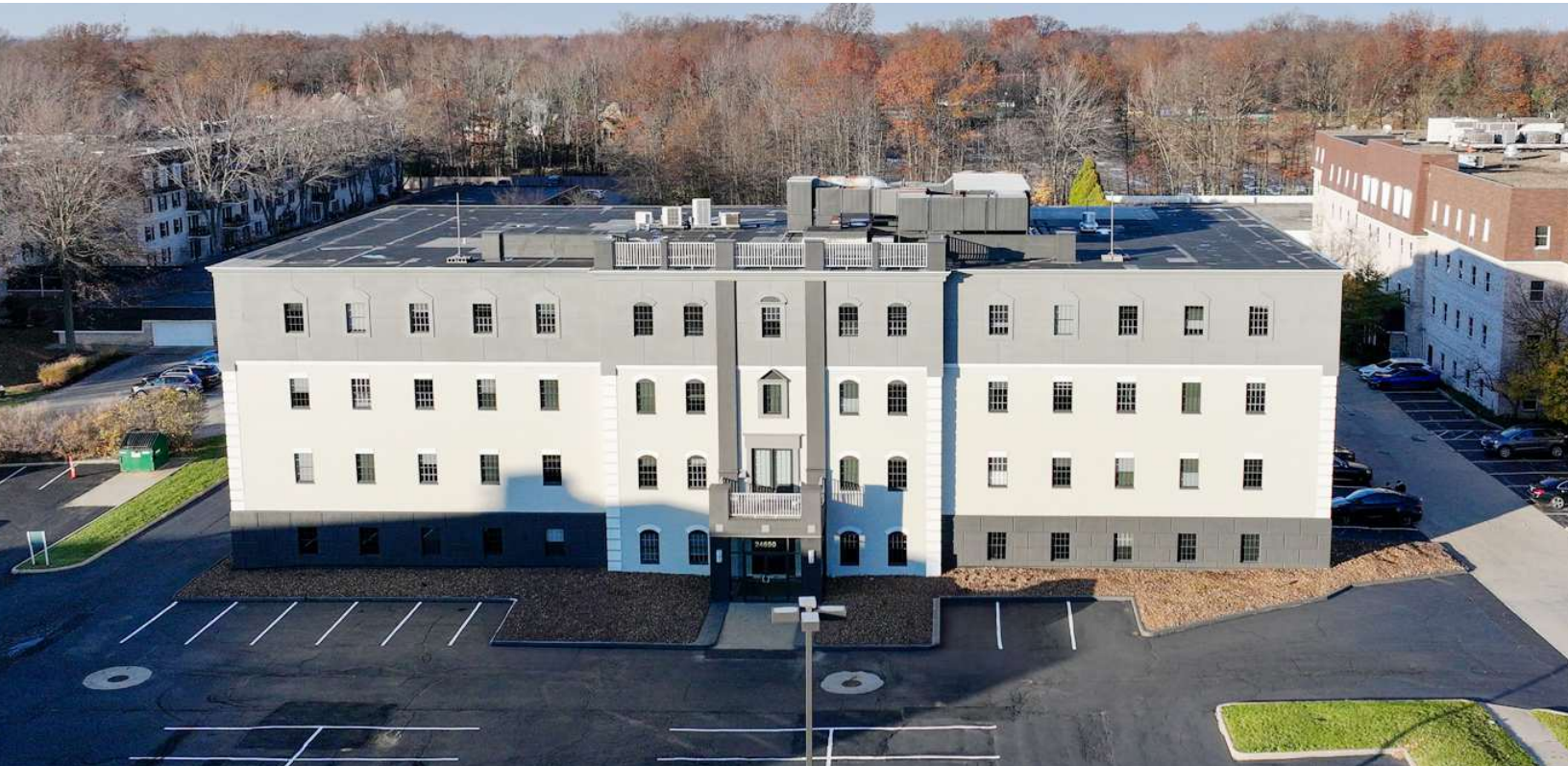


# FOUR-STORY MULTI-TENANT OFFICE BUILDING FOR LEASE



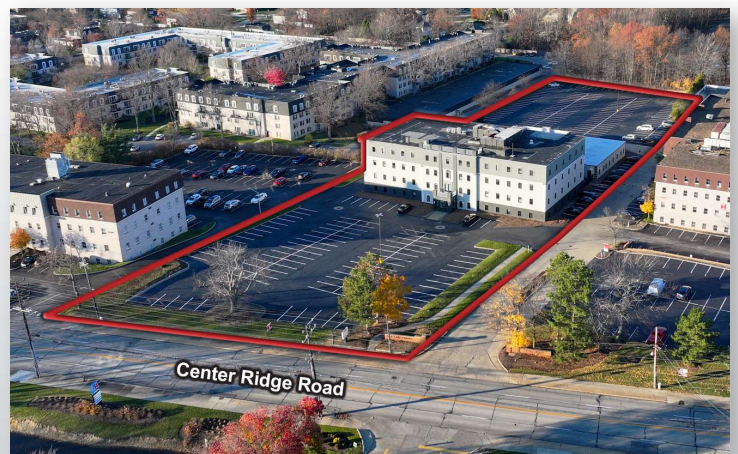
**24650 CENTER RIDGE ROAD  
WESTLAKE, OH 44145**

**LEASE BASE RATE STARTING AT \$13/SF  
+ \$5/SF CAM CHARGE**



## PROPERTY HIGHLIGHTS:

- Available: 10 Suites (750 SF - 11,515 SF)  
**Total Building SF up to 64,000 SF**
- Lease Rate Starting at \$13.00/SF
- CAM Charge: \$5.00/SF
- Plenty of On-Site Parking for Employees and Visitors, Making it Easy for Clients to Visit
