

# One of a Kind 25,000 SF Office Building on 28 Acres

For Lease | 28800 Clemens Road, Westlake, Ohio 44145



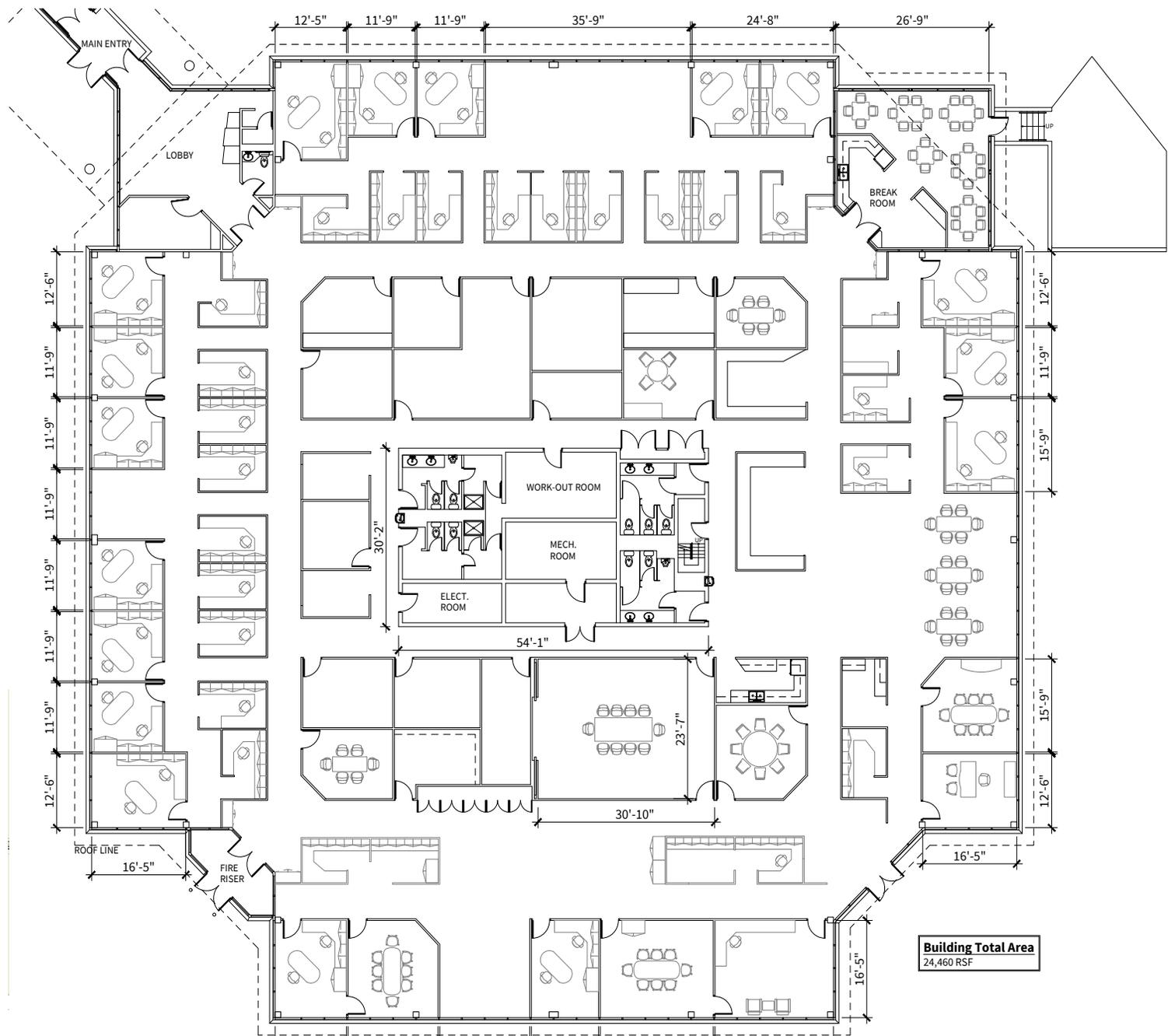
# 28800 Clemens Road

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- Rare single-tenant office opportunity minutes from Crocker Parks retail, dining, and hotel amenities
- Ideal for corporate headquarters, professional services, medical, or technology users seeking a premier address
- Attached heated parking garage with 50 spaces
- One of a kind wilderness setting in the heart of Westlake's business corridor
- Prominent visibility and signage opportunity along Clemens Road
- Immediate access to I-90 and I-480; less than 20 minutes to Downtown Cleveland
- Under new ownership and management



