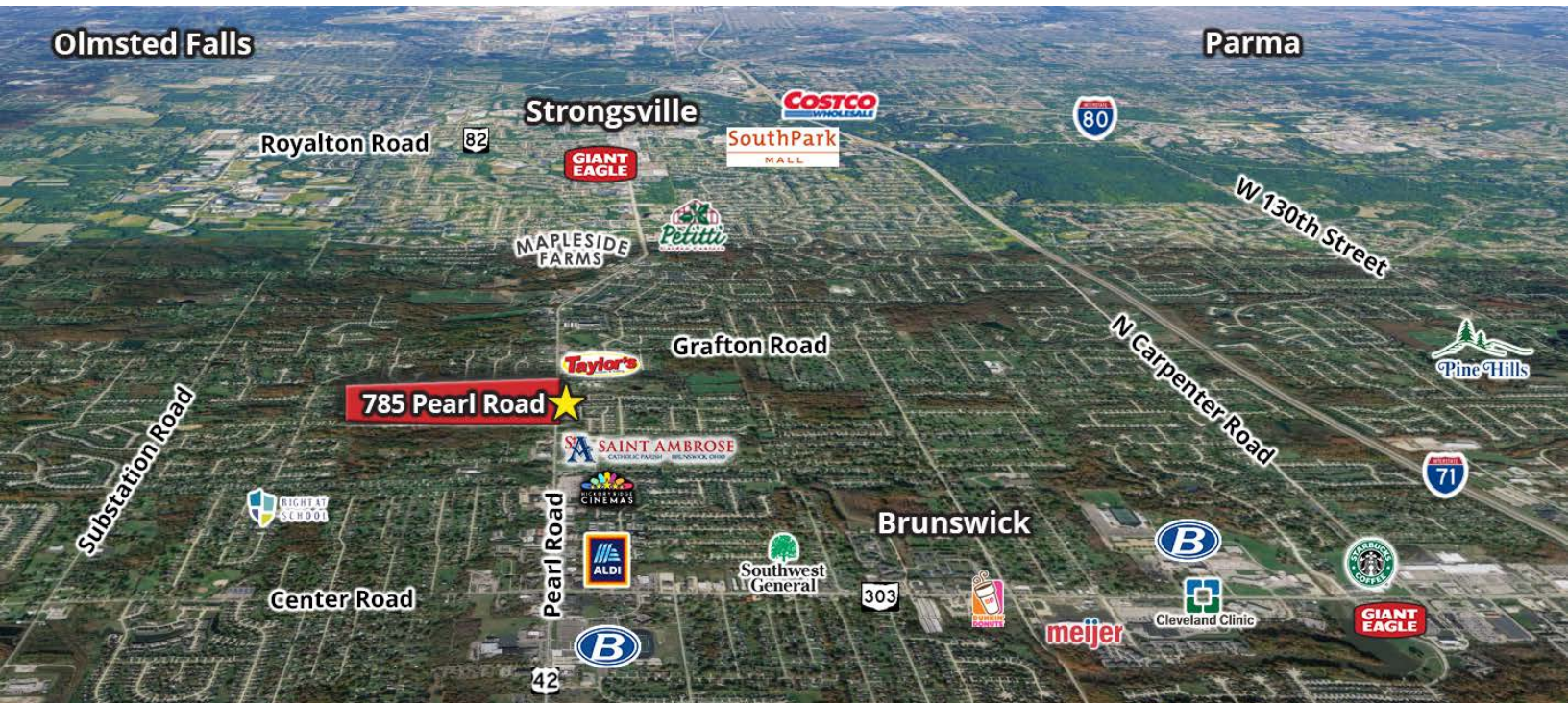
330.722.5002





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PROPERTY OVERVIEW

785 Pearl Road is approximately 6,288 SF. The first-floor office space is ideal for a professional service business that relies heavily on walk-in traffic. Ownership recently invested in minor renovations, including new interior and exterior painting. The space features 8 private offices, a conference room, and a large bullpen area with 4 cubicle sections. The lower-level office space features 4 private offices, a conference room, a bullpen area with 3 cubicle sections, 2 restrooms, and a small kitchenette. Access to the first-floor office includes the main entry off Rolling Hills Dr. and emergency entry in the rear of the building. Access to the lower level includes a separate outside entrance on the East side of the building as well as access through the first-floor 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

