

**38,433 SF OFFICE
SPACE FOR LEASE**



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7085 Mentor Ave, Willoughby, OH 44094

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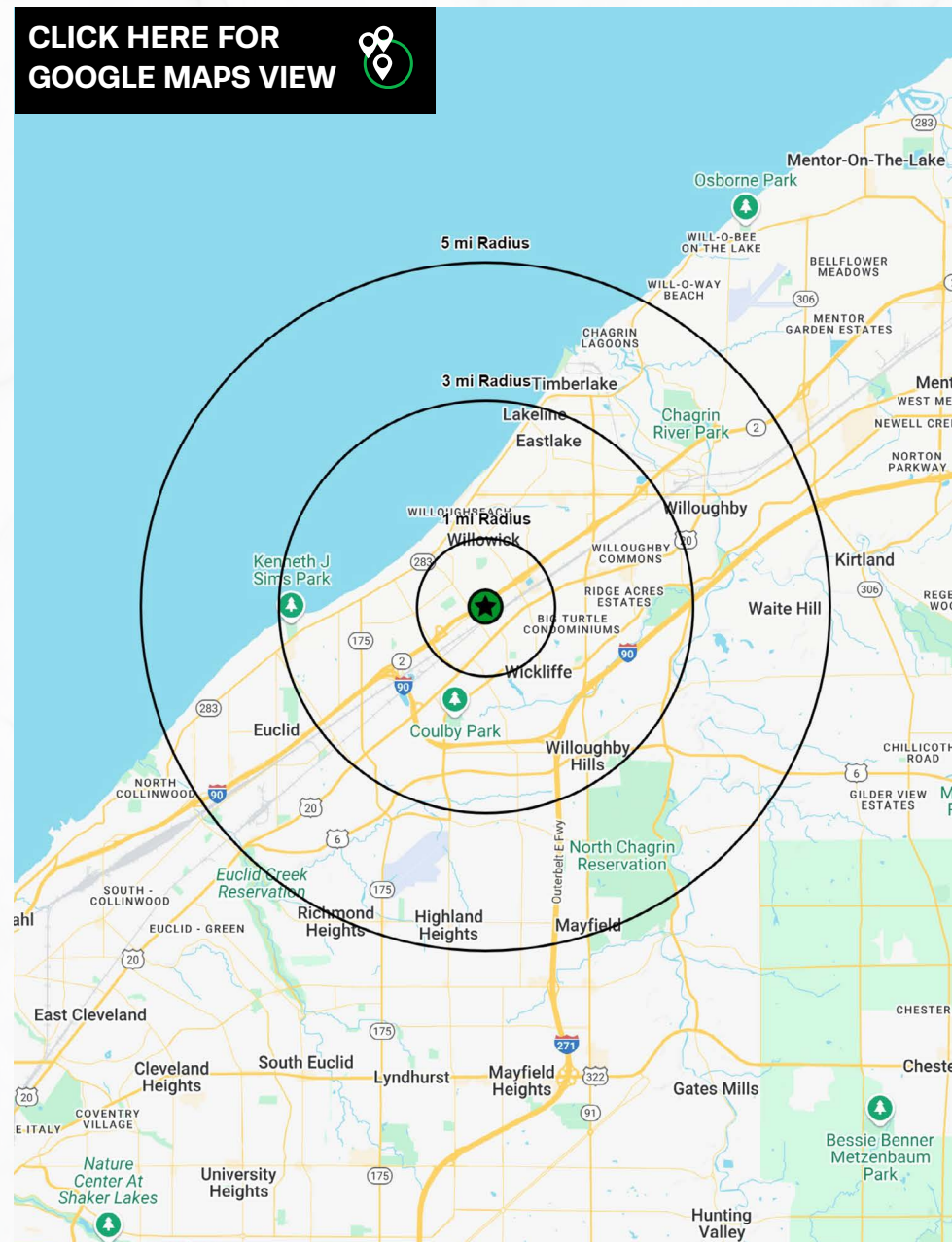
PROPERTY OVERVIEW

PROPERTY SUMMARY

- **38,433 SF** Office Space
- 9' Ceilings
- Extensive window lines and skylights provide an abundance of natural light
- Cafeteria and Kitchen
- 190 + Parking Spaces
- Minutes from the downtown Willoughby food and entertainment district
- Asking lease rate is \$7 PSF Net
- Located off of Mentor Ave with 15,834 vpd and easy access to OH-2 with 71,958 vpd

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	12,555	75,774	130,559
HOUSEHOLDS	5,800	36,583	61,043
AVERAGE HH INCOME	\$89,824	\$80,758	\$89,010
MEDIAN HH INCOME	\$76,930	\$63,062	\$69,094
DAYTIME POPULATION	6,151	55,897	105,484

