



**785 PEARL ROAD
BRUNSWICK, OH 44212**

LEASE RATE: \$2,620/MO + PRO-RATED UTILITIES



PROPERTY HIGHLIGHTS

- Available: 3,144 SF
- Price per SF: \$10/SF + Pro-Rated Share of Utilities
- First Floor Suite Consists of 8 Private Offices, 1 Conference Room, and 1 Bullpen Area with 4 Cubicle Sections
- 2 Lower-Level Common Area Restrooms
- Space is ADA Compliant
- Parking Spaces: 25 Spaces
- Traffic Count: ±14,300 ADT



LISTING AGENTS

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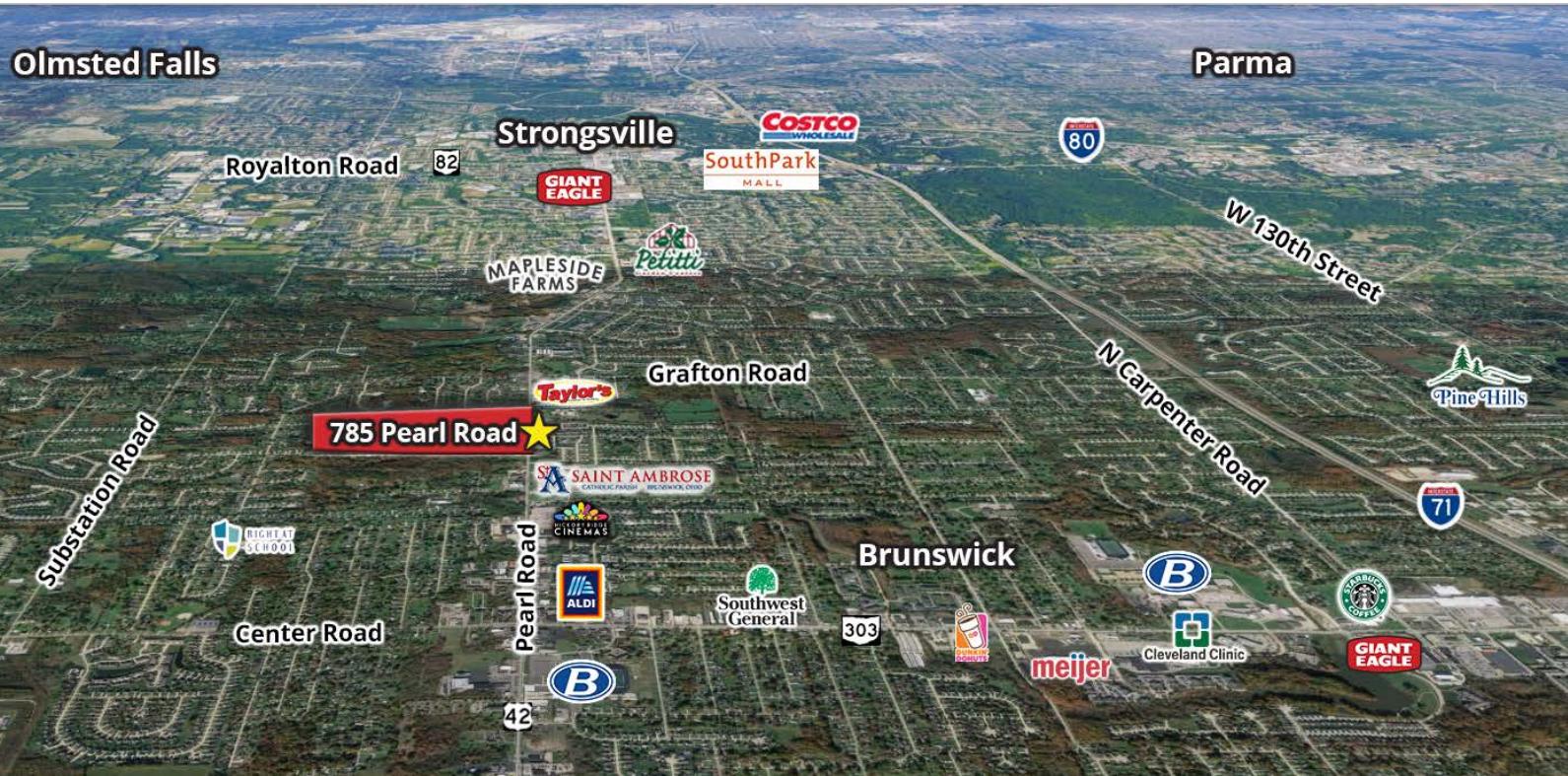
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PROPERTY OVERVIEW

