

12,515 SF Office Headquarters For Lease

8339 Tyler Boulevard - Mentor, Ohio 44060



CBRE

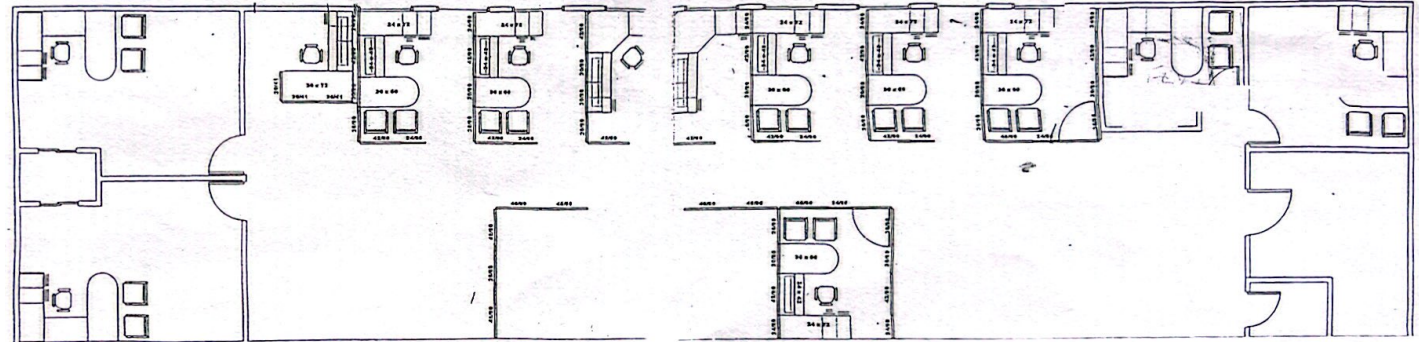
12,515 SF Office Headquarters For Lease

- Building Size - 12,515 SF
- Park like setting on 3 acres
- Partially furnished with office furniture and cubicles
- Building fully renovated in 2000 and well maintained since
- Parking - 75 plus spaces with ability to expand
- Tri-level building with the ability to divide for multiple tenants
- Reception area, multiple private offices, expansive bullpen area, large board room, and break room
- Strategically located in the heart of amenity rich Mentor, Ohio
- Immediate access to Route 2 and 615
- Close proximity to Giant Eagle retail strip center
- Lease Rate - \$14.00/SF NNN