- Versatile Floor Plans that can be Customized to Meet the Needs of Different Businesses
- Minutes Away from Crocker Park and I-90, Offering a Variety of Dining, Shopping, and Entertainment Options
- Ideal Tenants Include: Professional Offices, Medical Services, Educational Centers, Service-Based Businesses, and Tech Startups
- **Office Building is Under New Ownership  
Offering Build-to-Suit Options with an Agreed Length of Term**



## LISTING AGENTS

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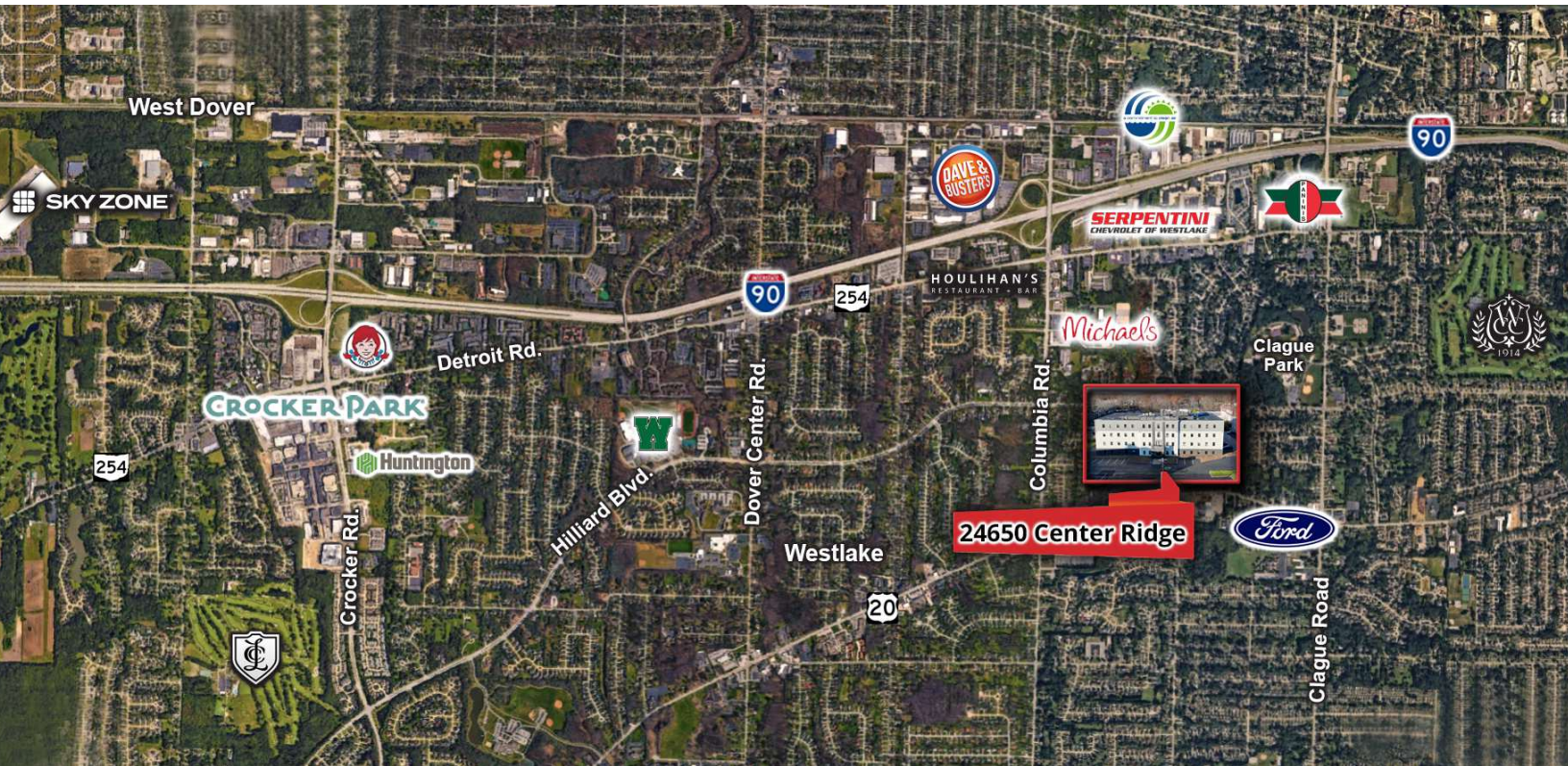






