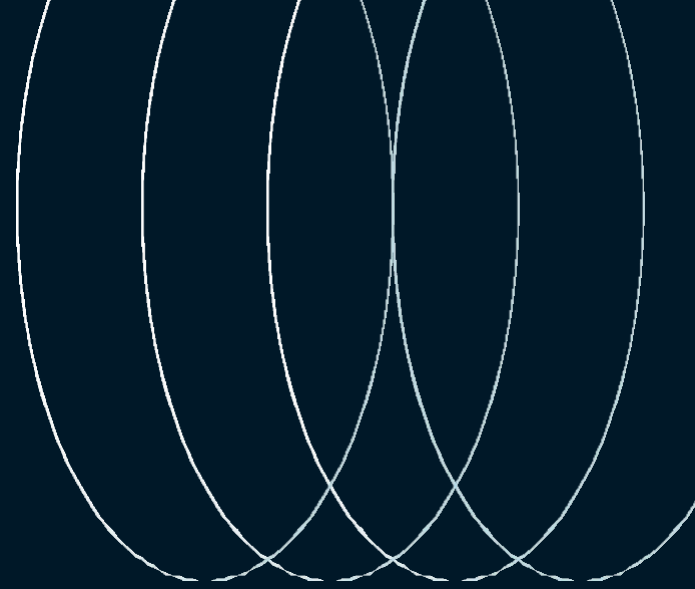


For lease

777 Goodale Blvd
Grandview Heights, Ohio 43212



Building overview

Incredible leasing opportunity in Grandview Heights! 777 Goodale Blvd is a single-story office building with 4,533 s.f. of creative office space available. The space has a mix of private offices and open work space with an exposed ceiling and ductwork. The property is walkable to Grandview Yard, the new Southern Station mixed-use development, and numerous amenities. The property has monument signage on Goodale Blvd, abundant parking and excellent access to 315 and I-670.

Tenant is responsible for gas, electric, janitorial, and pro-rata share of water.

