



10749 PEARL ROAD
STRONGSVILLE, OH 44136

LEASE RATE: \$2,200 - \$3,000/MO



PROPERTY HIGHLIGHTS

- Available: 1,805 SF - 1,944 SF
- Suite 001: (1,944 SF) consists of 4 private offices, workroom, lunch/lab room, and reception area
- 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
dillon@gerspachergroup.com

Morgan Faunce
morgan@gerspachergroup.com

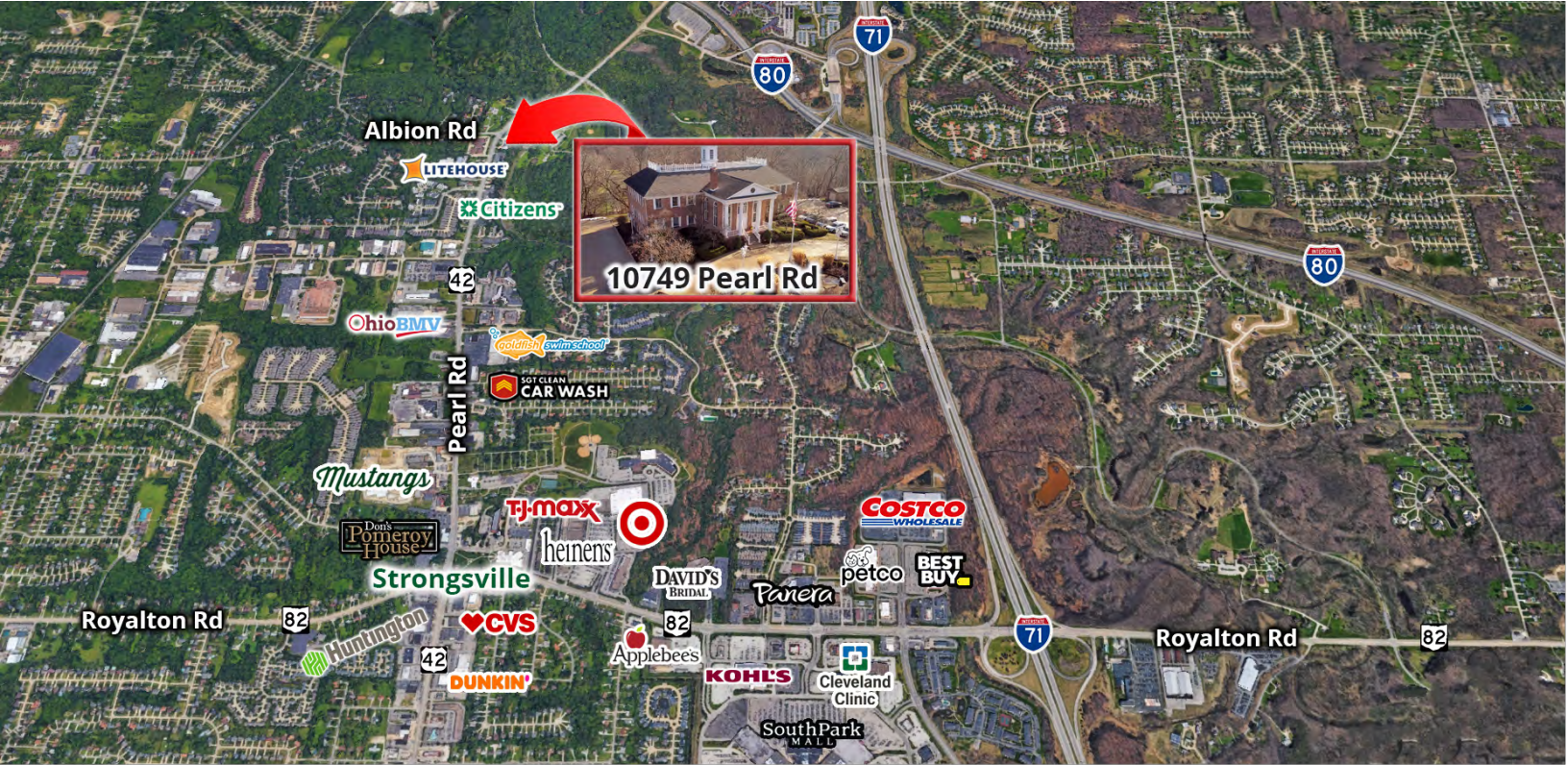
330.722.5002





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PROPERTY OVERVIEW

The Brooker Insurance Building is a well-maintained office property offering 1,805 SF and 1,944 SF suites 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, 2 restrooms, with access to a shared conference room, kitchenette, and fitness room, and 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.