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## PROPERTY OVERVIEW

A prominent four-story office building offering up to 64,000 SF of Class B office space. Constructed in 1976, the property underwent significant renovations recently! The building features spacious layouts with abundant natural light, flexible design options, and amenities such as 24-hour access, a security system, kitchen facilities, and open-floorplan workspaces. The property has 10 suites ranging from 750 SF up to the entire building of 64,000 SF. There is a lot of flexibility as of March 2025. The first floor currently has 5 suites with a wide range of options to lease separately or combine into one. Suite 130 offers as few as 3 private offices, while Suite 155 offers as many as 6 private offices. There is a total of 18 private offices on the first floor. All spaces have a great variety of open spaces. The second floor currently has 12 private offices, several large bullpen openings all surrounded with natural light and windows, kitchenette, and men/women restrooms. The third floor includes 9 private offices, 6 cubicle areas, 2 breakrooms, a conference room, and men/women restrooms. The fourth floor includes 14 private offices, 2 break rooms, 2 large open bullpen areas, and men/women restrooms. All floors and spaces can adjust, and build-to-suit options can be negotiable with the right rent and length of term commitment.

## LOCATION OVERVIEW

24650 Center Ridge Road is a vibrant suburb approximately 12 miles west of downtown Cleveland. This prime location provides convenient access to major highways, including I-90 and I-480, making for easy commutes to Cleveland and its surrounding areas. The property is just minutes away from Crocker Park, a premier shopping and entertainment destination featuring a diverse array of retail stores, restaurants, and a state-of-the-art movie theater.

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



**LEASE BASE RATE STARTING AT \$13/SF  
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[illegible]

- 20 Private Offices
- Reception Area
- Copy Room
- Kitchenette
- Communal M/W Restrooms