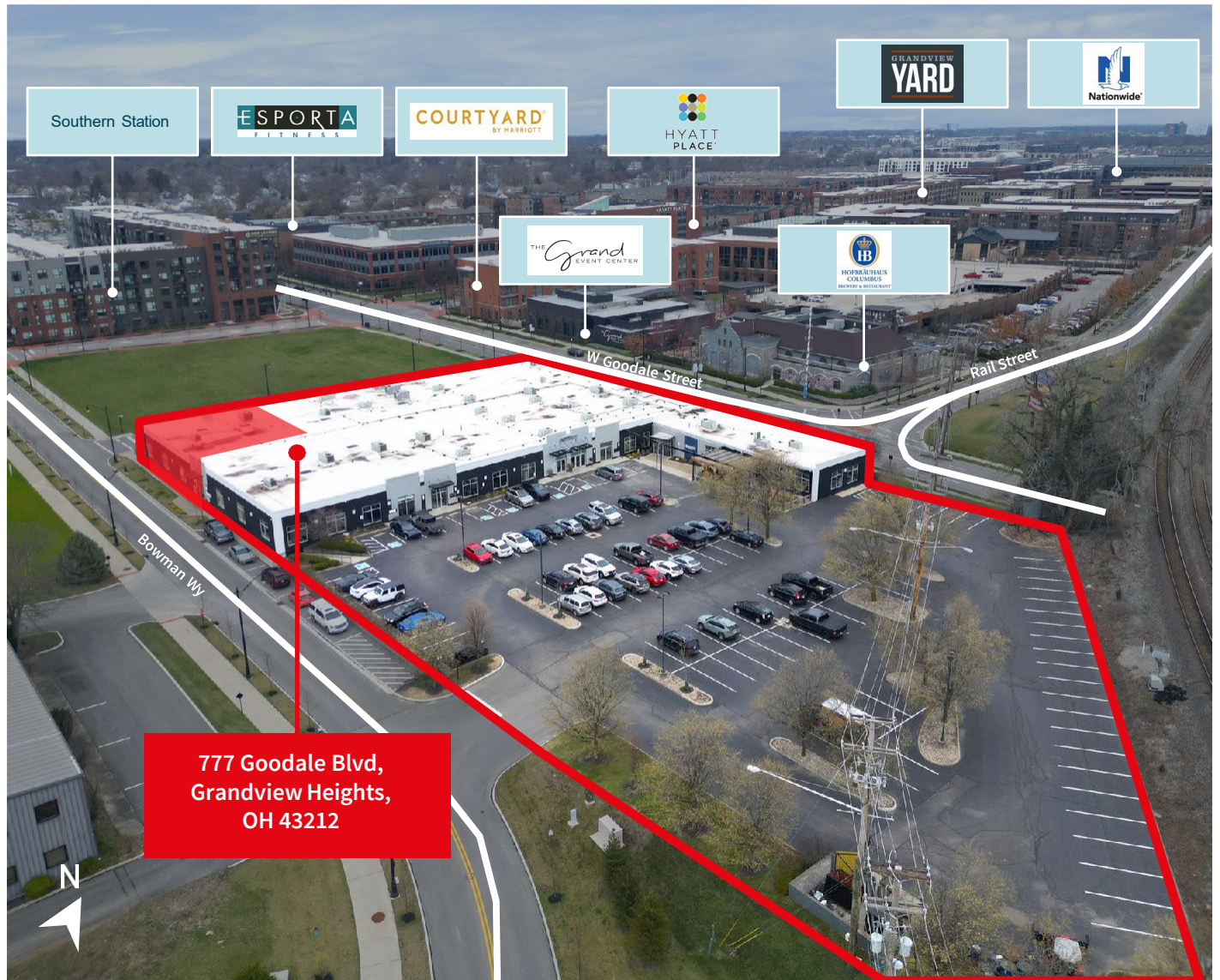


Key tenants:



Address	777 Goodale Blvd, Grandview Heights, OH 43212
Lease rate	\$15.95/s.f. NNN
OpEx	\$5.75/s.f.
Building size	± 43,840 s.f.
Available s.f.	4,533 s.f.
Parking	145 Spaces (3.0/1,000 s.f.) Prime parking adjacent to suite
Zoning	Grandview Commerce Mixed Use District (GCMXD)

Property aerial



Demographics

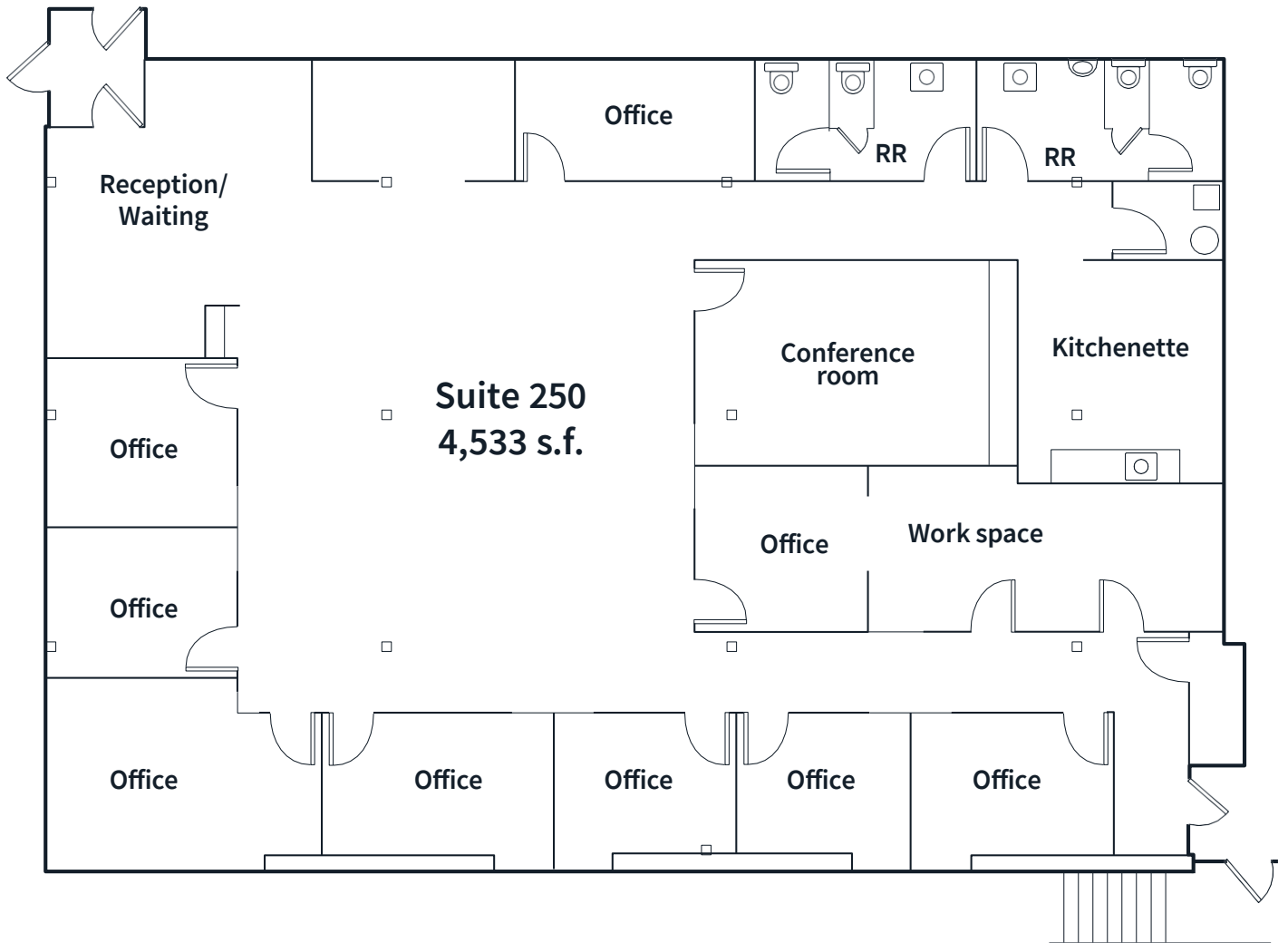
- 164,298 residents
- 30.9 median age
- \$87,147 average household income
- \$322,414 median home value (owner occupied)
- 74,648 households
- \$5,227 monthly household expenditure

