

OFFICE CONDO  
FOR SALE OR LEASE

24610

Detroit Road, Suite 1200, Unit 110  
Westlake, OH 44145



\$18.00/SF

LEASE RATE

\$610,000

SALE RATE

CONTACT US

**MIKE PETRIGAN**  
Senior Vice President  
+1 216 695 6356  
mike.petrigan@cbre.com

**NICK SMITH**  
Associate  
+1 440 212 6715  
nick.smith1@cbre.com

**CBRE, INC.**  
950 Main Avenue  
Suite 800  
Cleveland, Ohio 44113



# PROPERTY HIGHLIGHTS



6,200 SF

Suite Size



1989/2012

Year Built/Renovated



140

Surface Parking Spaces



\$18.00/SF

Asking Lease Rate



\$610,000

Asking Sale Price

- + 24-Hour Access
- + Active Security System
- + Visible Signage
- + Located within Cleveland's West Office Submarket in Westlake
- + Just 15 miles west of downtown Cleveland's Central Business District
- + Overlooks 0.50-acre pond and scenic landscaping



# TRADE AERIAL



**WEST BAY PLAZA**

FRESH IN-TIME  
KIRKLAND'S  
PET SUPPLIES PLUS  
HOMESENSE  
ULTA  
McDonald's  
Cafe Tandoor

**SAVANNAH COMMONS**

ALDI  
UPS  
Orangetheory  
CVS pharmacy  
TITLE

**PROMENADE AT CROCKER PARK**

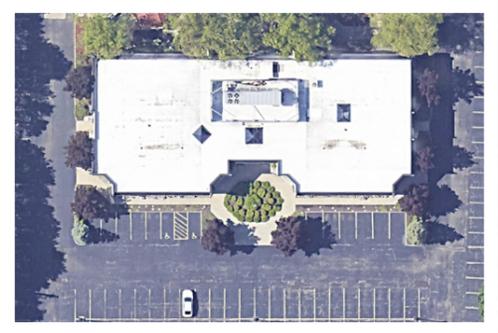
MARKET DISTRICT  
BED BATH & BEYOND  
OfficeMax  
ME Massage Envy  
FIVE GUYS  
rack

**CROCKER PARK**

TRADER JOE'S  
DICK'S SPORTS GOODS  
BARNES & NOBLE BOOKSELLERS  
DSW  
H&M  
ARHAUS  
LA FITNESS  
BARROCO  
Starbucks  
3 Palms  
WONKISSA  
BONKISSA  
Texas de Brazil  
BLUE TAVERN  
Yard House  
HYDE PARK  
First Watch  
buy buy BABY  
LEOS  
WORLD MARKET  
REGAL  
urbanair

