

Office | For Lease or Sale

CBRE

Former Social Security Admin Building

11,000 SF Available For Lease or Sale

7415-7635 Lorain Avenue
Cleveland, OH 44102
www.cbre.us/cleveland



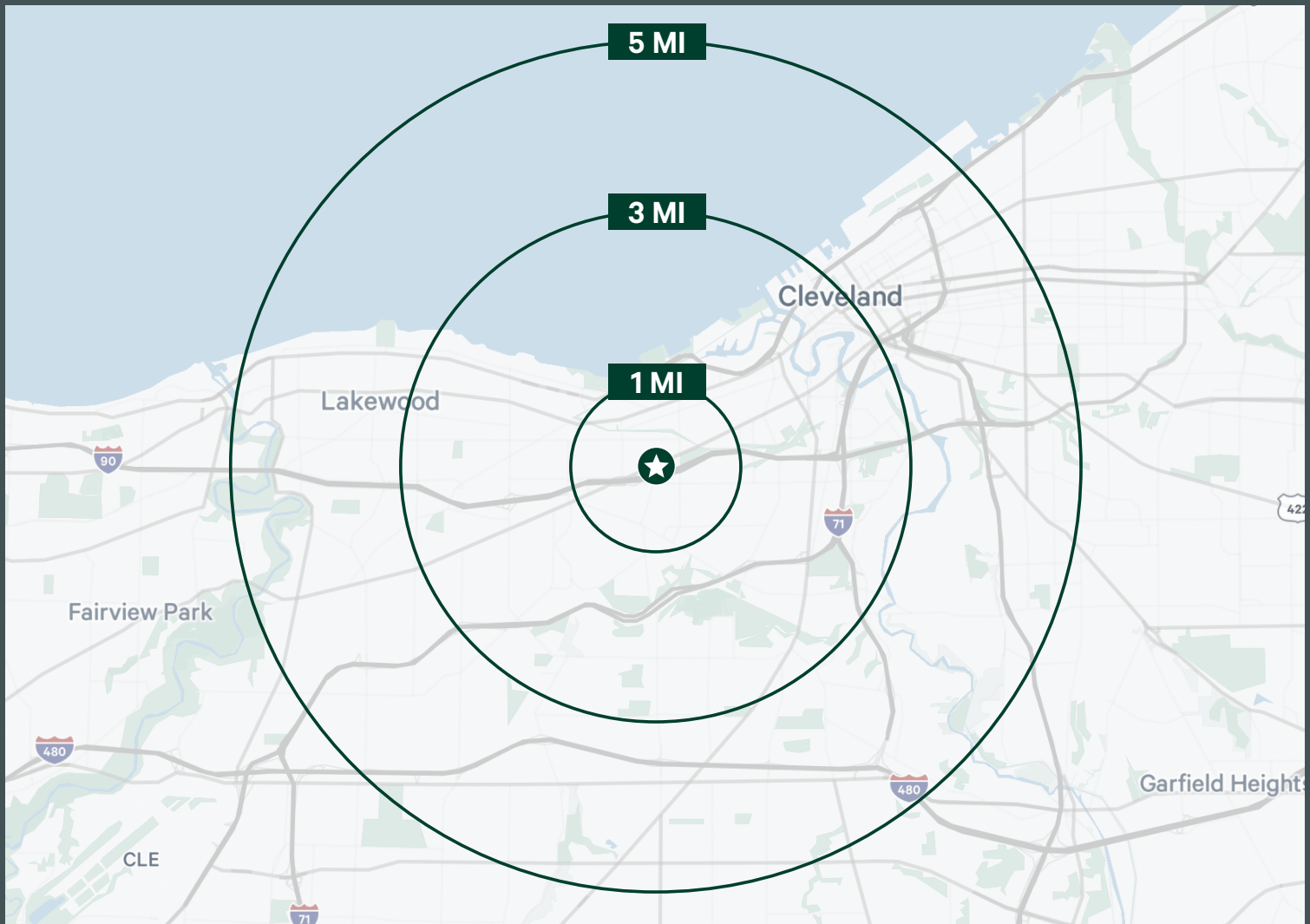


Property Highlights

- +Newer construction (2009) single story office building formerly occupied by the Social Security Administration situated on 1.28 acre site
- +Attractive brick facade and landscaped grounds with two surface parking lots adjacent to the building (one gated) for the convenience of staff, employees, guests or patients
- +Excellent office or medical conversion opportunity to serve the near west side of Cleveland
- +Prominent location at the signalized intersection of Lorain Avenue & West 73rd Street (nearby traffic count of 9,074 VPD) with public transit access directly in front of the building
- +Lease Rate: \$18.00/SF NNN
- +Sale Price: Contact Broker for Details