Based on 3 mile radius

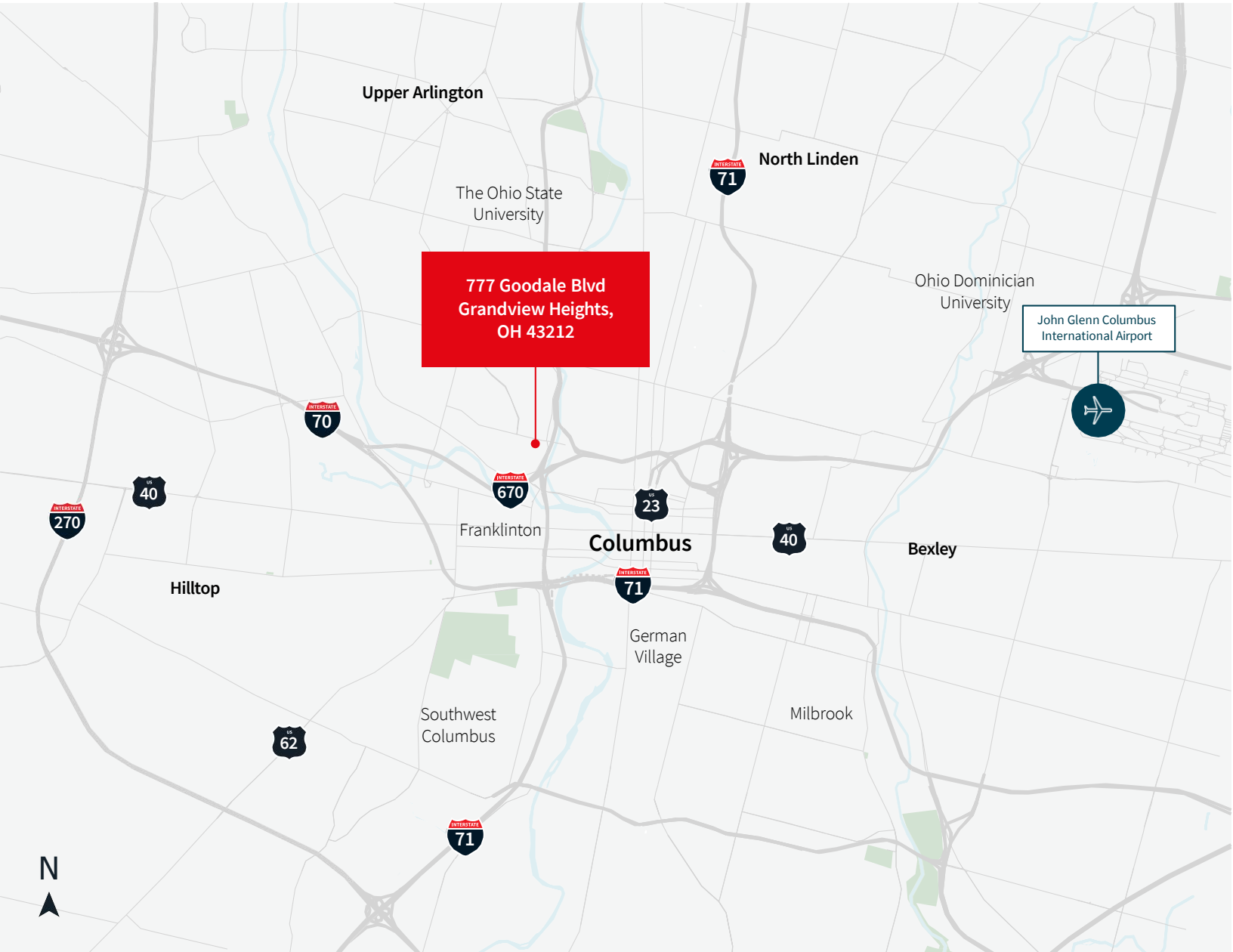
Building floor plan



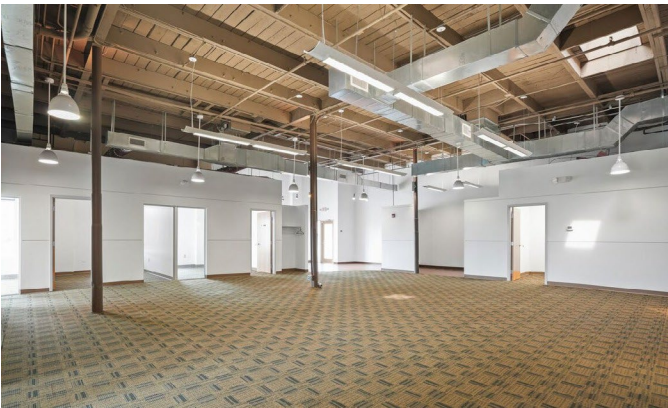
Suite 250 floor plan



