

± 10,000 SF

For Sublease

Available for Immediate Occupancy

MENTOR / OH

7716

Tyler Boulevard



CBRE

FLEX SPACE
SHOWROOM / OFFICE / WAREHOUSE MIX

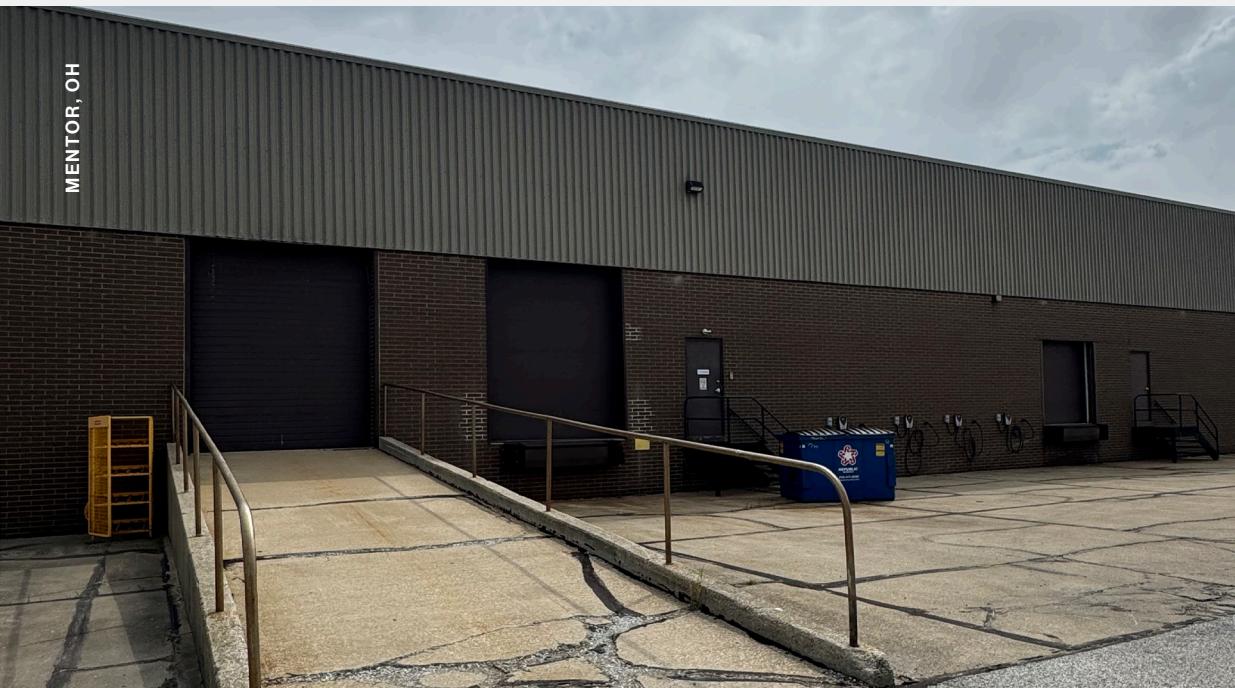
Property Overview

Sublease

Space available for sublease, designed to meet a variety of business needs. This property features a unique blend of a showroom, office, and warehouse, making it an ideal setting for companies seeking both functionality and aesthetics.

With accessibility and comfort, this property includes fully compliant ADA restrooms for the convenience of all visitors and staff. Having a recently installed roof in 2020 and LED lighting, this property offers the perfect solution for businesses looking to elevate their operations in a modern and efficient environment.

MENTOR, OH



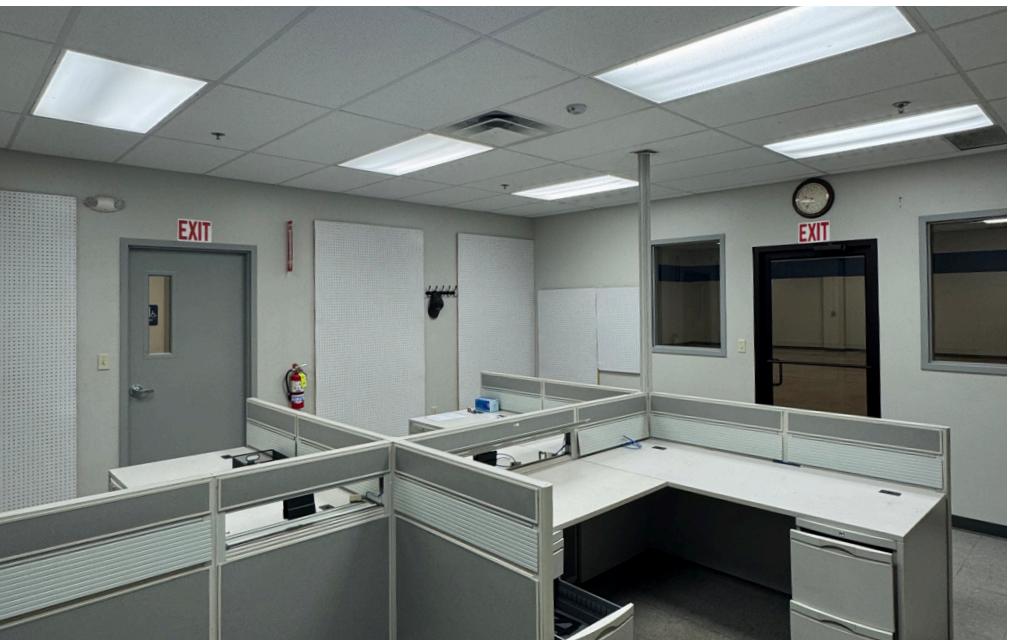
Offering prime highway access to State Routes 306 and 615, along with high visibility from State Route 2, ensures maximum customer exposure.

Highlights

Rentable SF	±10,000 SF
Office/Showroom SF	3,000 SF
Warehouse SF	7,000 SF
Total Building SF	±47,436 SF
Stories	1
Parking	Ample parking
Rental Rate	\$5.25 PSF, NNN
Operating Expenses	\$1.65 PSF
Sublease Term	Through November 30, 2028
Clear Height	20'
Column Spacing	35' x 35'
Sprinkler	Fully Sprinklered
Drive-in Door	One (1) with Ramp: 10' x 12'
Truck Docks	Two (2): 10' x 10' and 10' x 12'



Interior Photos







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