



10749 PEARL ROAD  
STRONGSVILLE, OH 44136

LEASE RATE: \$1,300 - \$3,000/MO



## PROPERTY HIGHLIGHTS

- Available: 1,003 SF - 1,944 SF
- Suite 001: (1,944 SF) consists of 4 private offices, workroom, lunch/lab room, and reception area.
- Suite 003: (1,003 SF) consists of 2 private offices, reception area, and 2 restrooms
- Suite 201: (1,805 SF) consists of 8 private offices, 2 cubicles, large reception area, kitchenette, and 2 restrooms
- Amenities: Fitness room, conference room, and kitchenette
- Parking: ±45
- Zoning: OB - Office Building
- Traffic Count: ±22,023
- Highway Access: Less than 2 miles from I-80 and I-71



## LISTING AGENTS

**Dillon Swank**

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**Morgan Faunce**

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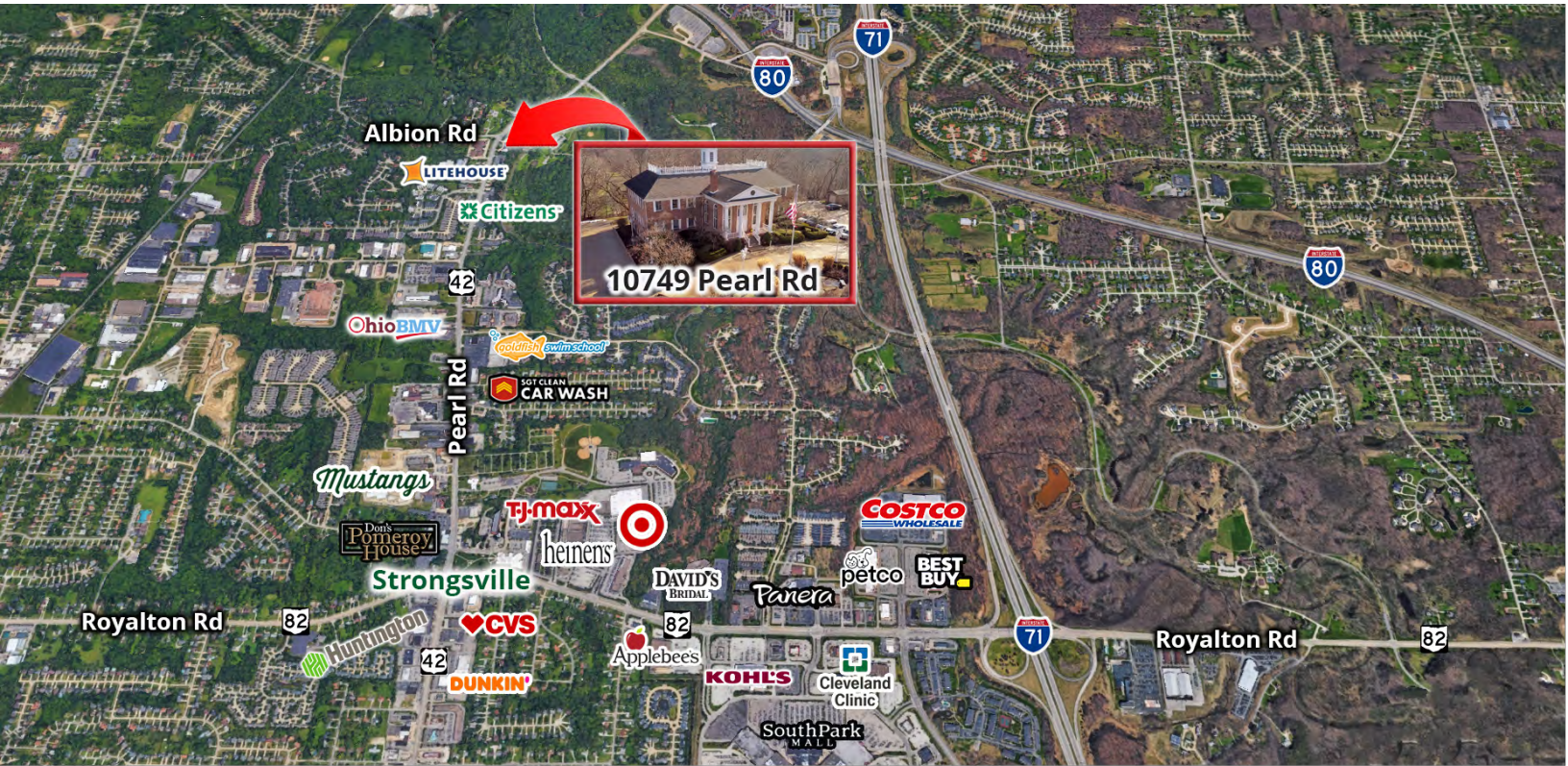
**330.722.5002**