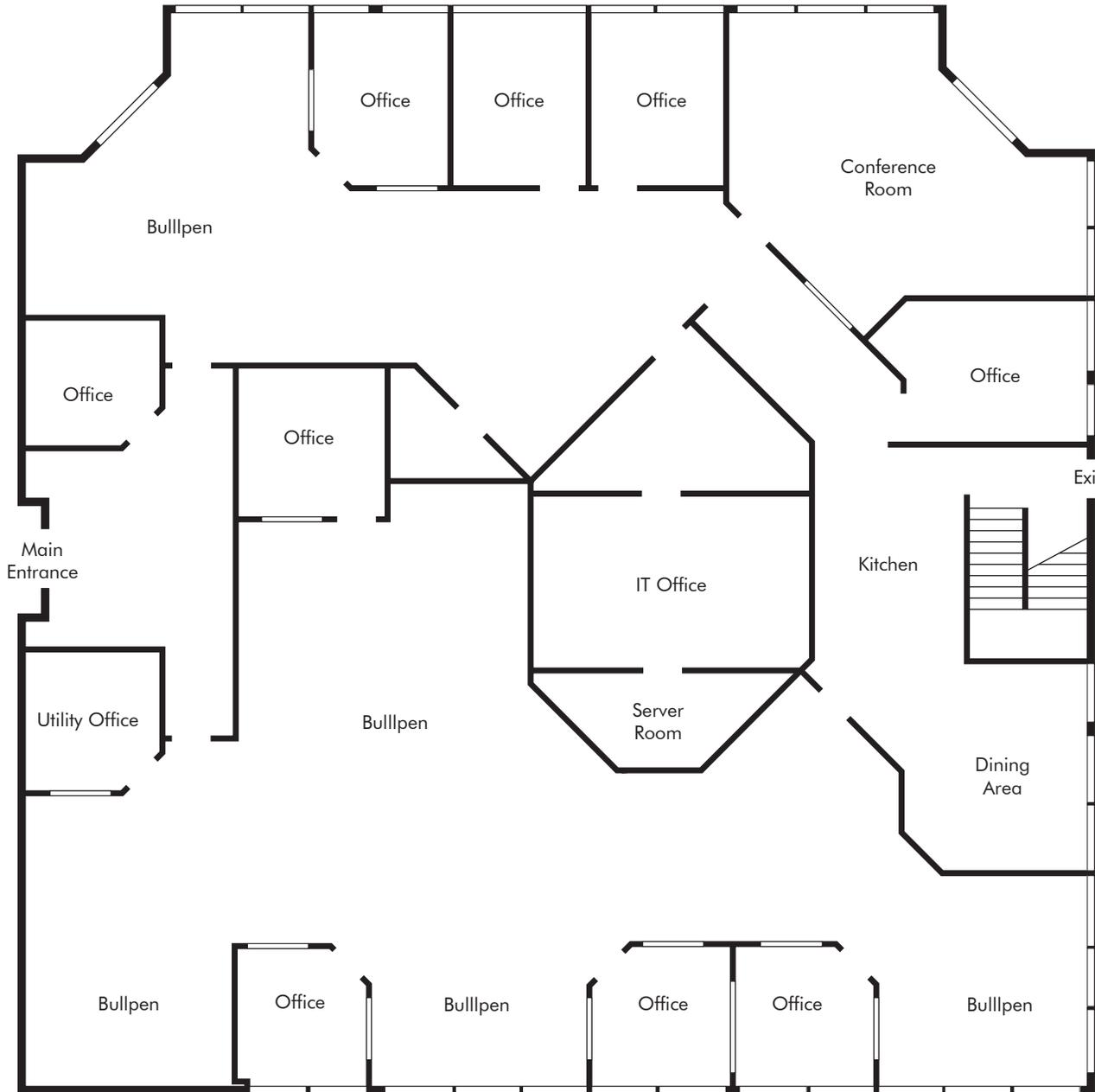
**PROPOSED DEVELOPMENT**

CH LAAH  
BEYOND  
MISSION BBQ  
SHAKE SHACK



- HOTELS**  
10 Hotels/1,190 Rooms
1. Holiday Inn Express - 91 Rooms
  2. Extended Stay America - 73 Rooms
  3. Sonesta ES Suites - 104 Rooms
  4. DoubleTree - 269 Rooms
  5. Red Roof Inn - 98 Rooms
  6. Hampton Inn - 122 Rooms
  7. Hyatt Place - 110 Rooms
  8. Super 8 - 115 Rooms
  9. Courtyard - 122 Rooms
  10. Townplace Suites - 86 Rooms
- MAJOR EMPLOYERS**
1. American Greetings - 4,500
  2. Hyland Software - 1,800
  3. Scott Fetzer Co - 1,318
  4. St. John Medical Cir - 1,050 (off map)
  5. Energizer Battery - 500
- MAJOR OFFICE BLDGS**  
±3.8 MSF (3 Miles; Source: CoStar)
1. Atrium of Westlake - 60,000 SF
  2. Crocker Park - 772,376 SF
  3. Gemini I & II - 148,498
  4. Crocker Corporate Center - 63,251 SF
  5. LaCentre Office Plaza - 139,805 SF
  6. King James South - 274,947 SF
  7. Point 5 & 6 - 188,758 SF

# FLOOR PLAN



11  
Private Offices



1  
Conference Room



1  
Fully furnished kitchenette



1  
Breakroom



Multiple  
Bullpens for open office