# High Visibility Office Space

6109-6111 Heisley Road Mentor, OH 44060



## Property Overview

- + Building Total Size: 42,500 SF
- + Land Size: 4.00 Acres
- + Unit 1609 2,967 SF
- + Building Type: Multi-Tenant, Flex Building
- + Year Built: 1990
- + Construction: Masonry
- + Parking: Ample Free Surface Parking

- + Signalized Corner
- + High-visibility
- + High traffic count
- + Power: 400A/240v/3p
- + Lease Rate: \$8.50/SF NNN



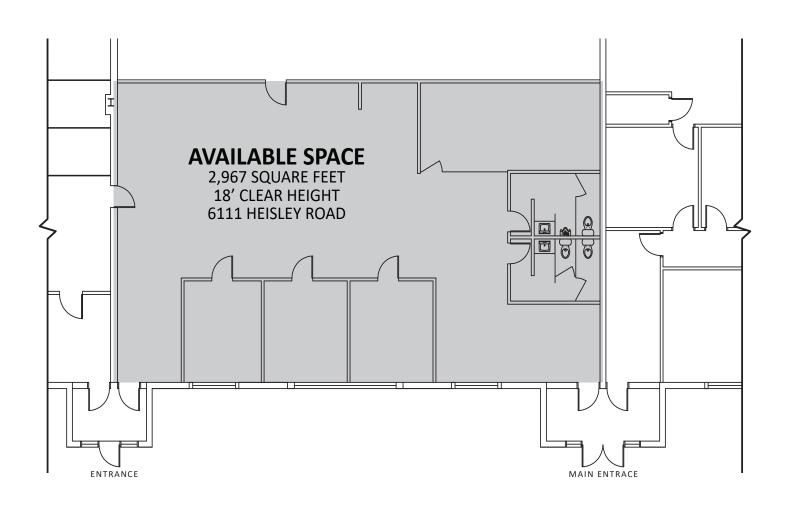




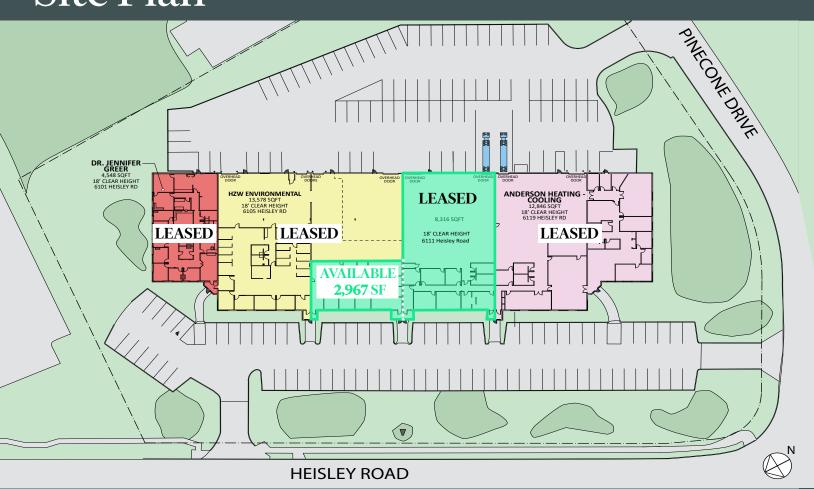


### HEISLEY ROAD BUSINESS CENTER





### Site Plan





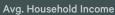


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### Demographic Overview

5 Mile Radius







Households



**Employees** 



Avg. Housing Value



104.021 Population



Median Age

Lakeshore Blvc Hendricks Rd

#### **Contact Us**

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