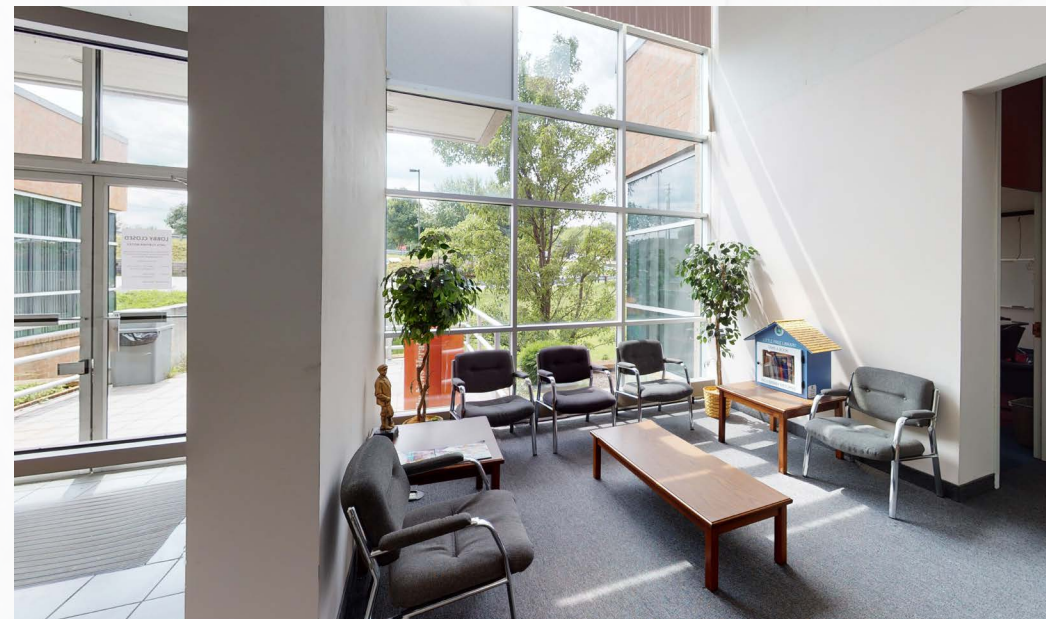
CLICK HERE FOR
GOOGLE MAPS VIEW



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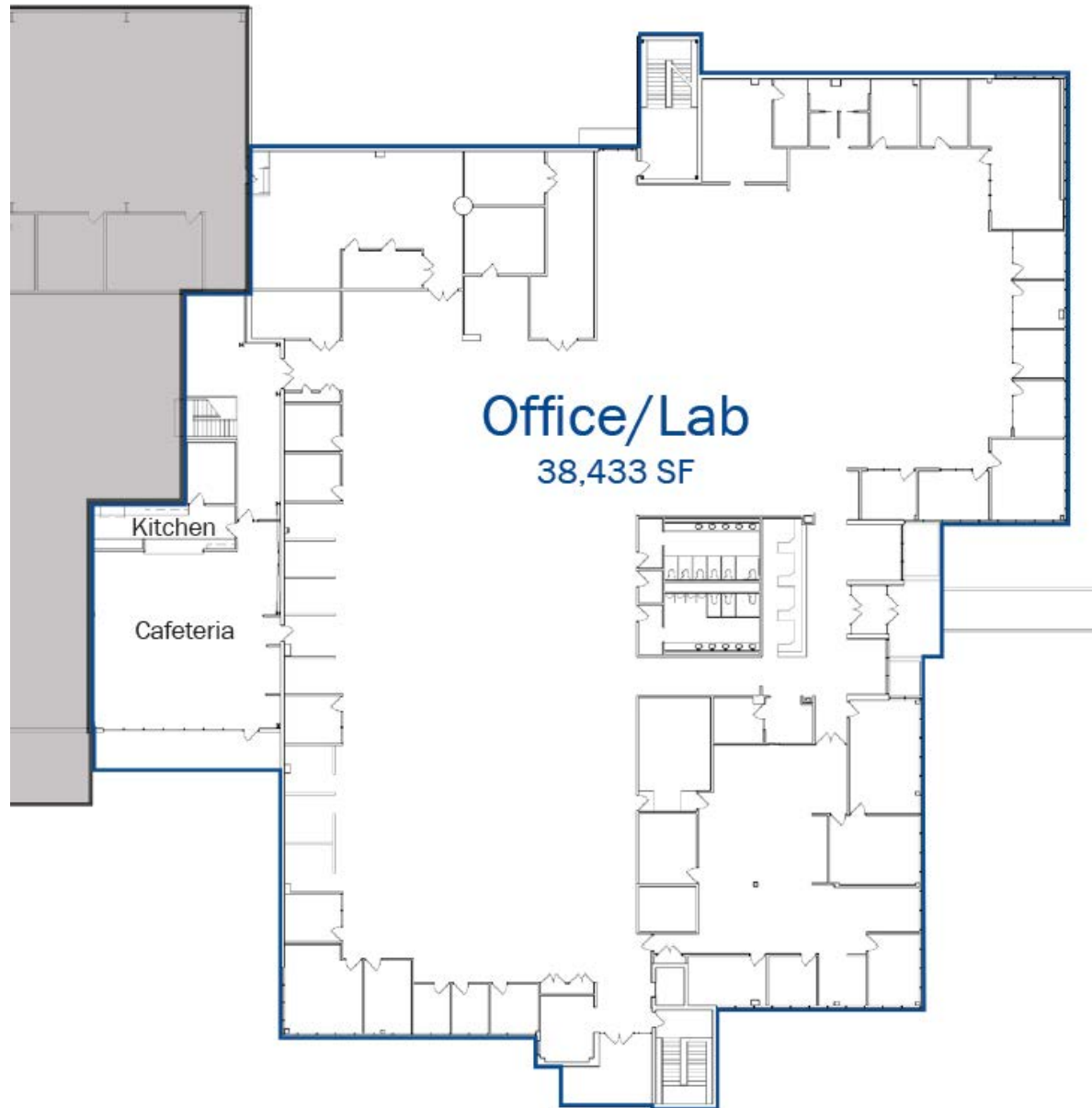
PHOTOS