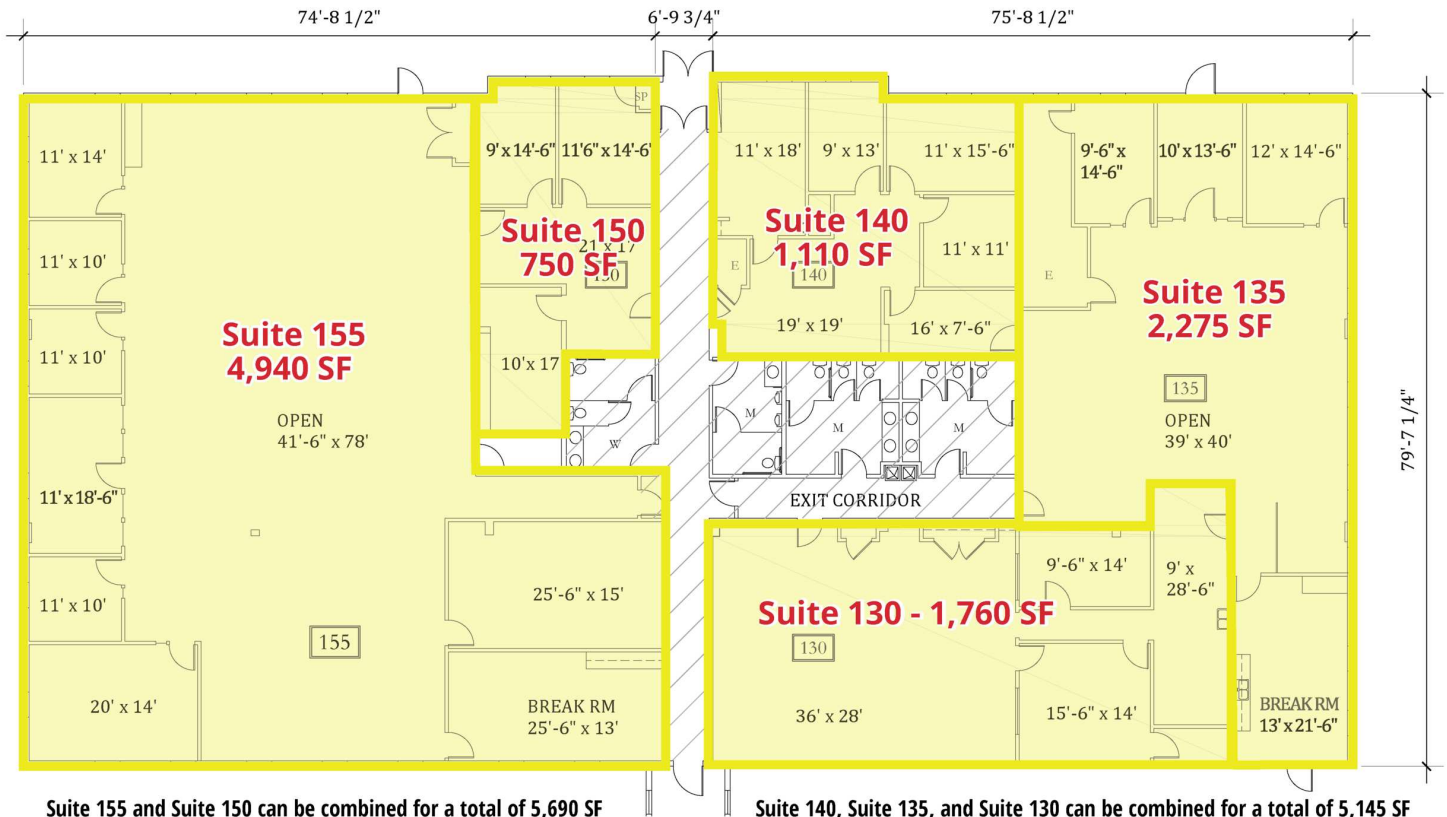




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## Rear Building First Floor - Floorplan



### Suite 155: \$5,350/MO + \$2,060/MO CAM

- 6 Private Offices
- Large Open Bullpen
- Conference Room
- Breakroom
- Communal M/W Restrooms

