

10,893 SF Office/Warehouse Condominium

For Lease or Sale | 4461-4463 Renaissance Parkway, Warrensville Heights, Ohio 44128



4461-4463 Renaissance Pkwy

- 7,793 SF office/warehouse condominium space for lease
- First Floor office 1,593 SF
- Second Floor office 1,593 SF
- Warehouse 4,607 SF expandable to 5,082 SF with 2 drive-in doors (10' x 14')
- Lease with option to purchase is available for owner/user income opportunity
- Easy freeway access to 1-271 and 1-480

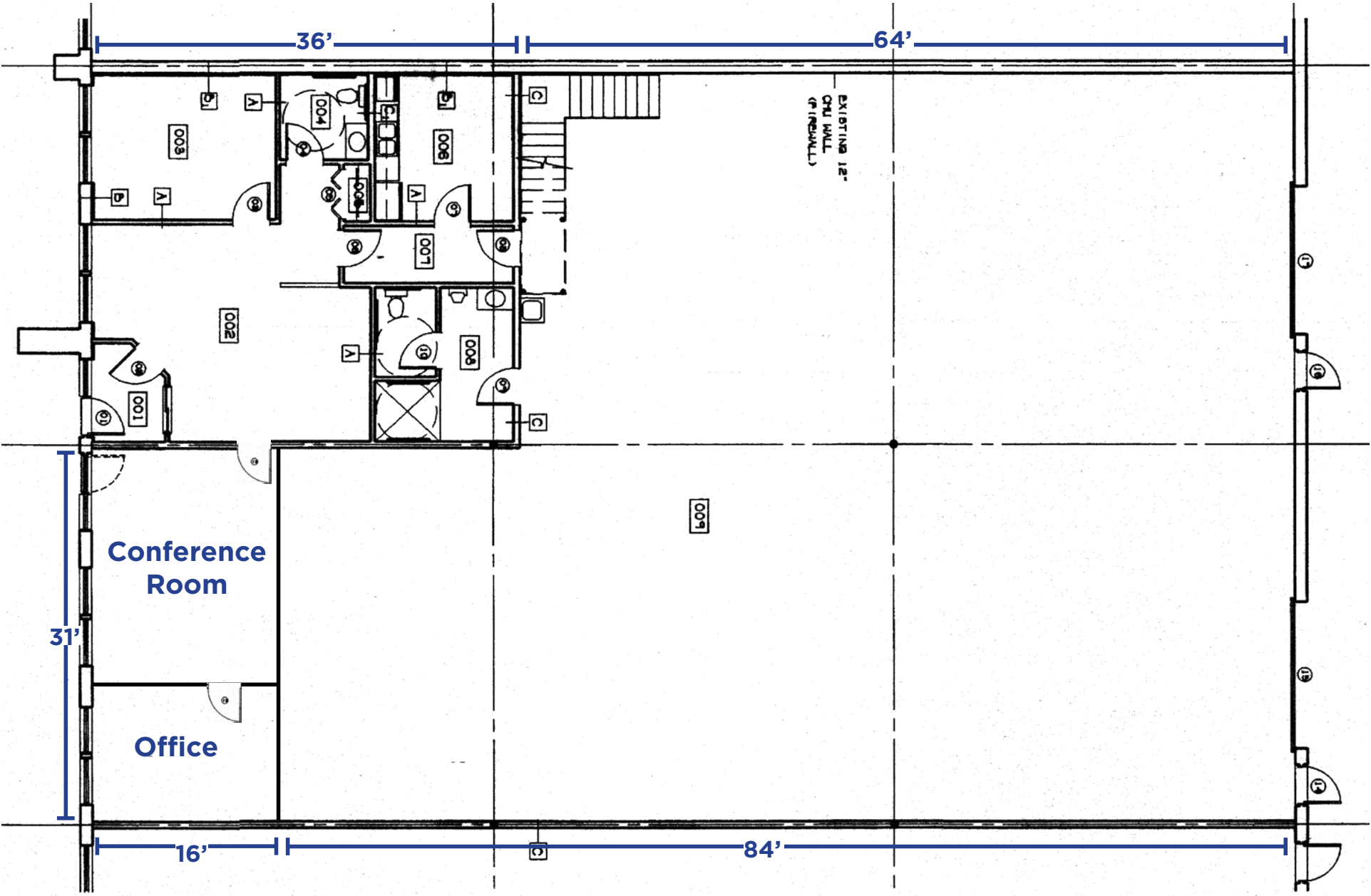
Contact Broker for Lease/Sale Price



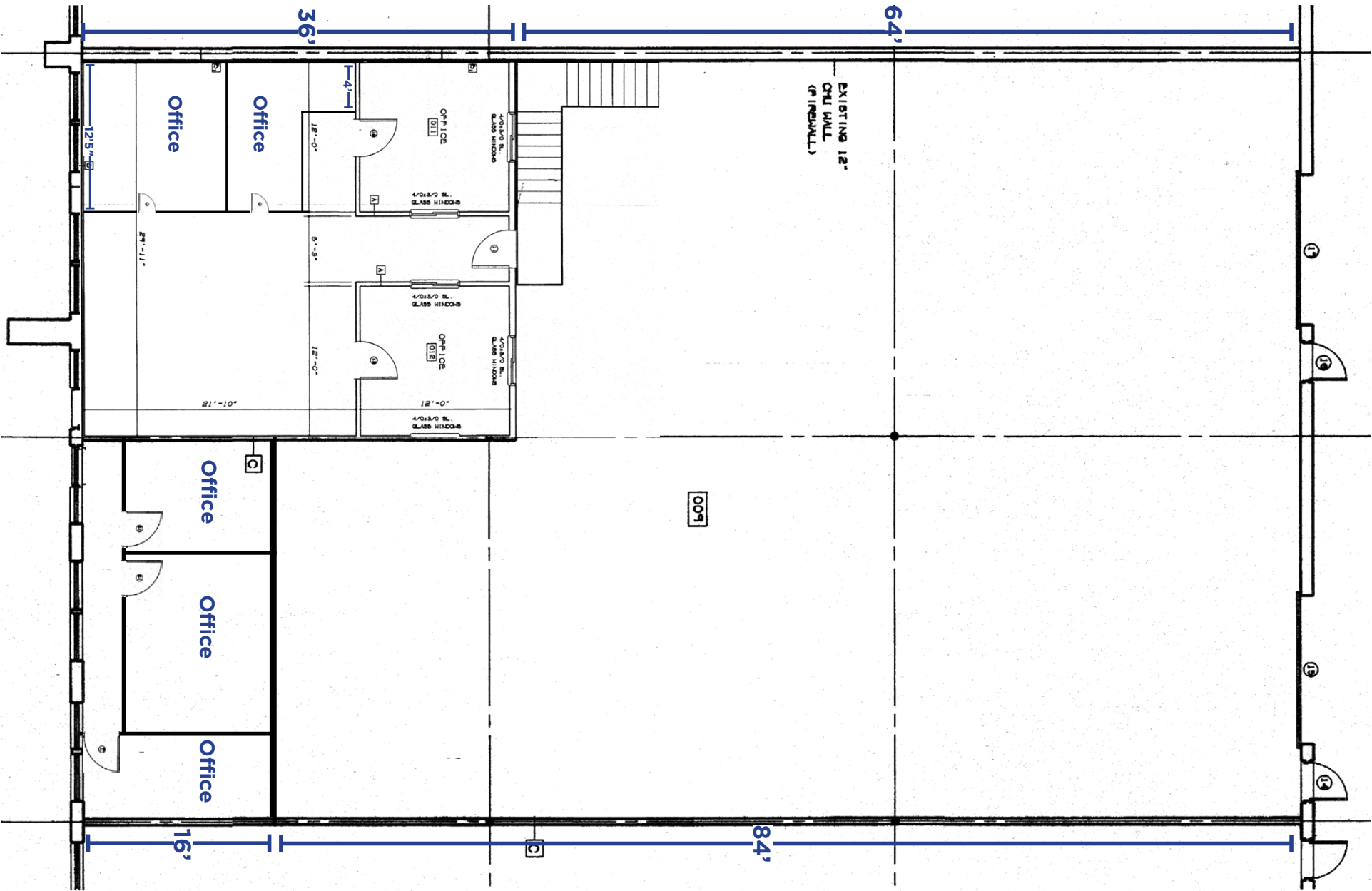
Property Specifications

Total Building SF:	10,893 SF
Industrial SF:	7,707 SF
Office SF:	3,186 SF
# of Floors:	Two (2)
Year Built:	2000
Roof:	Flat Deck w/Membrane
Clear Height:	20'
# of DIDs:	Three (3) - 10'x14'
Land Size:	0.61 AC