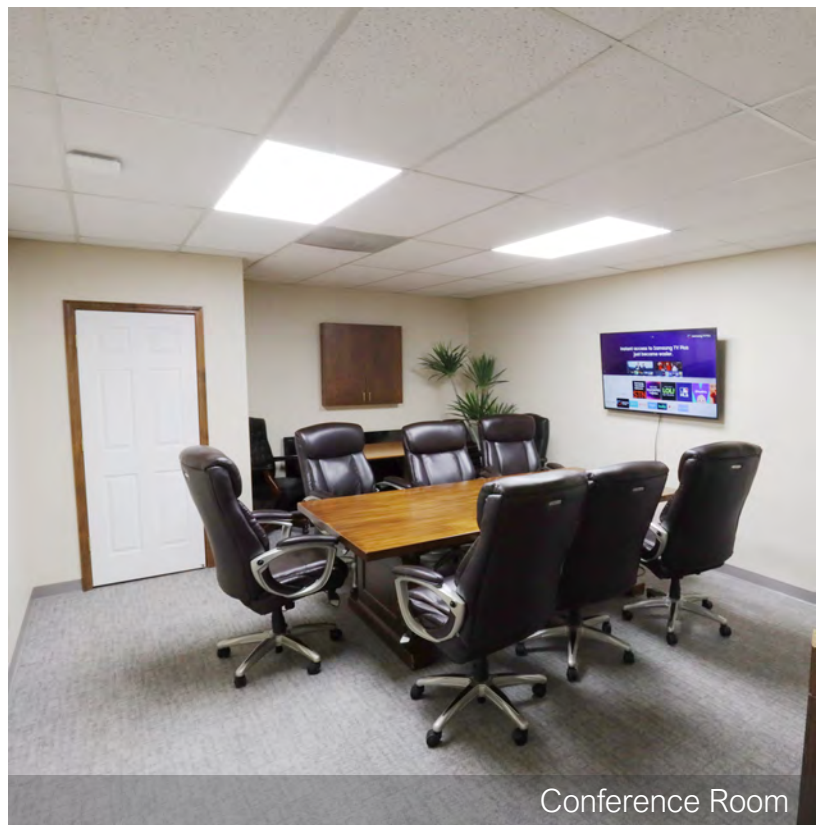


PRIME OFFICE SUITES FOR LEASE



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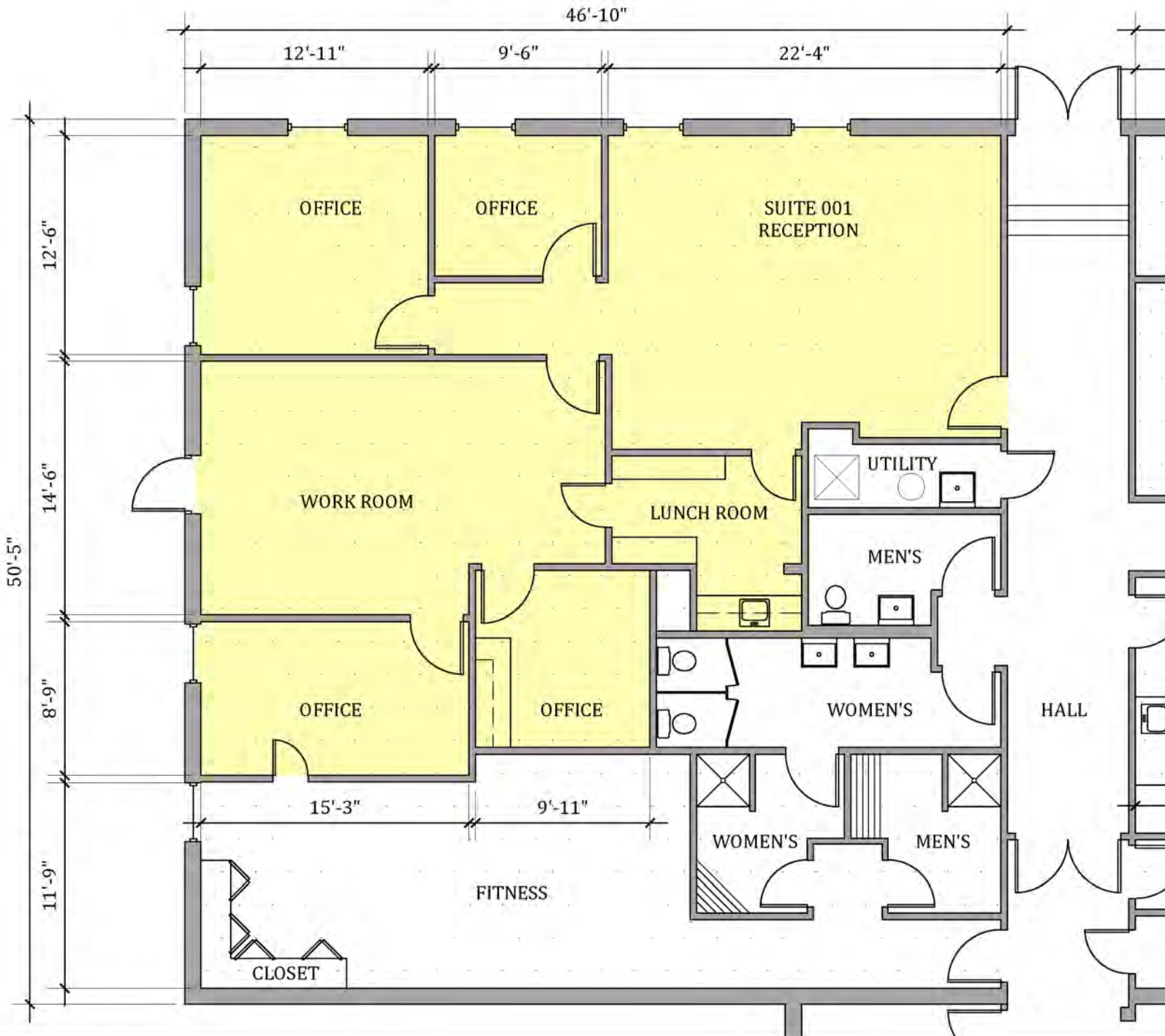