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**PROPERTY OVERVIEW**

The Brooker Insurance Building is a well-maintained office property offering 1,003 SF to 1,944 SF of professional office space for lease along the high-traffic Pearl Road corridor in Strongsville. Available suites range from a 1,944 SF office containing 4 private offices, a workroom, lab/lunchroom and reception area, a 1,003 SF office featuring 2 private offices, a reception area, 2 restrooms, and access to a shared conference room and kitchenette, and lastly, a 1,805 SF suite with 8 private offices, 2 cubicles, a spacious reception area, a kitchenette, restrooms, and shared conference room access. The property includes approximately 45 on-site parking spaces and benefits from strong visibility with traffic counts of ±22,023 vehicles per day. Zoned OB – Office Building, the building is conveniently located less than 2 miles from both I-71 and the Ohio Turnpike (I-80), providing excellent regional accessibility.

**LOCATION OVERVIEW**

Located along Pearl Road (U.S. Route 42), the property offers excellent visibility and direct access within the heart of Strongsville. The site is minutes from I-71 and the Ohio Turnpike (I-80), providing convenient north-south and regional connectivity throughout Northeast Ohio. Positioned near Strongsville Town Center and a wide range of retail, dining, and service amenities, this location benefits from strong traffic counts and a well-established commercial corridor.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	5,299	54,772	141,691
Total Units	2,723	24,918	64,633
Median Income	\$75,585	\$90,244	\$85,366