### Suite 150: \$815/MO + \$315/MO CAM

- 3 Private Offices
- Waiting Area
- Communal M/W Restrooms

### Suite 140: \$1,200/MO + \$465/MO CAM

- 5 Private Offices
- Waiting Area
- Communal M/W Restrooms

### Suite 135: \$2,465/MO + \$950/MO CAM

- 3 Private Offices
- Open Area
- Kitchenette
- Communal M/W Restrooms

### Suite 130: \$1,905/MO + \$735/MO CAM

- 3 Private Offices
- Open Area
- Communal M/W Restrooms

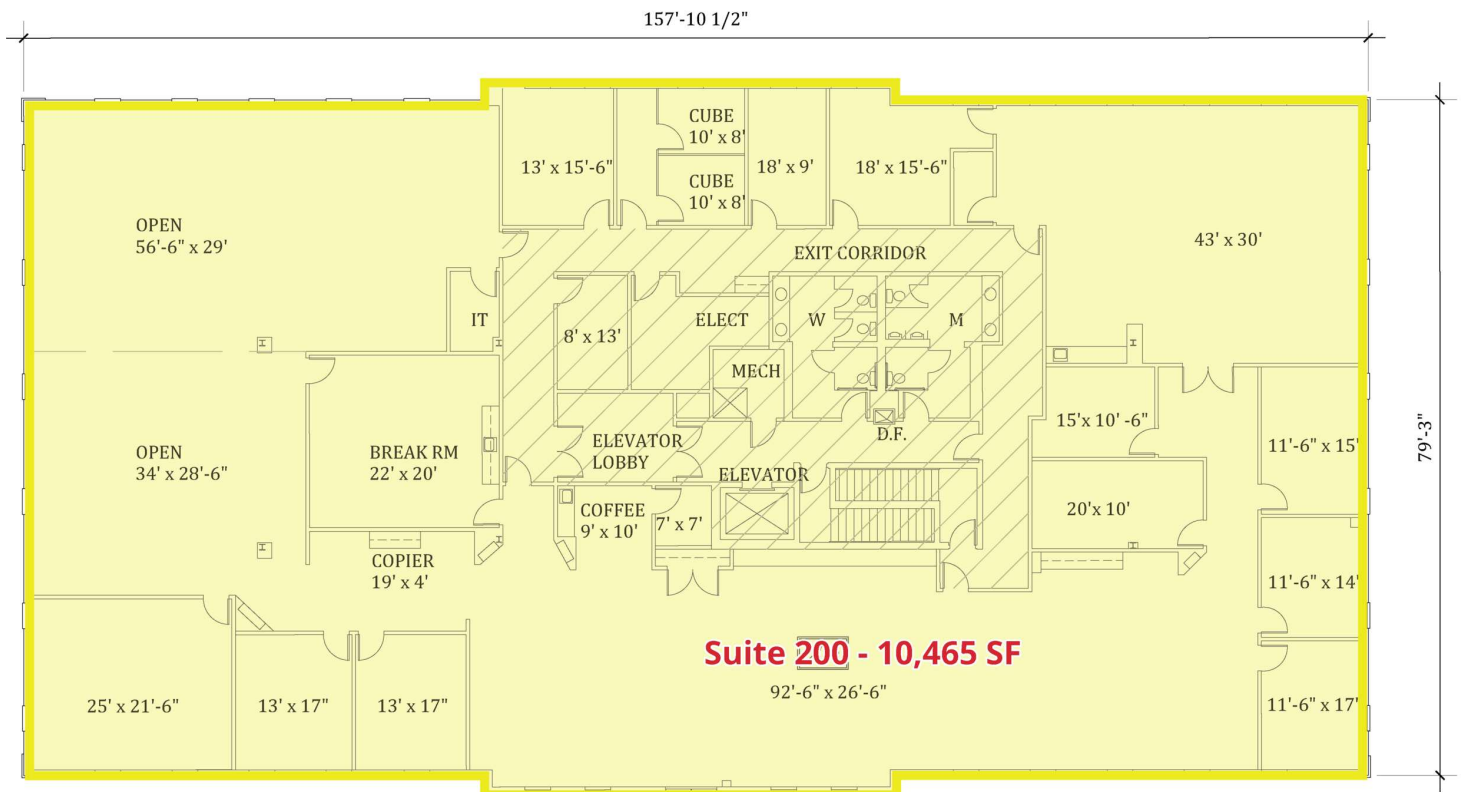




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## Main Building Second Floor - Floorplan

