

8300 Tyler Boulevard - Mentor Tyler Center
Professional Office Suites Available For Lease
Mentor, Ohio 44060 (Lake County)

**Now
Leasing**



Property and Location Features:

- 18,696± SF Total Building Size
- Building Fully ADA Compliant
- ADA Elevators
- Ample Parking Surrounding the Building
- Newly Installed Traffic Signal Aligned with "The City Market" Development on Tyler Blvd
- Close Proximity to State Route 615 (Center St)
- Access Drives onto Spinach Drive and Yellowbrook Road - "Easy In and Out of Location"
- Visible from State Routes 2 and 615
- Located on Laketran Public Transportation Bus Route
- Fast Growing Area - Located Across from Newly Opened Starbucks



Continued....

Contact:
Neil Sawicki, SIOR, Broker
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440-339-8585 Cell
Neil@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Property Features Continued:
Suites Available

- **Suite 102 - 3,248± SF**
Will subdivide
Ground Floor Suite
Two (2) Separate Entrances
Build Out Allowance Available for Qualified Tenant
ADA Restrooms
Plenty of Window Space
- **Suite 200 - 1,450± SF**
Can be Combined with Suite 210
Second Floor Unit
Elevator and Stairs
Common Area ADA Restrooms in Hall
Plenty of Window Space
- **Suite 210 - 1,650± SF**
Former Dental Space
Can be combined with Suite 200
Second Floor Unit
Elevator and Stairs
Common Area ADA Restrooms in Hall
Unit has a Separate Restroom in Unit
Plenty of Window Space
Plumbing Available in Most Rooms

Lease Price \$20.00 psf NNN



***Lake County's
Premier Office Complex***



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Suite 102
3,248± SF - 1st Floor

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2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,104	54,755	105,297
Total Households	2,600	23,241	44,122
Average Household Income	\$95,589	\$99,003	\$99,184
Total Housing Units	2,746	24,794	47,273

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