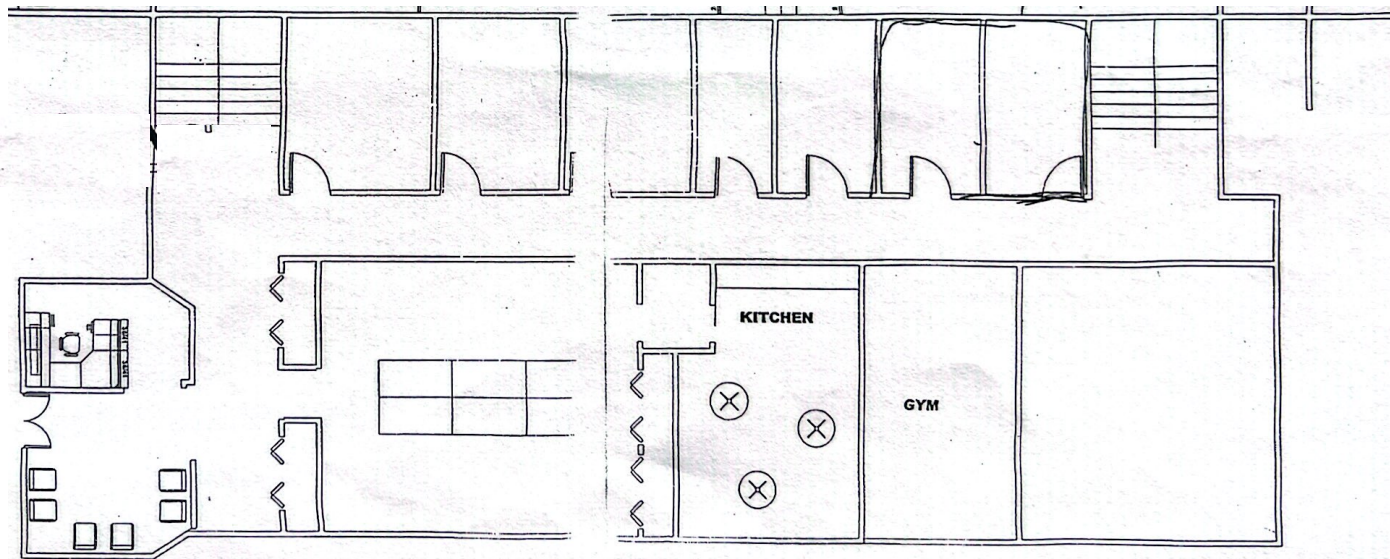


Floor Plans

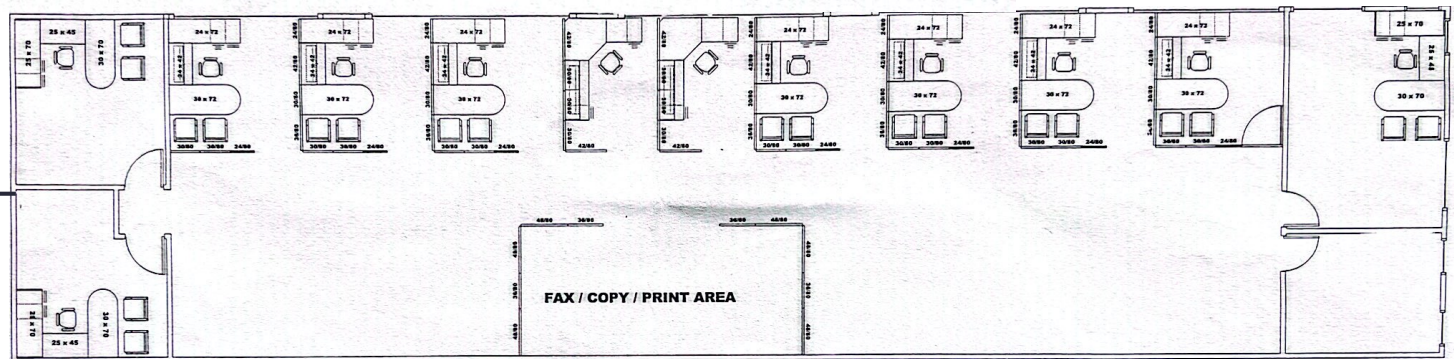
UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



Property Photos



Property Photos



Property Photos



Area Demographics

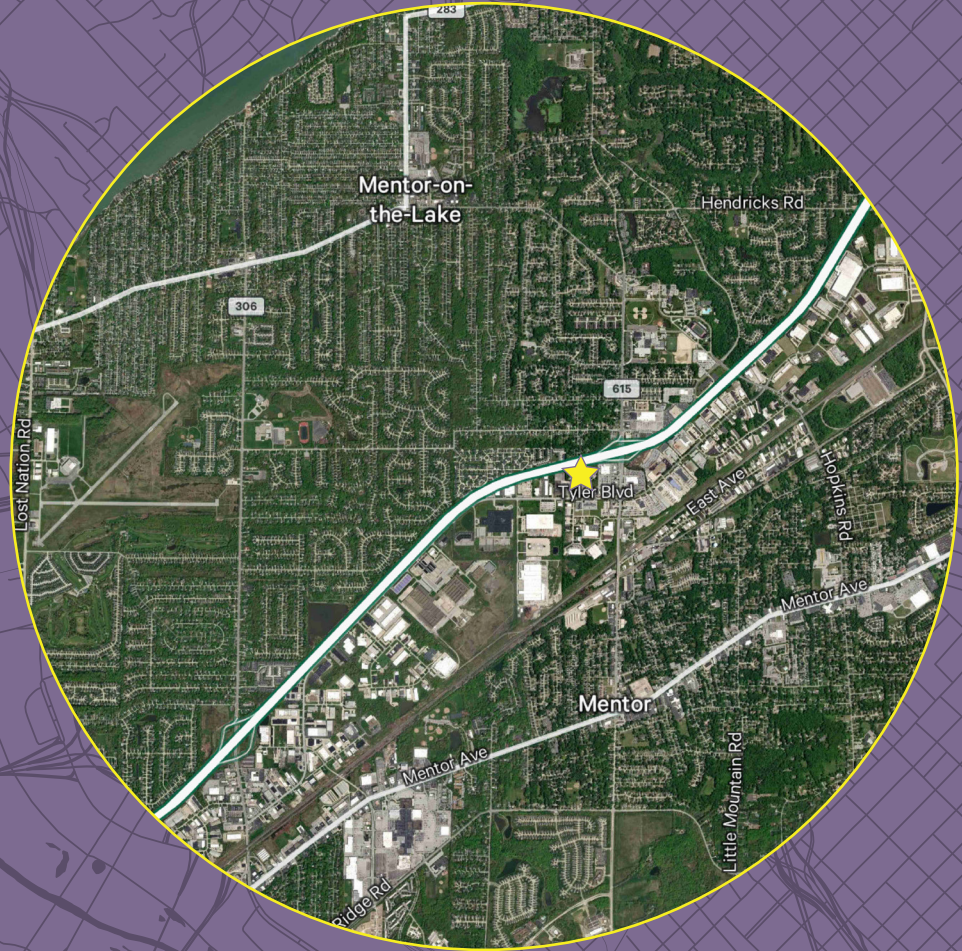
Population

5,154
1 Miles

53,560
3 Miles

103,980
5 Miles

Demographic	1 Mile	3 Miles	5 Miles
2024 Businesses	567	2,459	4,121
2024 Employees	9,957	37,837	56,646
2024 Median Age	46.90	47.40	45.60
2024 Population 25 and Over	3,917	40,511	77,401
2024 Households	2,279	23,797	45,418
2024 Average Household Income	\$101,495	\$109,443	\$110,041
2024 Average Value of Owner Occ. Housing Units	\$256,756	\$277,810	\$284,626
Daytime Workers	8,383	32,572	51,416
Daytime Residents	2,482	25,091	47,759
2024 Average Household Size	2.26	2.23	2.27



8339 Tyler Blvd.
Mentor, Ohio 44060



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