This first-floor office space offers 3,144 SF in a great location, ideal for professional service businesses that rely on walk-in traffic. Recent updates include fresh interior and exterior paint, giving the space a clean, modern look. The suite includes 8 private offices, a conference room, and a large open area with 4 cubicle sections. Restrooms are available on the lower level, with the option to add one on the main floor for longer lease terms. The space has two access points: a main entrance on Rolling Hills Drive and a rear emergency exit.

LOCATION OVERVIEW

Just 10 minutes from I-71 and 3 minutes from Route 303, 785 Pearl Road provides ease of access to Cleveland, Strongsville, and downtown Brunswick. In addition, the property is located just 26 minutes (13.7 miles) from Cleveland Hopkins International Airport, making it an ideal location for businesses looking to attract both local and national clients. The average daily traffic count is approximately 14,300 vehicles.

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.

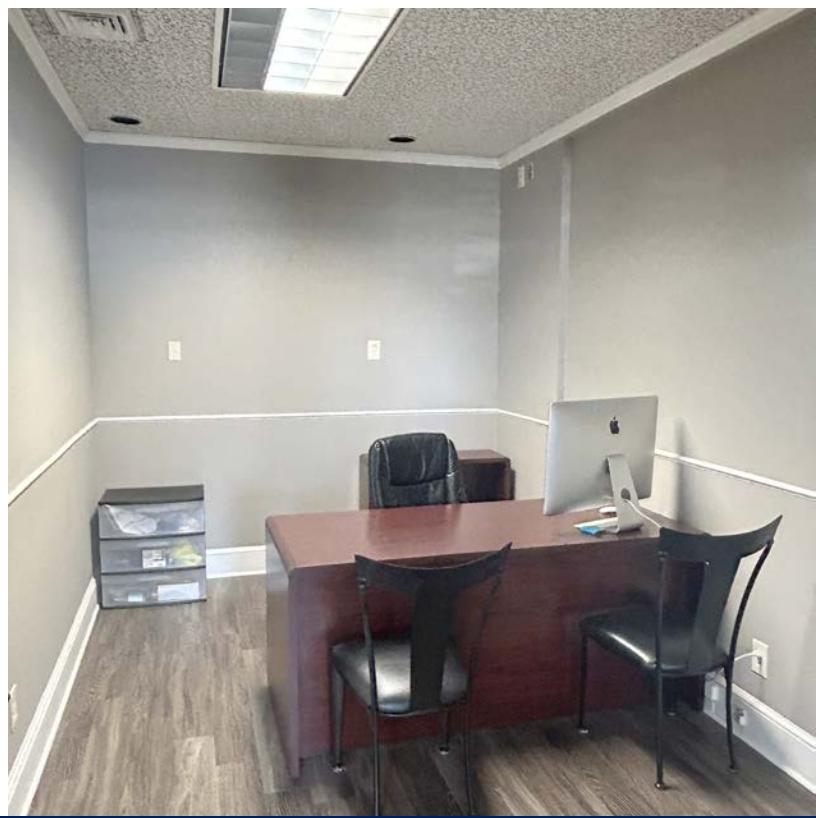


FIRST-FLOOR OFFICE SPACE FOR LEASE



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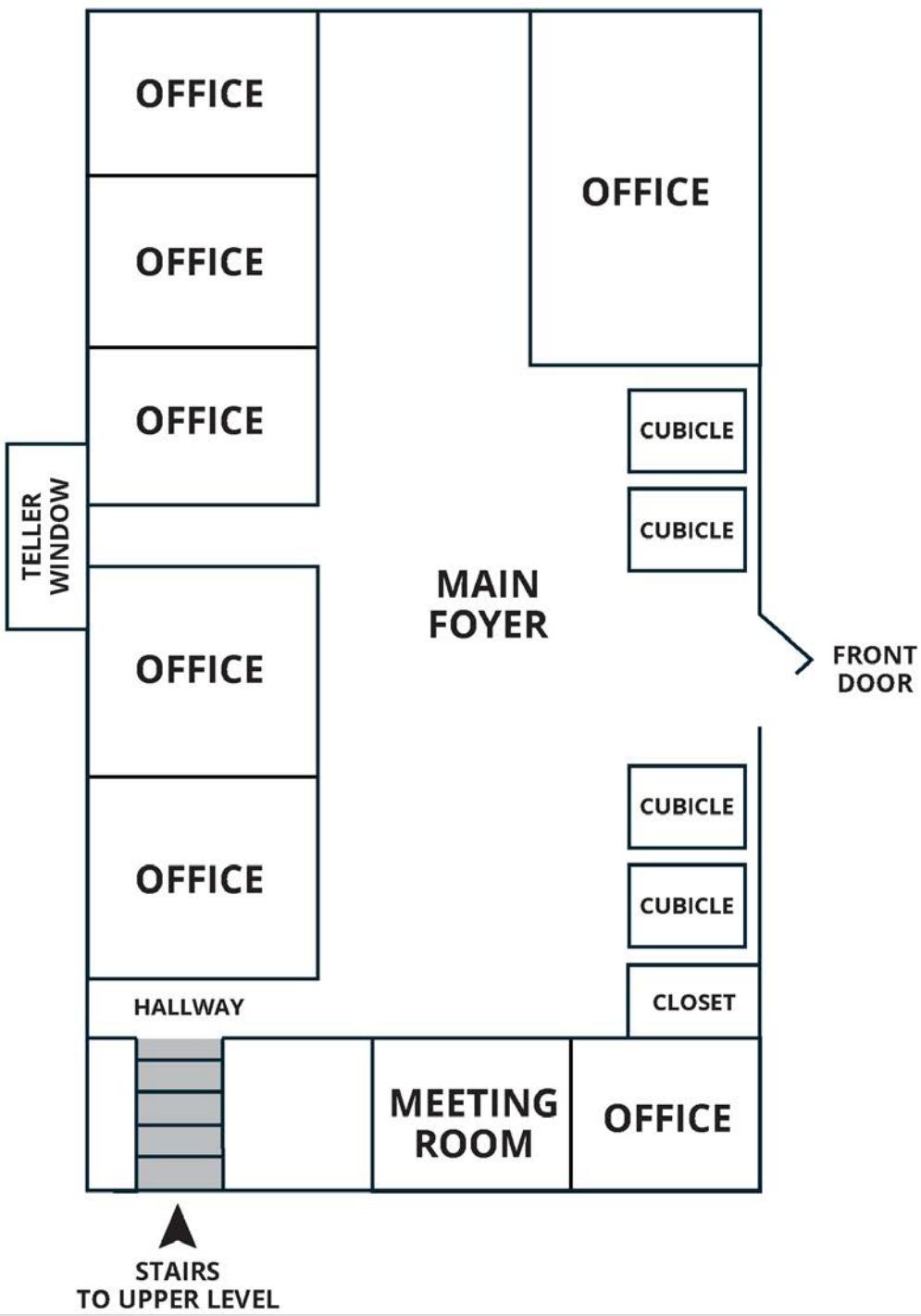




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FIRST FLOOR FLOORPLAN



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