

AVAILABLE FOR LEASE

THREE-STORY, +/-39,000-SQUARE-FOOT CLASS B OFFICE BUILDING

La Centre Office Plaza I | 25651 Detroit Road, Westlake, Ohio

UNDER
NEW
OWNERSHIP



LEASE RATE: \$17.50/SF MODIFIED GROSS

BUILDING HIGHLIGHTS

- +/-2,949 to +/-8,986 RSF available for lease
- Close proximity to Cleveland Hopkins International Airport and NASA Research Center
- Houlihan's restaurant is located on-site. Property is also within walking distance to retail centers, other restaurants and nearby conveniences.
- Abundant surface parking surrounding building
- Excellent interchange location at I-90 and Columbia Road featuring a newly reconstructed interchange
- Built in 1978; renovated in 2012 and currently undergoing upgrades

AVAILABLE SPACE

SUITES	RENTABLE SQUARE FEET
Suite 100	+/-2,949 RSF
Suite 210*	+/-8,986 RSF
* Suite 210 can be subdivided	

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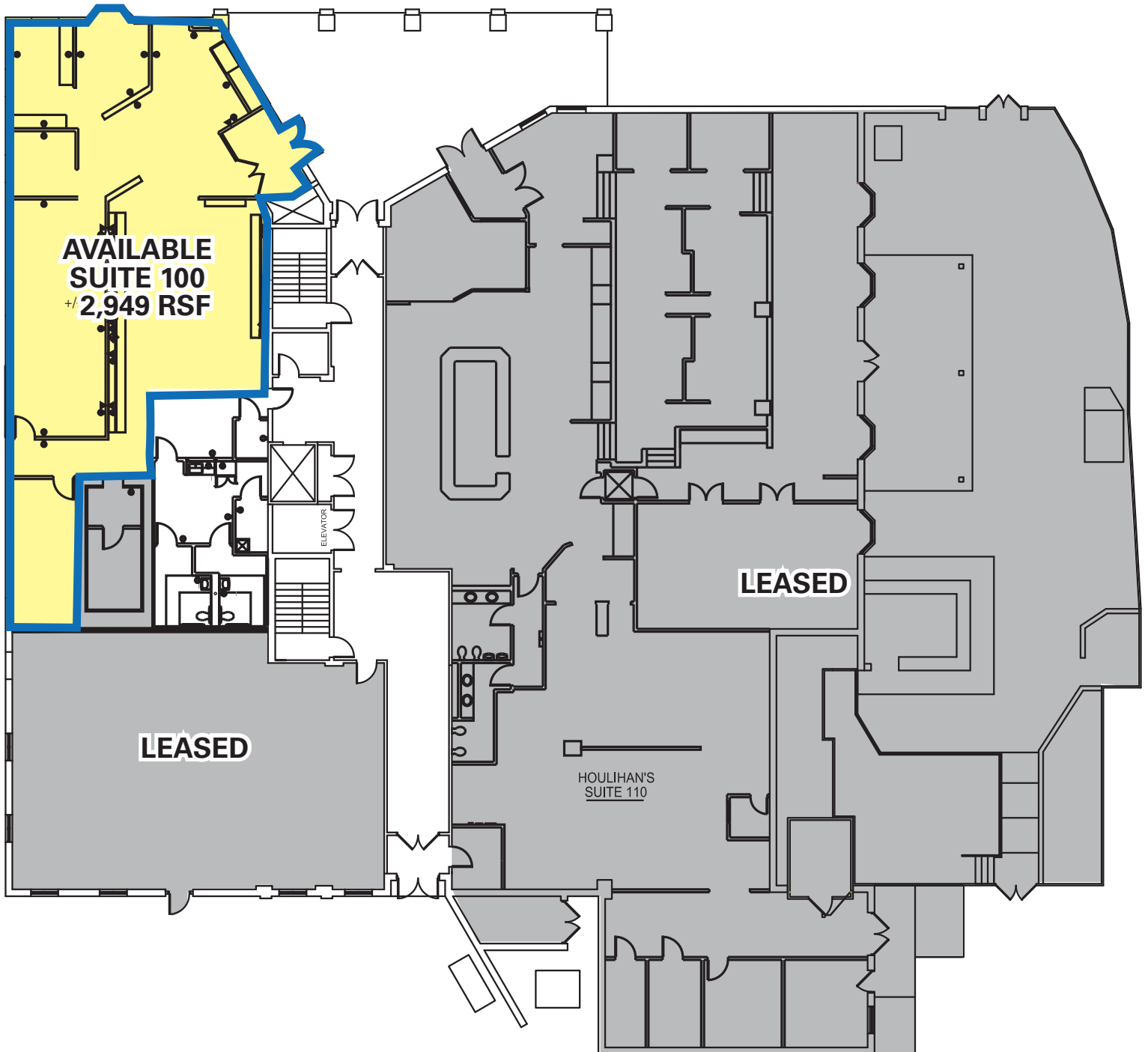
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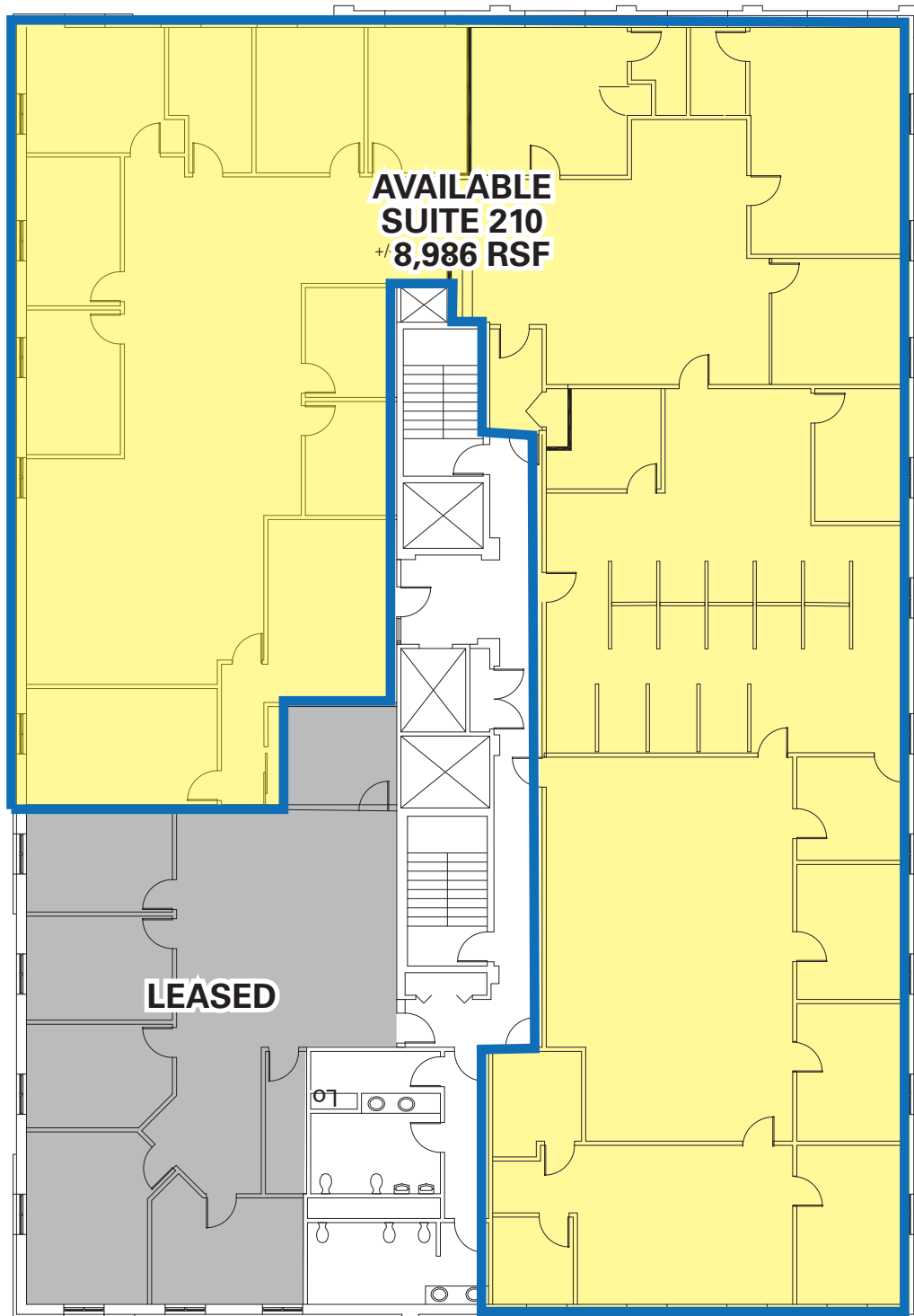
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KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 953,414 Population	 24% High School Diploma	 \$58,767 Median Household Income	 62.5% White Collar	 16% Services
 41.7 Median Age	 29% Some College	 \$36,966 Per Capita Income	 21.5% Blue Collar	 4.3% Unemployment Rate
 412,596 Households	 33% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$50,732 Median Disposable Income		 14% Spend 7+ hours commuting to and from work per week	 33,681 Total Businesses	 614,003 Total Employees