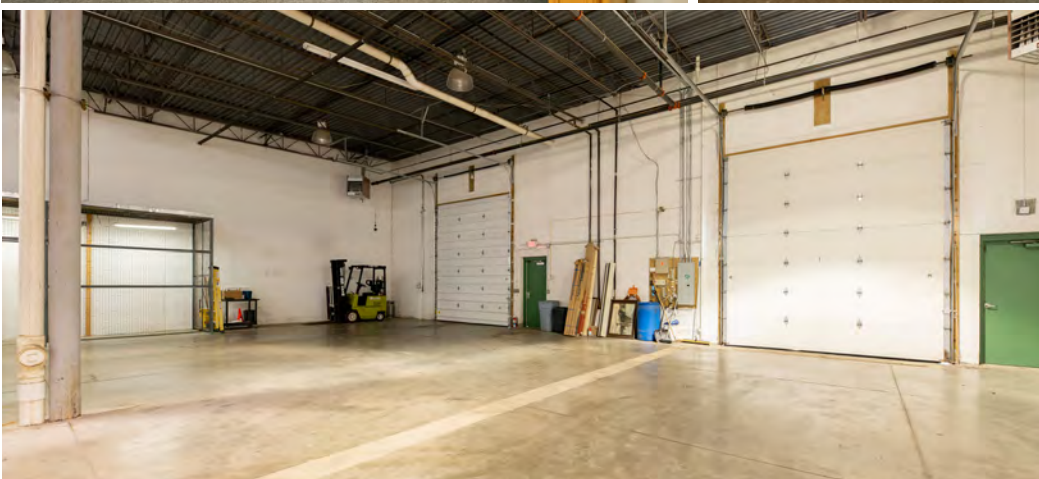
Floor Plans - First Floor



Floor Plans - Second Floor

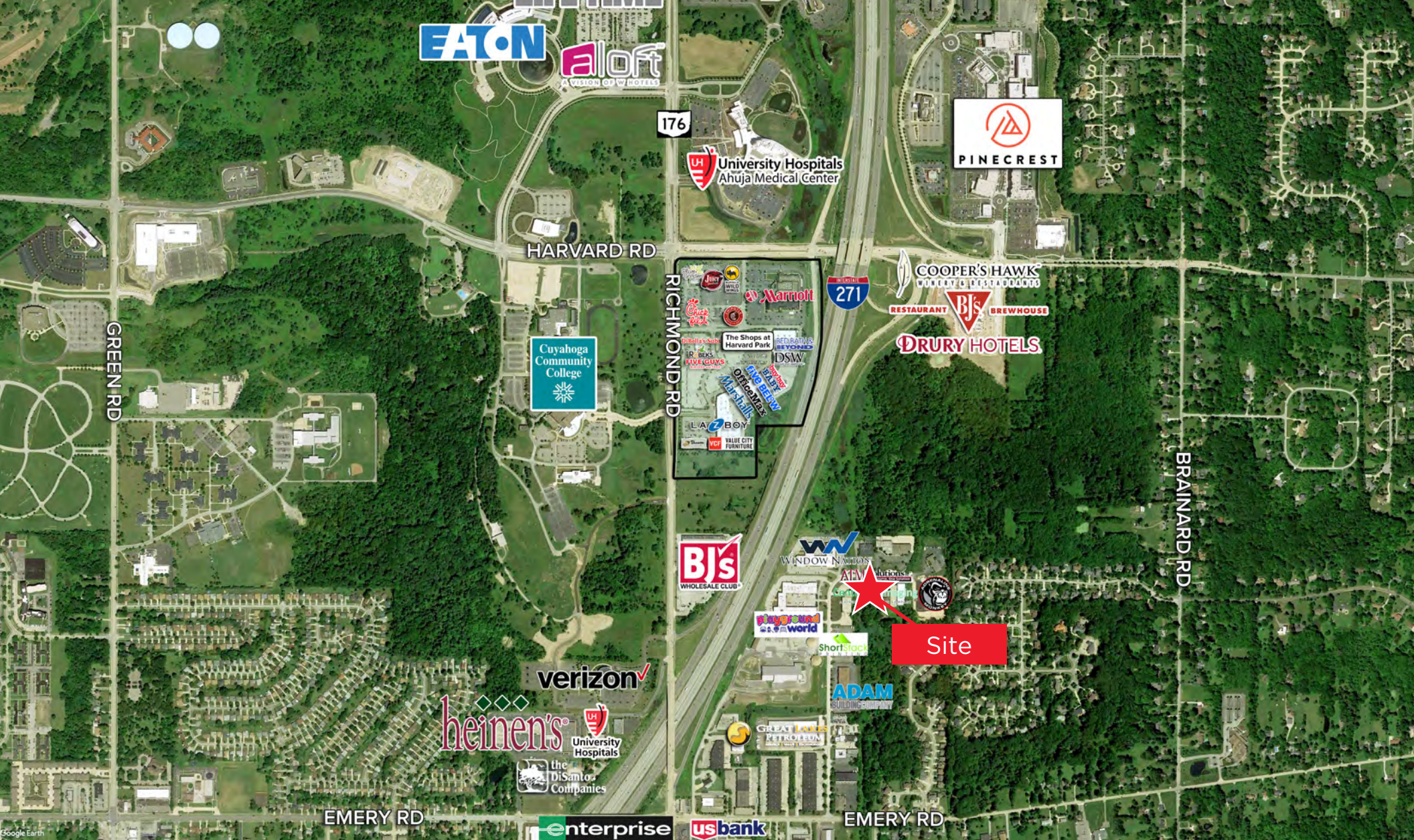


Photos



Parcel Map





Demographics

164,366

Population
(2024 | 5 Mile)

40.8

Median Age
(2024 | 5 Mile)

70,965

Households
(2024 | 5 Mile)

\$130,228

Avg. Household Income
(2024 | 5 Mile)

9,866

Total Businesses
(2024 | 5 Mile)

135,307

Total Employees
(2024 | 5 Mile)



**4461-4463 RENAISSANCE PARKWAY
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