



3511 CENTER ROAD
BRUNSWICK, OH 44212

LEASE RATE: \$800/MO + GAS & ELECTRIC



PROPERTY HIGHLIGHTS

- Available: 550 SF
- Price Per SF: \$17.45 SF
- **Suite H:** Consists of 1 Large Open Room with In-Suite Restroom, and Small Storage Closet. Private Rear Entrance with Glass Door
- Recently Remodeled with Fresh Paint, New Flooring, and Bright Lighting
- Signage on Door and Lobby Directory
- Easy Access to the Suite off the Parking Lot
- Year Built 1996
- Zoning: General Commercial
- Ideal for Office or Beauty Professionals



LISTING AGENT

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PROPERTY OVERVIEW

3511 Center Road is a 23,142 SF professional office building offering excellent visibility along Center Road and easy access to major highways. One office suite is currently available. Suite H is a first-floor rear unit totaling 550 SF and includes 1 large office with a restroom and storage. The suite provides a professional, private work environment ideal for small businesses or independent professionals.

LOCATION OVERVIEW

Located 1/4 mile from I-71 at Center Road and Old Eagle.

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 SUITE FOR LEASE



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