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

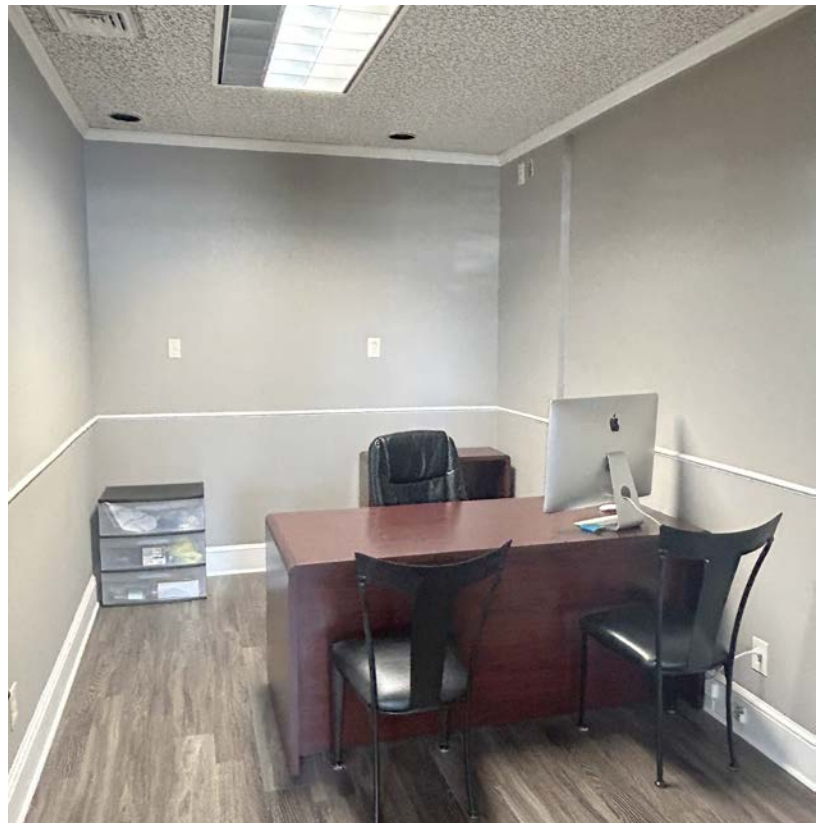


OFFICE BUILDING FOR LEASE



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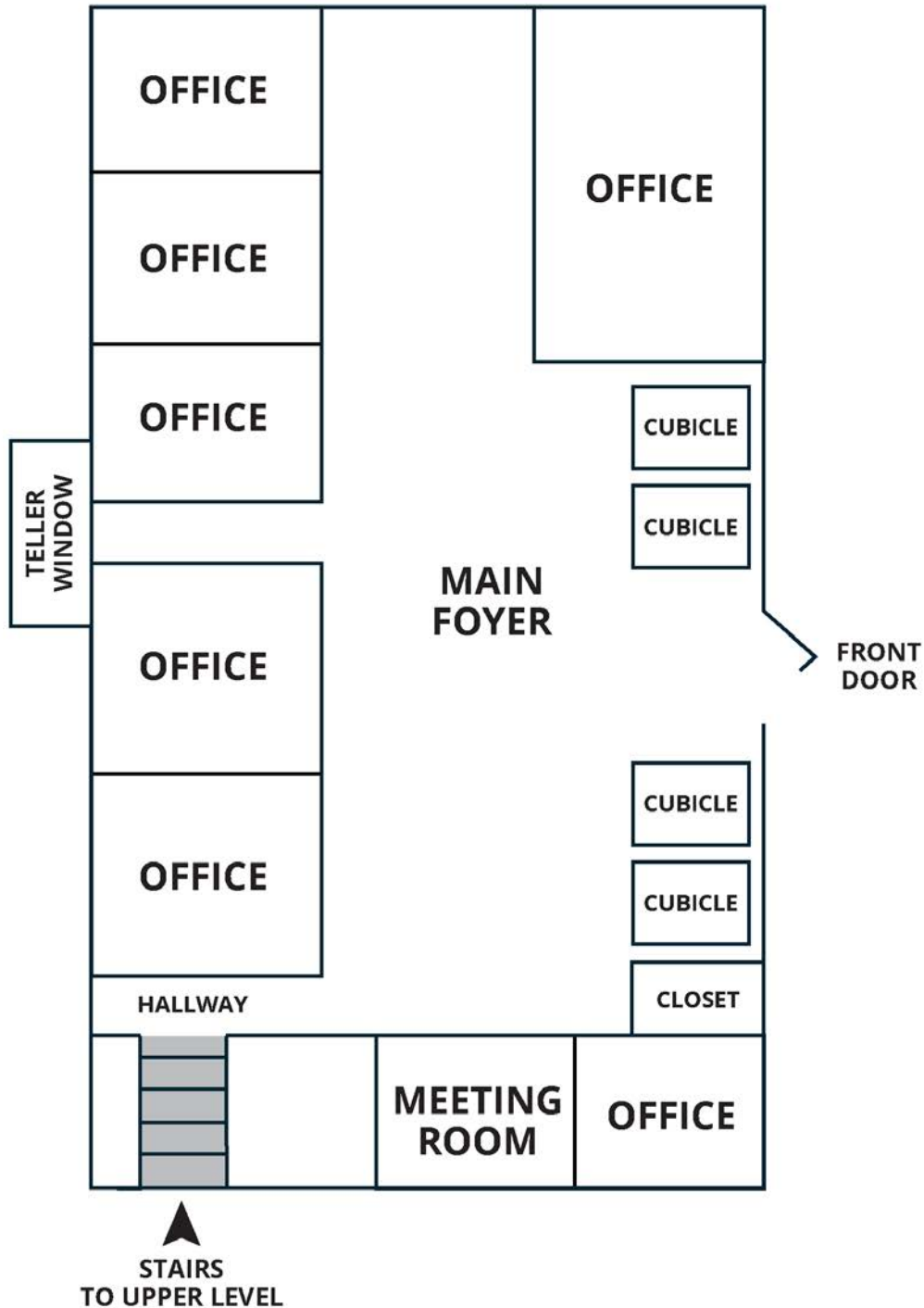




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FIRST FLOOR FLOORPLAN



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