

**+3,000 SF OFFICE NEAR HIGHWAY**



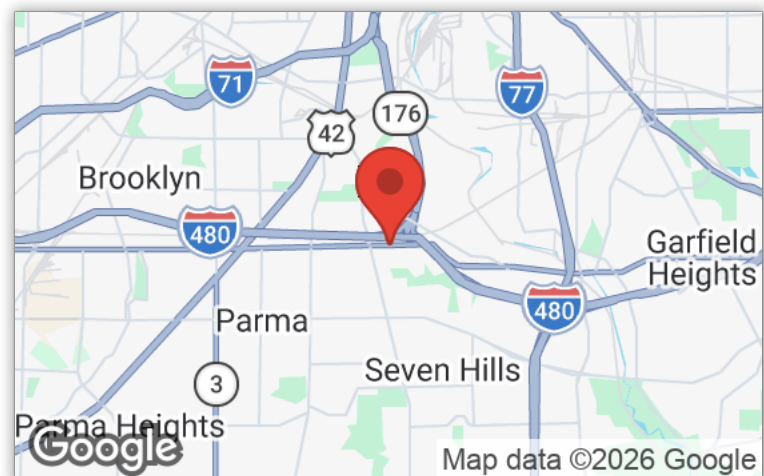
**FOR LEASE**  
**1511 BROOKPARK ROAD**  
**PARMA, OH 44134**

**LEASE RATE: \$2,850 + NET FEES & UTILITIES**



## PROPERTY HIGHLIGHTS

- Available: 3,032 SF
- Net fees: \$1.67/SF
- Building consists of 5 private offices, 3 large executive offices, bullpen area, conference room, lobby area, kitchenette, copy room, and natural light throughout
- Tenant pays for taxes, insurance, utilities, and water/sewer
- Landlord pays for snowplow, grass, and area cleanup
- Signage available on the building
- Parking: 8+
- Zoning: Commercial Manufacturing A
- Traffic Count: ±15,423
- Highway Access: 0.3 miles to I-480