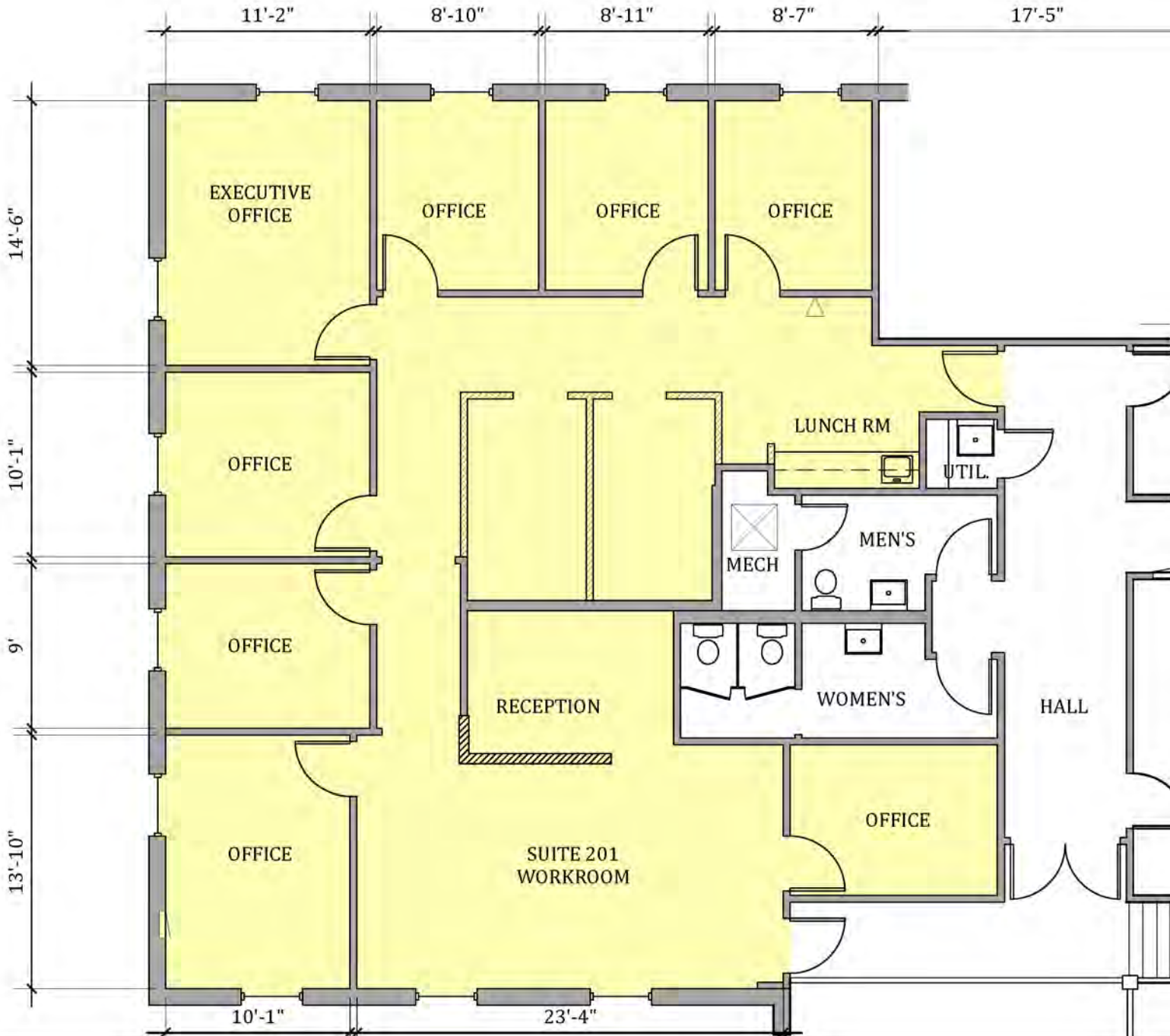
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SUITE 001 - FLOORPLAN



SUITE 201 - FLOORPLAN



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Suite 201 - Reception Area



Suite 201 - Cubicles 1 and 2



Suite 201 - Kitchenette



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