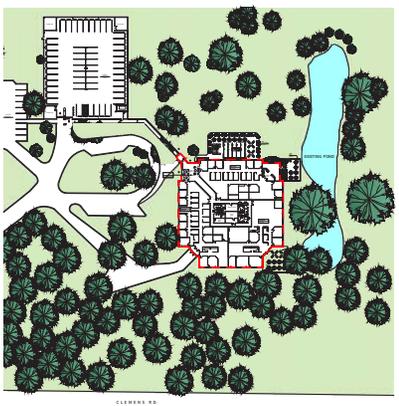
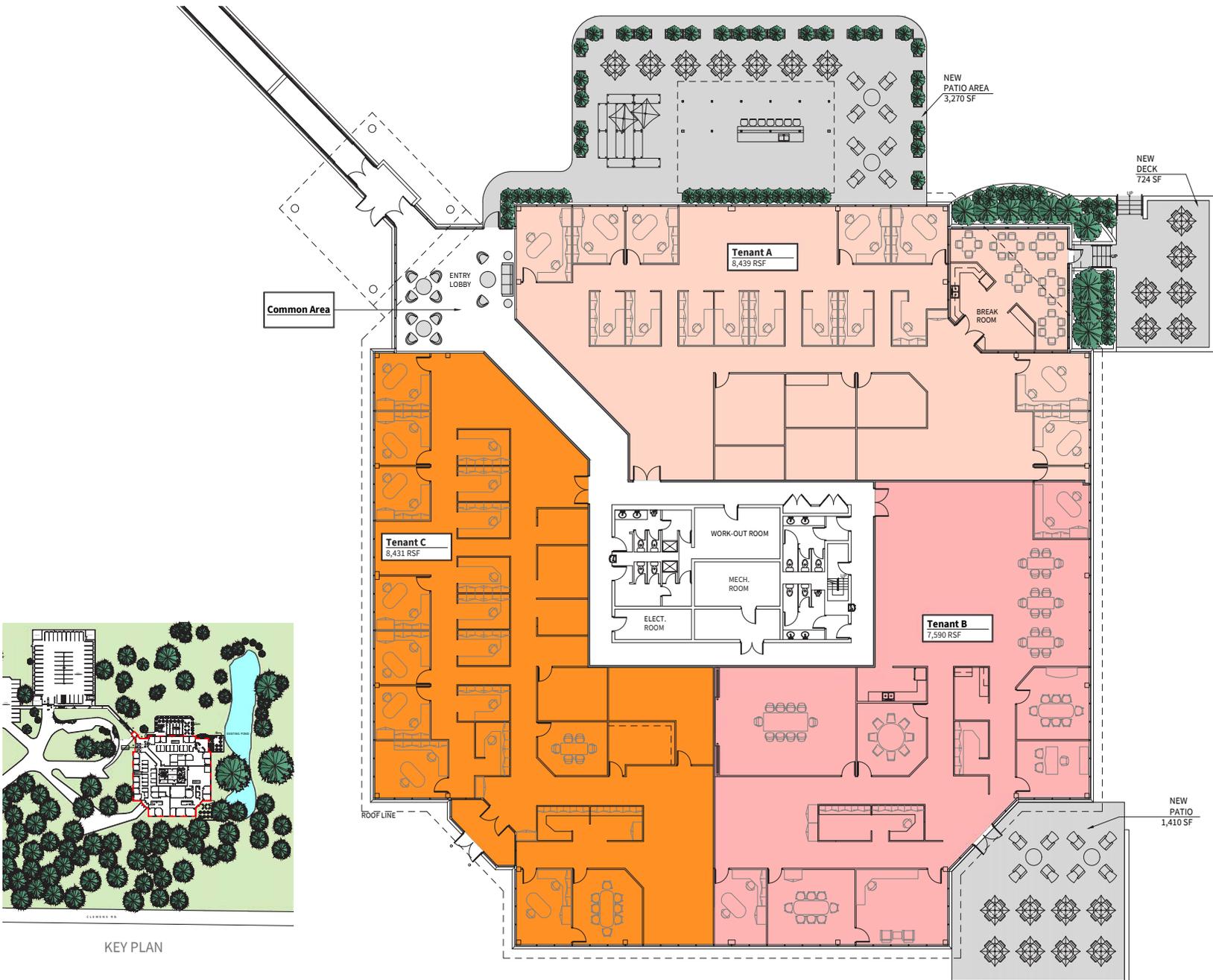
# Floor Plan - Single Tenant Option