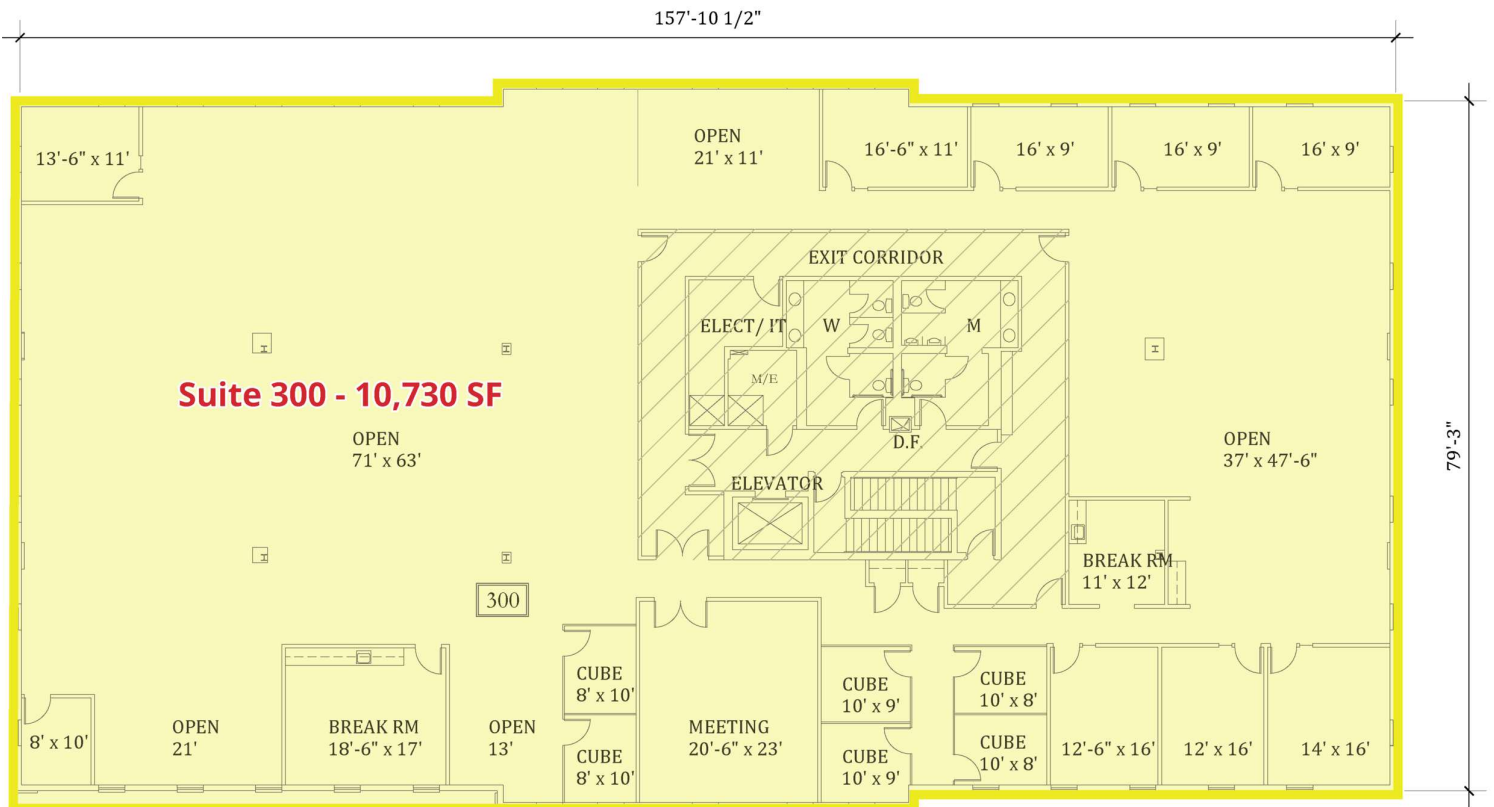


**Suite 200: \$11,340/MO + \$4,360/MO CAM**

- 12 Private Offices
- Large Open Bullpen
- Kitchenette
- M/W Restrooms



## Main Building Third Floor - Floorplan



**Suite 300: \$11,625/MO + \$4,470/MO CAM**

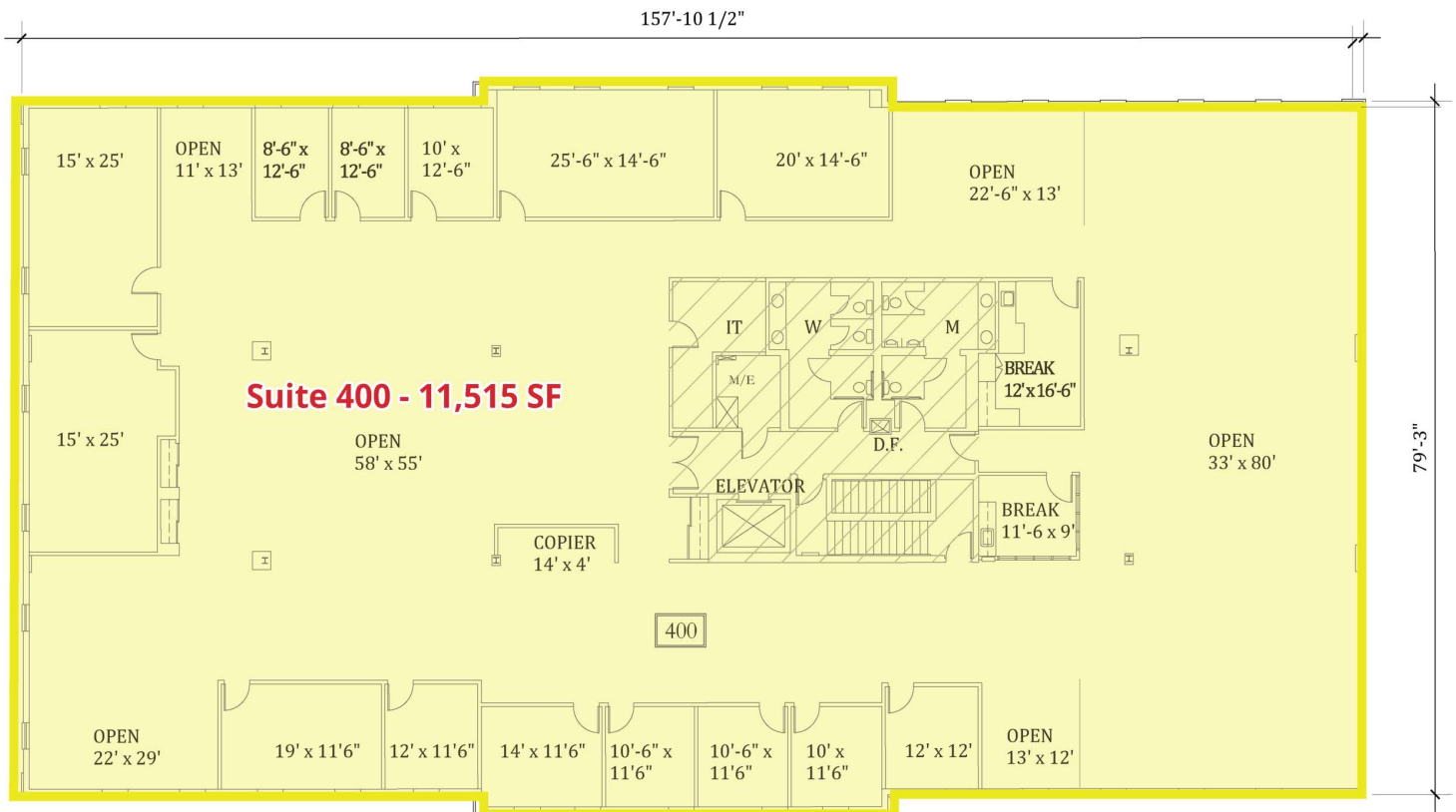
- 9 Private Offices
- 6 Cubicle Areas
- 2 Breakrooms
- Conference Room
- 2 Large Open Bullpens
- M/W Restrooms



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## Main Building Fourth Floor - Floorplan



**Suite 400: \$12,475/MO + \$4,800/MO CAM**

- 14 Private Offices
- 2 Breakrooms
- IT Closet
- 2 Large Open Bullpens
- M/W Restrooms





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