## LISTING AGENT

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**330.722.5002**

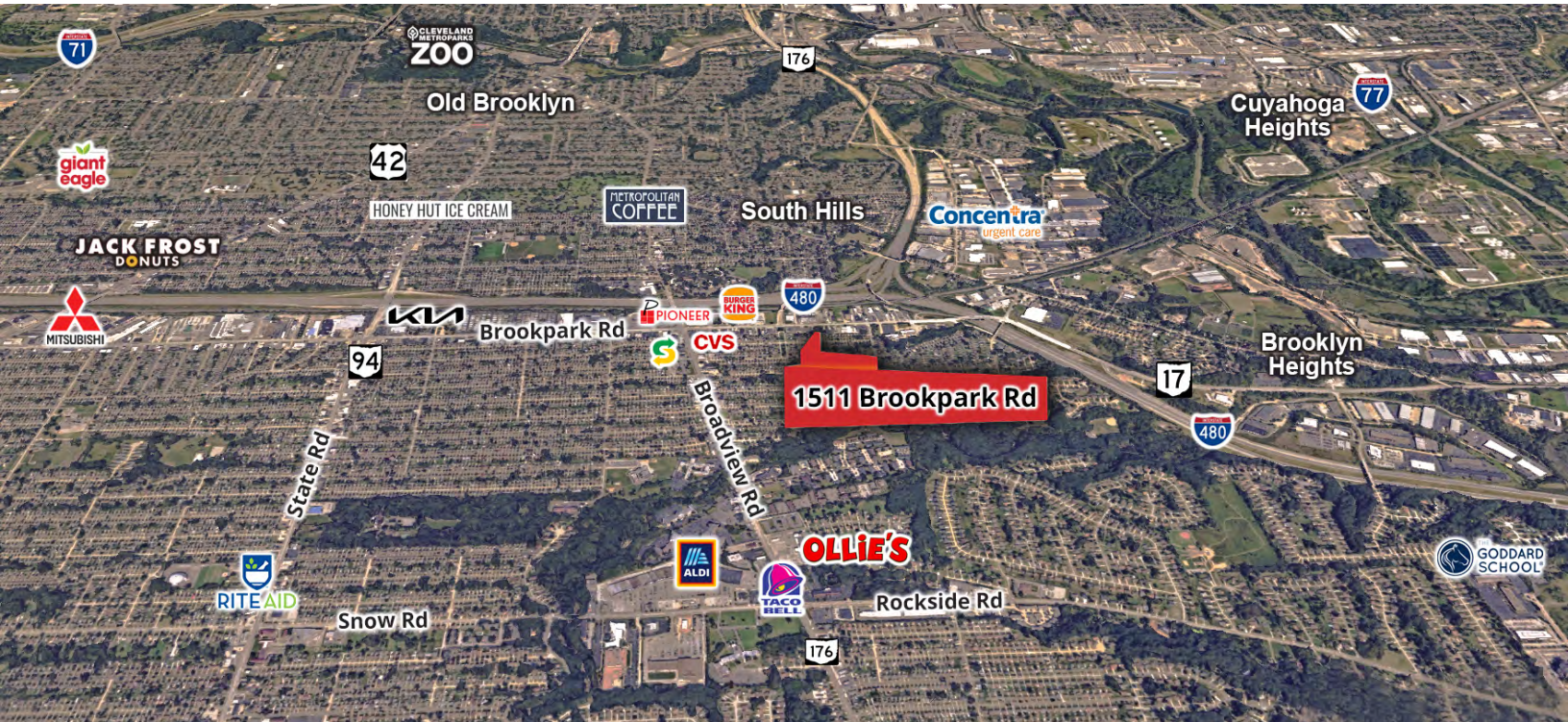


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### PROPERTY OVERVIEW

Discover a professional office space that combines functionality, comfort, and visibility amongst many retailers—3,000 SF of well-designed workspace conveniently located just off the highway for easy access and high connectivity. The interior layout includes a welcoming lobby, three spacious executive offices, and five additional private offices, offering a balanced mix of privacy and collaboration. A central bullpen area is ideal for team workstations or support staff, while the dedicated conference room provides a polished setting for meetings and presentations. Employees will enjoy the convenience of a kitchenette, and the entire space is enhanced by natural light throughout, creating a bright and energizing work environment. The property also features parking for 8+ vehicles, making it ideal for both staff and visitors. Whether you're a growing firm, an established business, or a satellite office, this space delivers professional presence and everyday efficiency in a prime location. The zoning for this property is Commercial Manufacturing A.

### LOCATION OVERVIEW

Located on Brookpark Road, near the Broadview/Brookpark Rd. intersection, just 0.3 miles to highway I-480.

### 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.



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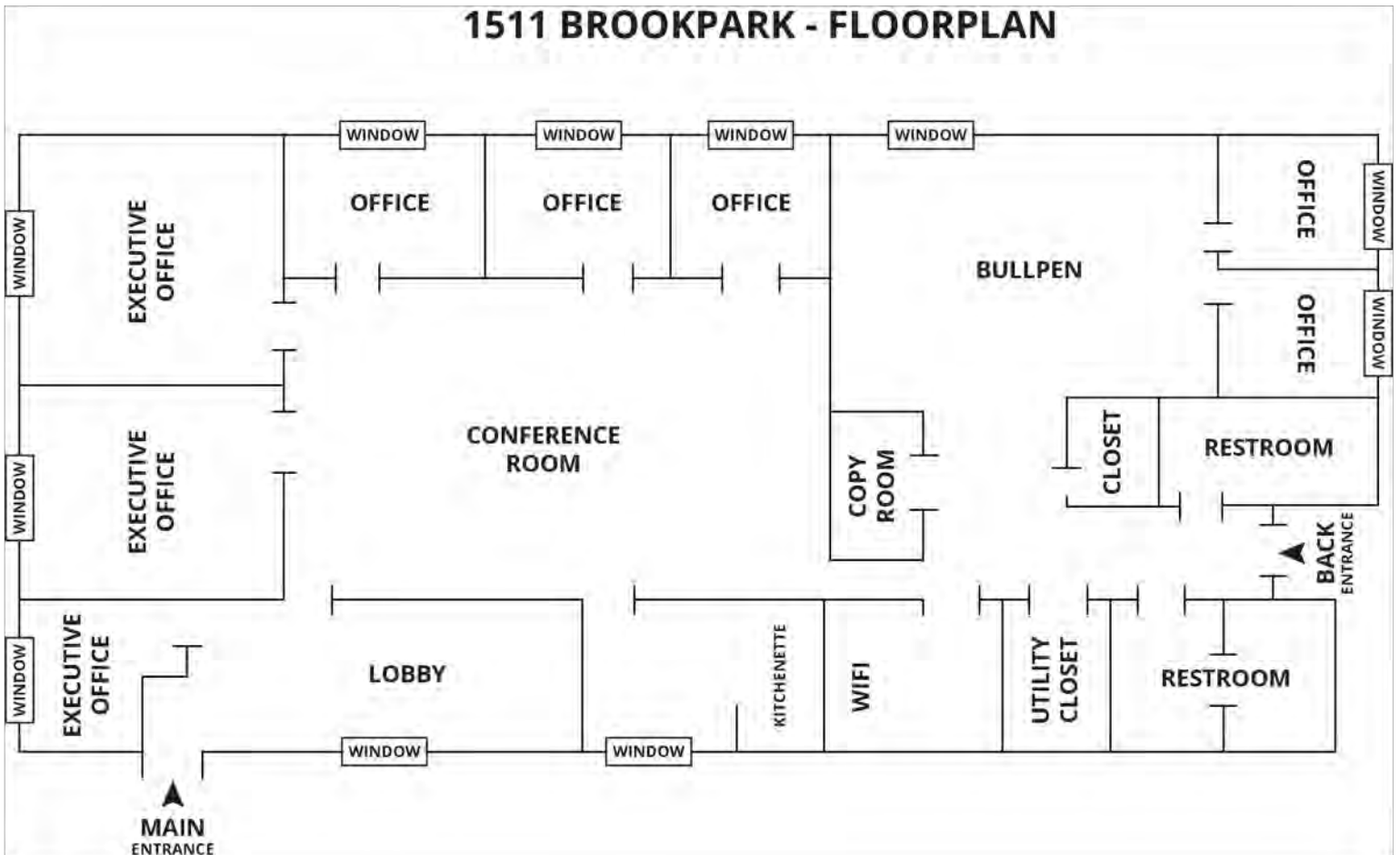
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**1511 BROOKPARK - FLOORPLAN**



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