Area Demographics

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	25,845	148,490	302,203
Population Aged 25 and Over	16,460	103,314	210,623
Daytime Population	21,644	163,423	357,293
Households	10,881	69,644	139,971
Average HH Income	\$51,654	\$68,245	\$70,437



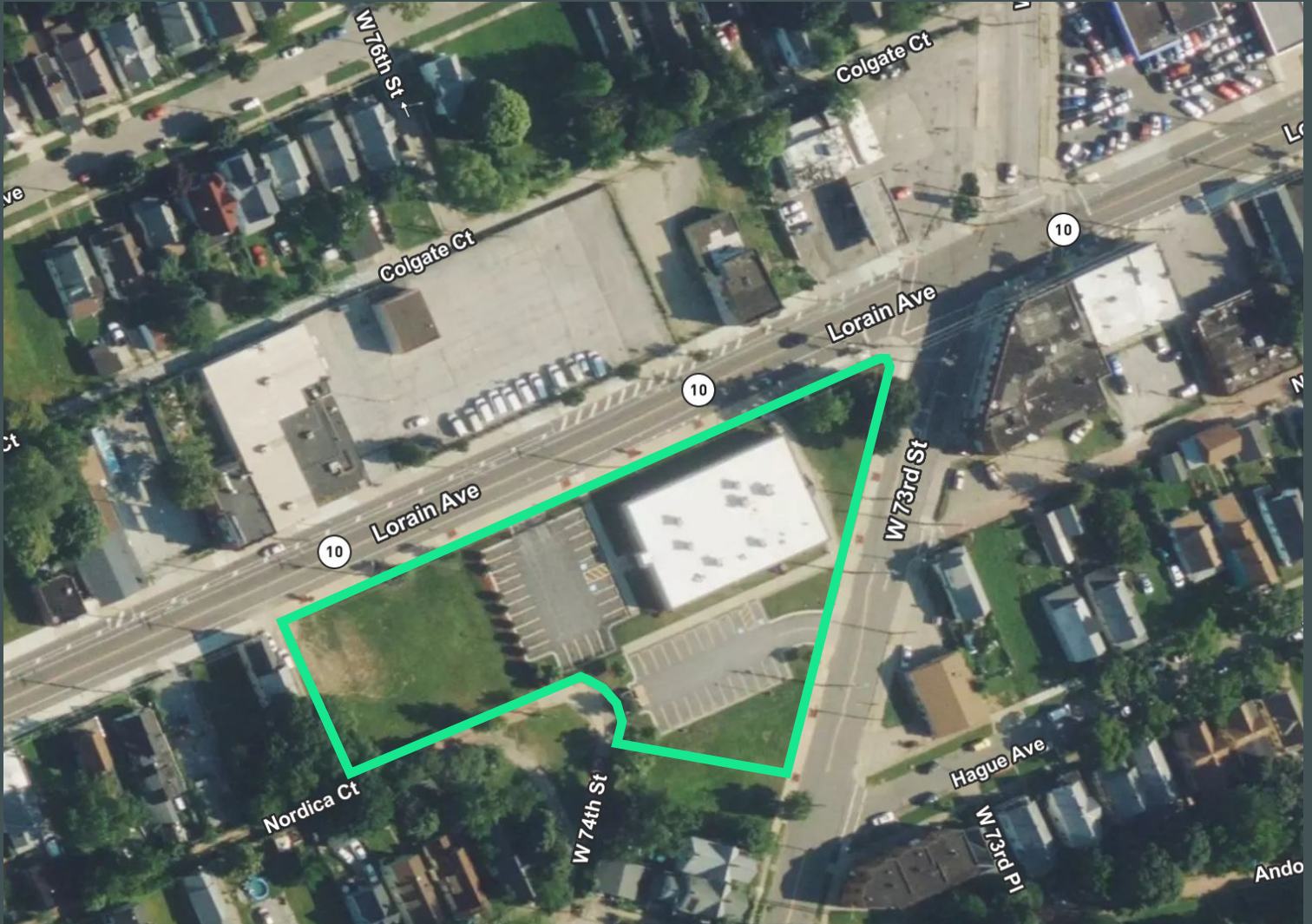
Nearby Retail & Dining



Significant Drive Times

- + I-90: 5 Minutes
- + I-71: 8 Minutes
- + Downtown: 11 Minutes
- + West 25th St & West Side Market: 7 Minutes
- + Tremont: 11 Minutes
- + Edgewater Park: 6 Minutes





Contact Us

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