Location map

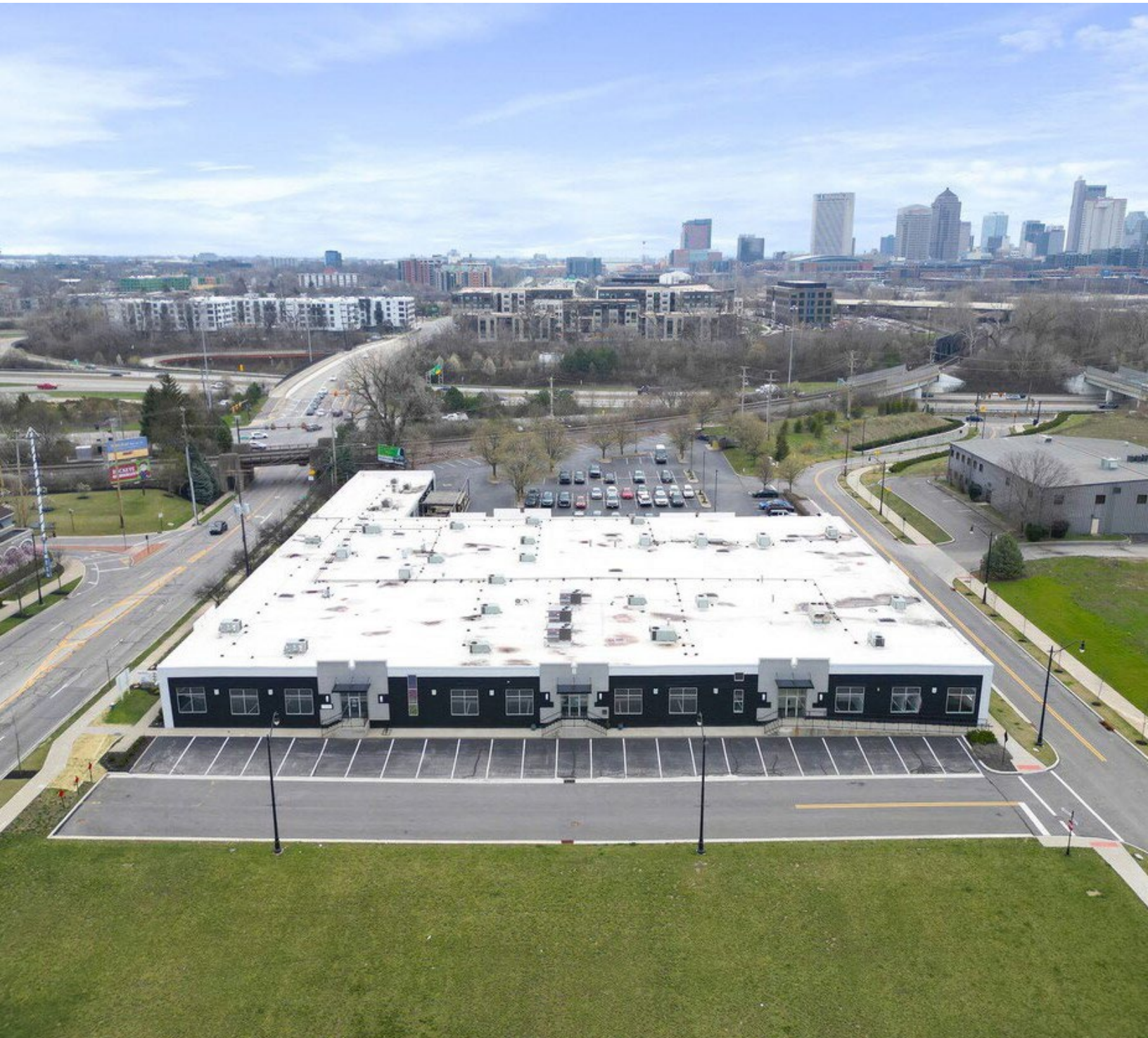


Suite 250 photographs



Suite 250 photographs





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