**Building Total Area**  
24,460 RSF

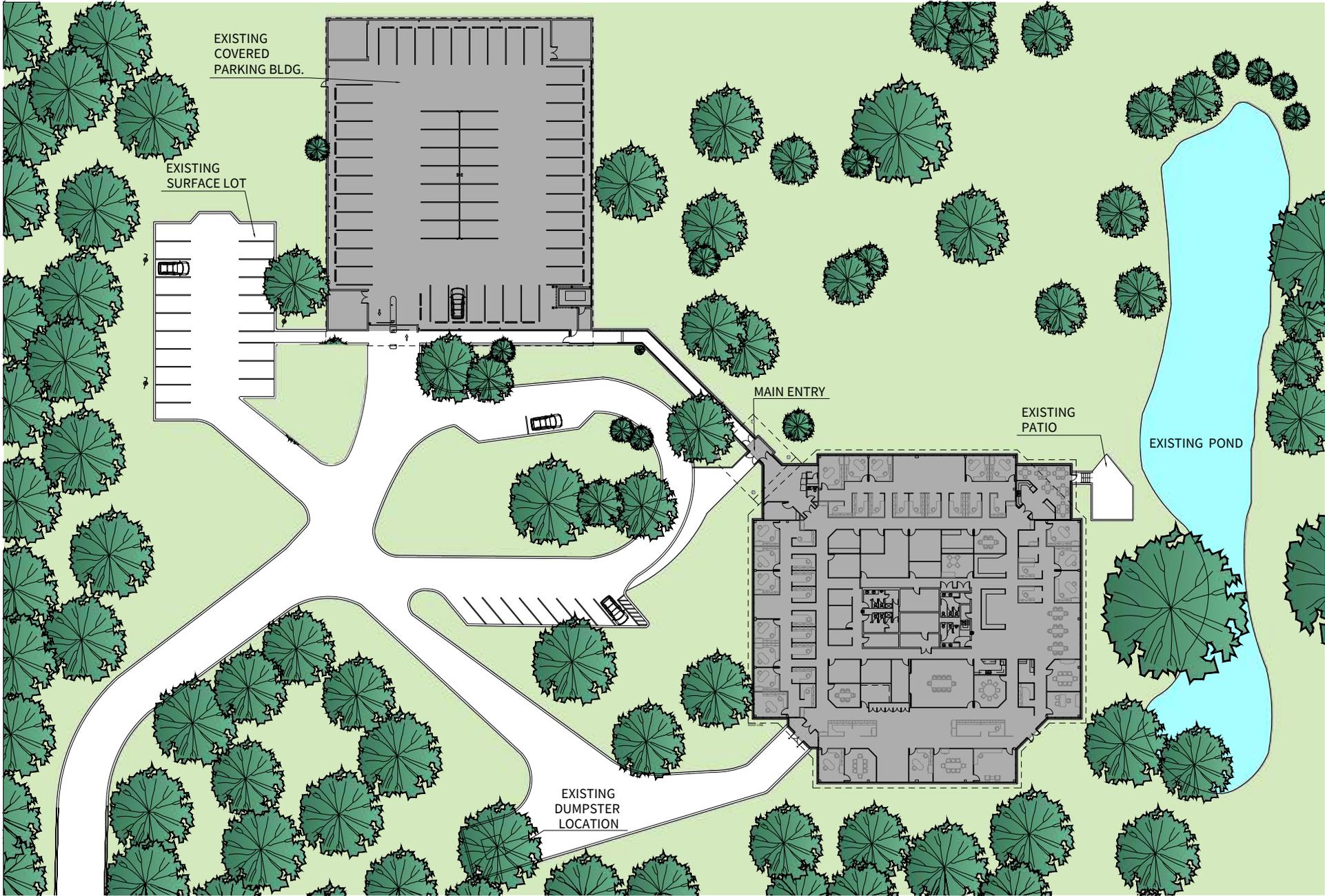


# Floor Plan - Multi Tenant Option



KEY PLAN

# Site Plan







# Westlake

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Westlake, Ohio is a charming suburb located on the western edge of Cleveland with a mix of urban amenities and suburban tranquility. Westlake offers a variety of attractions and activities including parks, museums, shopping centers, and fine dining options. One of the most popular attractions in Westlake is the Crocker Park outdoor shopping center, which features an array of shops, restaurants, and entertainment venues. Visitors can enjoy a movie at the Regal Cinemas, sample gourmet food at one of the many restaurants, or browse the latest fashion trends at the numerous retail outlets.

Westlake is also home to several beautiful parks. The largest of these is Bradley Woods Reservation, a 1,000-acre park that offers hiking trails, picnic areas, and a nature center. For sports enthusiasts, the Westlake Recreation Center has several athletic fields and courts, as well as an indoor pool and fitness center.



## Demographics

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**\$152,664**  
Household Income  
(2025 | 5 Mile)

**45.6**  
Median Age  
(2025 | 5 Mile)

**149,811**  
Population  
(2025 | 5 Mile)

**64,619**  
Households  
(2025 | 5 Mile)

**6,455**  
Total Businesses  
(2025 | 5 Mile)

**66,203**  
Total Employees  
(2025 | 5 Mile)



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