

7085 Mentor Avenue (US Route 20)

47,167± SF Office Space For Lease - Will Subdivide

Mentor/Willoughby, Ohio 44060/44094 (Lake County)



**7085 Mentor Avenue
Mentor, OH 44060**

***Will Subdivide Space
Build to Suit***



Property Features:

- 86,913± SF Total Building
 - 47,167± SF Two-Story Office Space
 - 8,734± SF Ground Level
 - 38,433± SF Street Level
- Will Subdivide Space
- Private Offices, Cubicles and Bullpen Area
- ADA Building with ADA Restrooms
- Elevator
- Climate Controlled Environment
- Fully Air Conditioned
- Large Perimeter Windows and Skylights provide Abundant Natural Light
- Fluorescent Lighting
- 9' Ceiling Heights
- Sprinklered

Continued...

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Property Features Continued:

- 200± Parking Spaces
- Zoned: B-2, General Business and M-1, Light Manufacturing
- Planned Development Overlay District
- 467± FT Frontage on Mentor Ave (US Route 20)
- Located across from the New Signature Health Medical Facility
- Close Proximity to Andrew Osborne Academy and Willoughby Fine Arts
- Located along Laketran Bus Route
- Easy Access to SR 2, SR 306, Interstate 90 & 271

Call for Lease Rates



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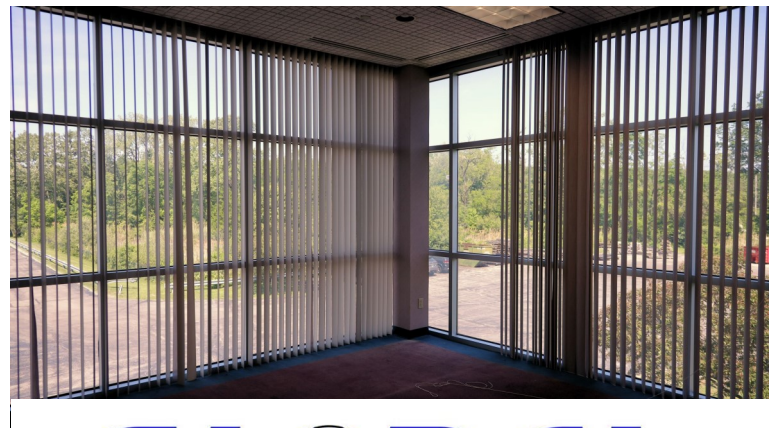
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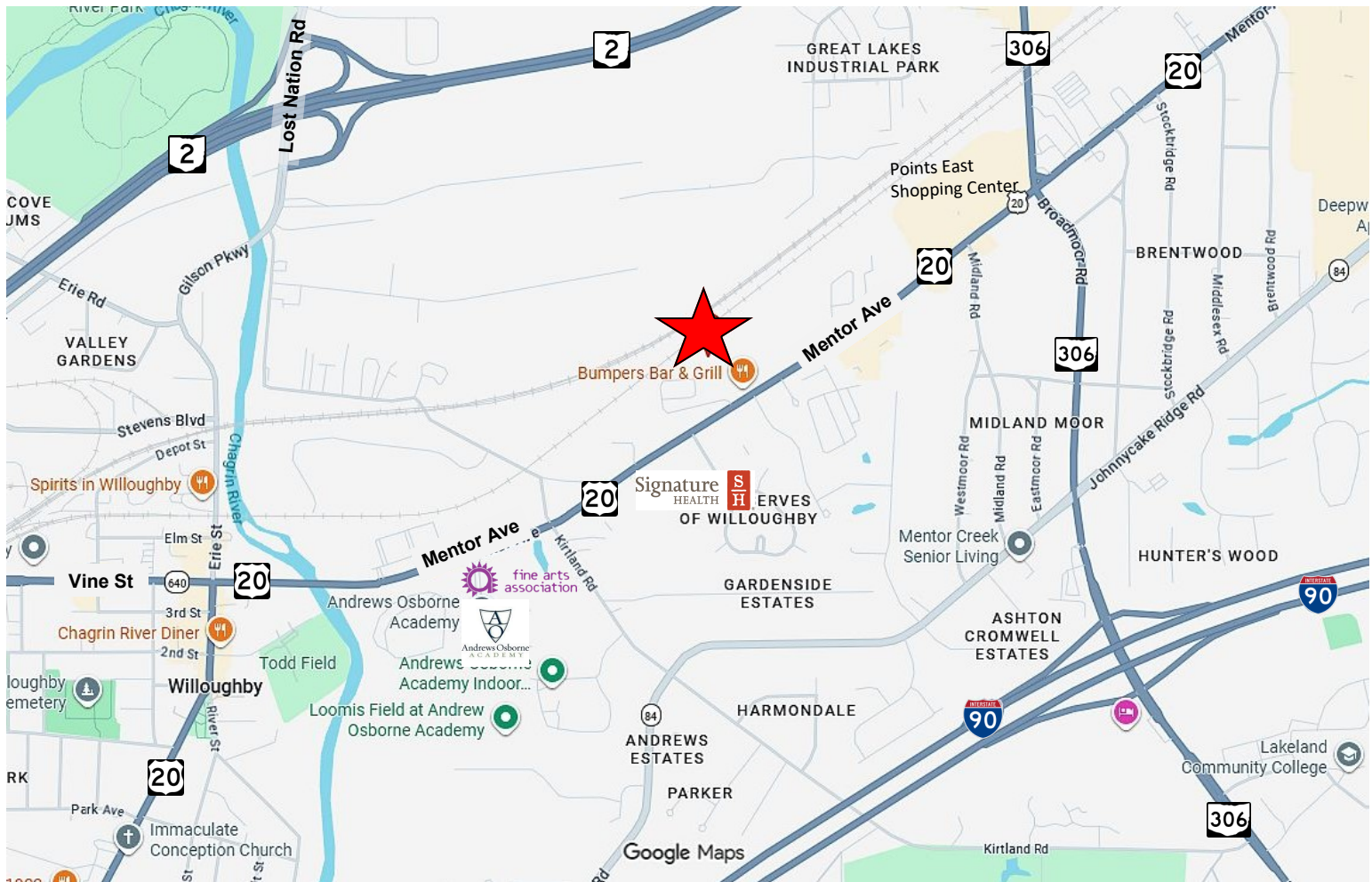
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2025 Demographics by STDB

	1 Mile	3 Mile	5 Mile
Population	4,814	43,194	114,192
Total Households	2,148	20,206	53,138
Average Household Income	\$115,512	\$105,556	\$100,865
Housing Units	2,257	21,068	55,470

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