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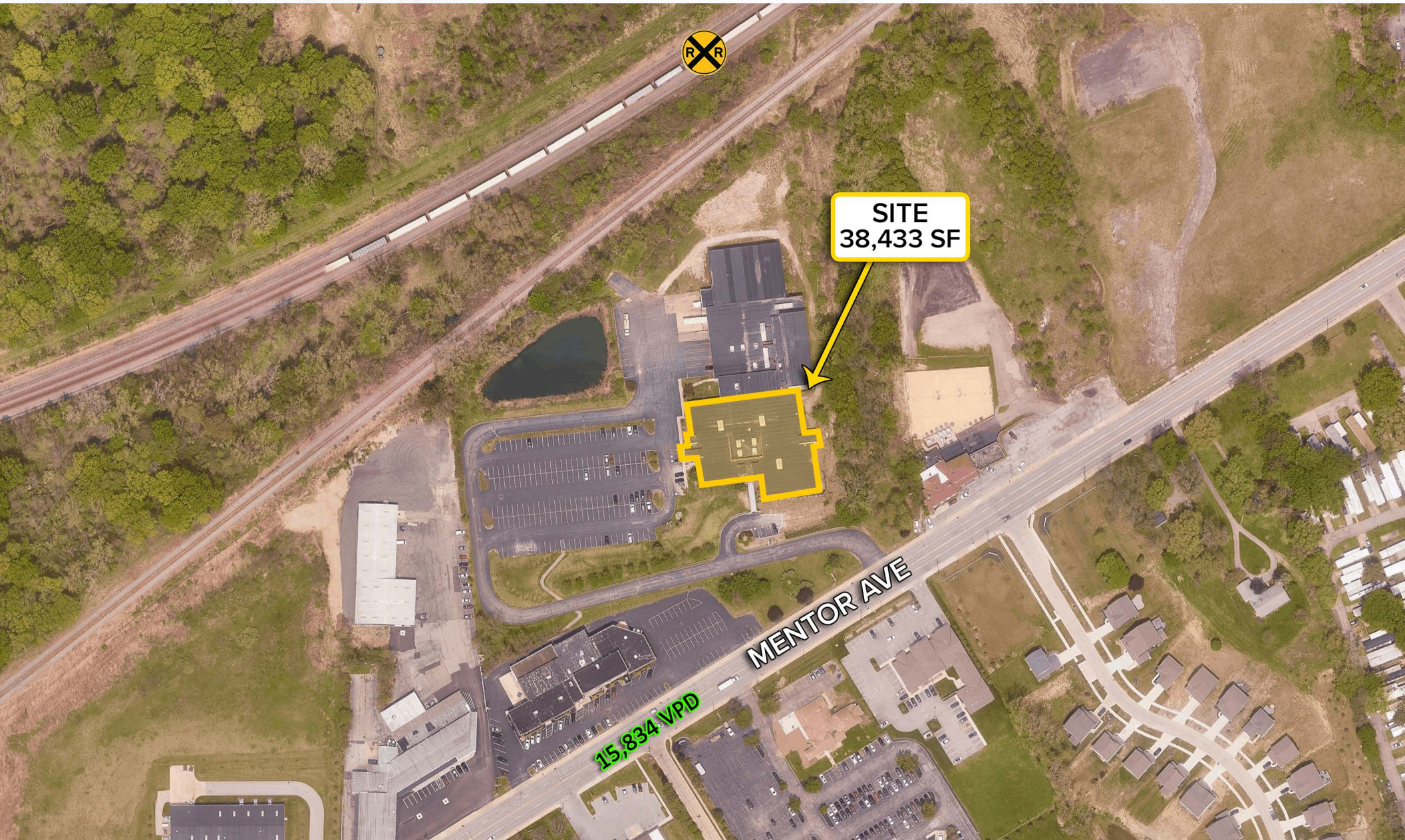
FLOOR PLAN – LOBBY



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MICRO AERIAL



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