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

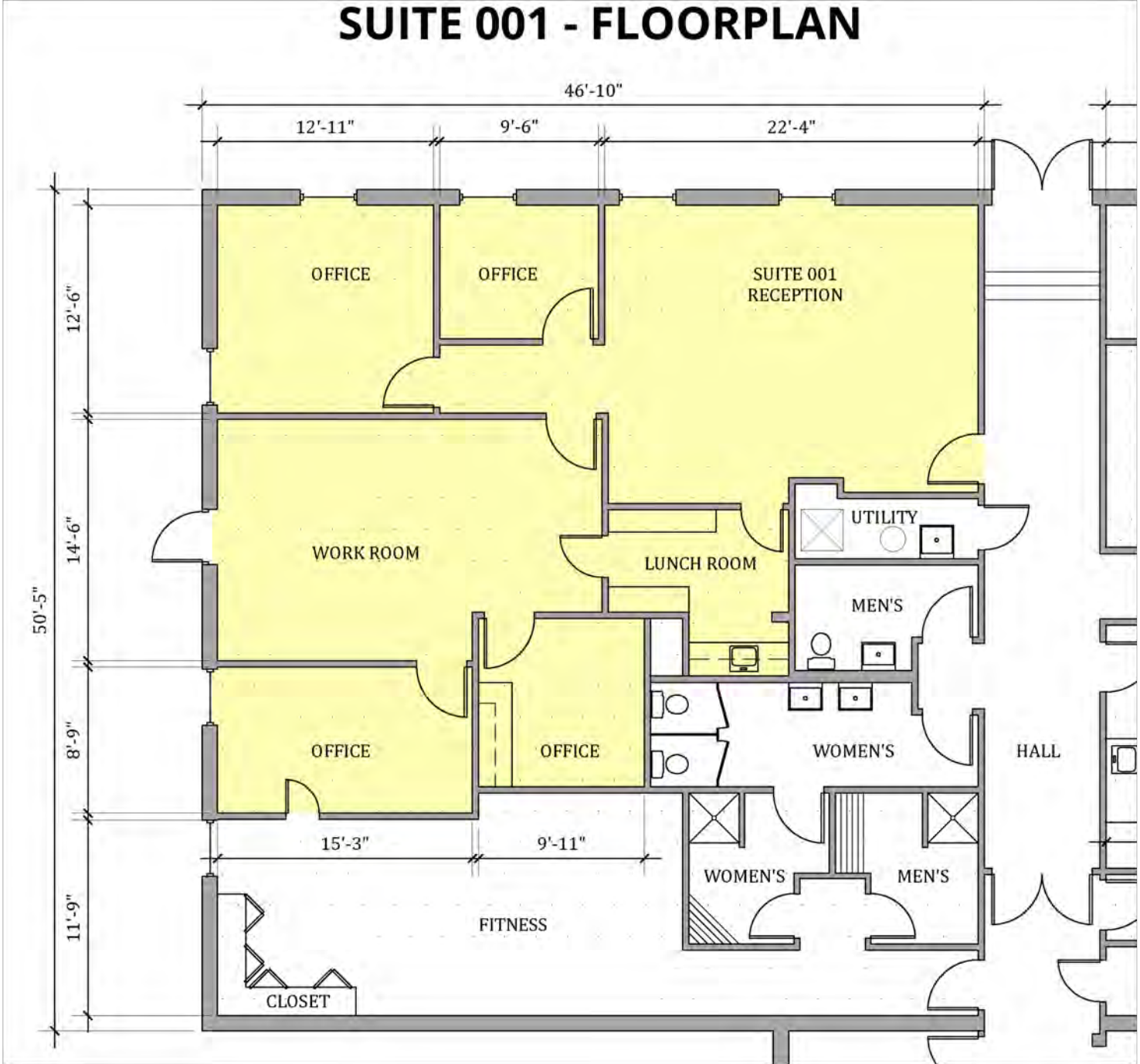




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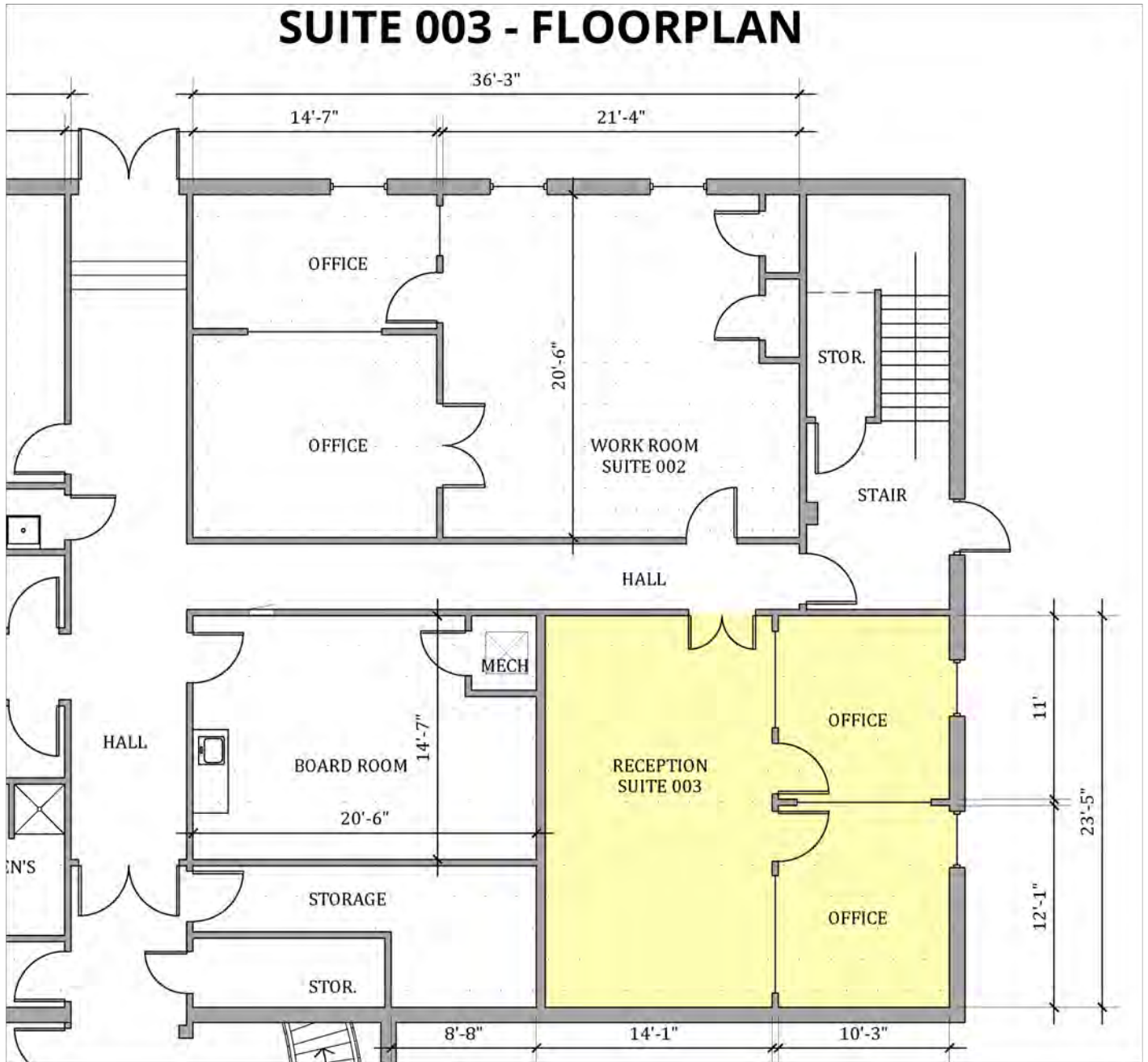
### SUITE 001 - FLOORPLAN





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# PRIME OFFICE SUITES FOR LEASE



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Suite 003 - Office

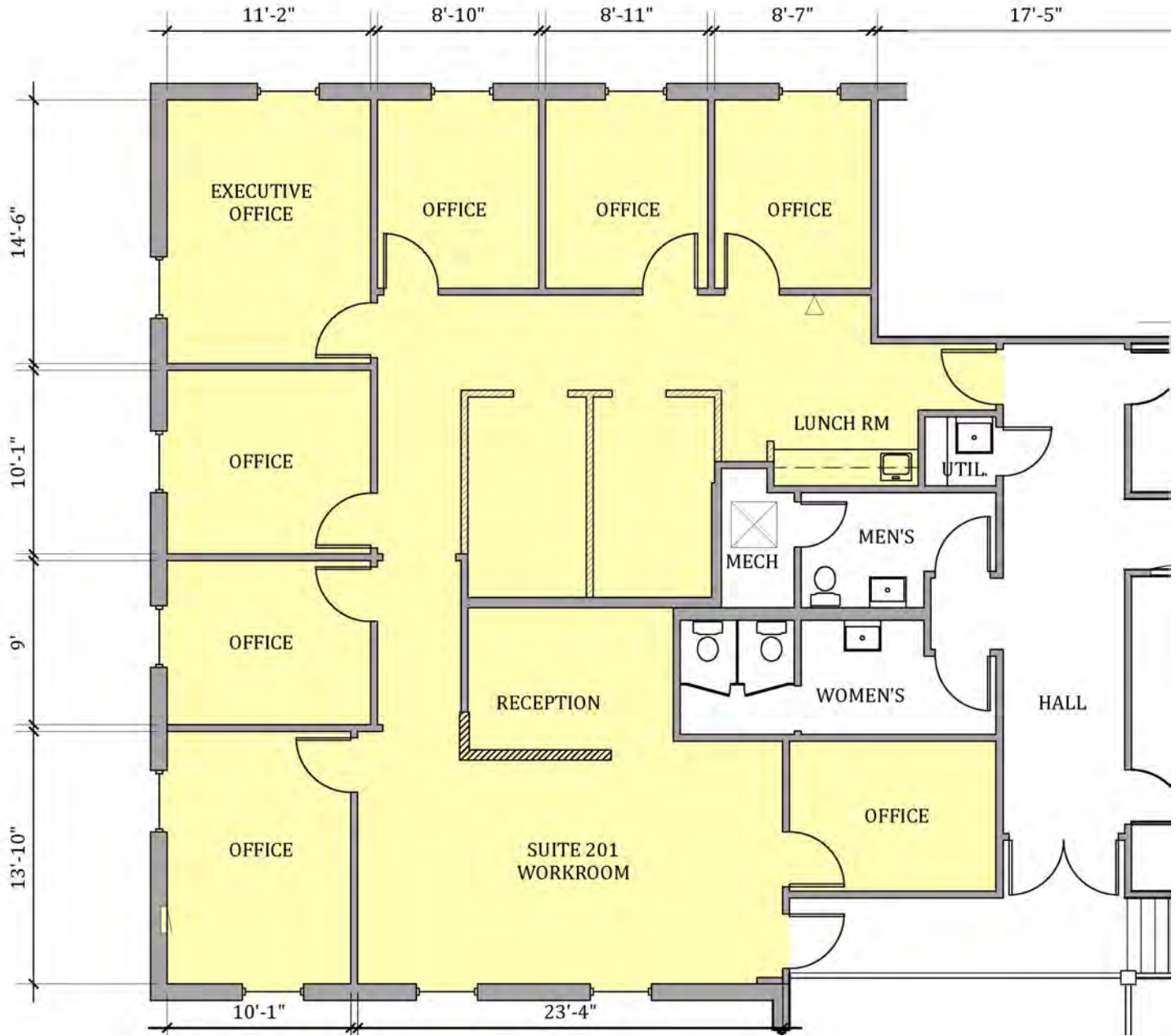


Suite 003 - Office 1



Suite 003 - Office 2

### SUITE 201 - FLOORPLAN



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Suite 201 - Reception Area



Suite 201 - Cubicles 1 and 2



Suite 201 - Kitchenette



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Suite 201 - Office



Suite 201 - Office



Suite 201 - Office



Suite 201 - Office



Suite 201 - Office



Suite 201 - Office or Storage

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