

FOR LEASE

# 835 SHARON DRIVE

Westlake, Ohio 44145



CLICK TO VIEW  
PROPERTY VIDEO



## 12,227 SF

CREATIVE OFFICE SPACE AVAILABLE

Office  
Condominium

# PROPERTY FEATURES



## PROPERTY SPECIFICATIONS

LAND	4.21 Acres
CONSTRUCTED	1970
CONSTRUCTION	Masonry
CEILING HEIGHT	15'
ROOF	Composite flat
HEAT	Forced air
AIR-CONDITIONING	100%
SPRINKLER	100% wet
LIGHTING	Fluorescent
PARKING	185 spaces

**12,227 SF**

TOTAL SPACE SIZE

**\$18.00/SF**

LEASE RATE

## TENANT PASS THROUGH EXPENSES

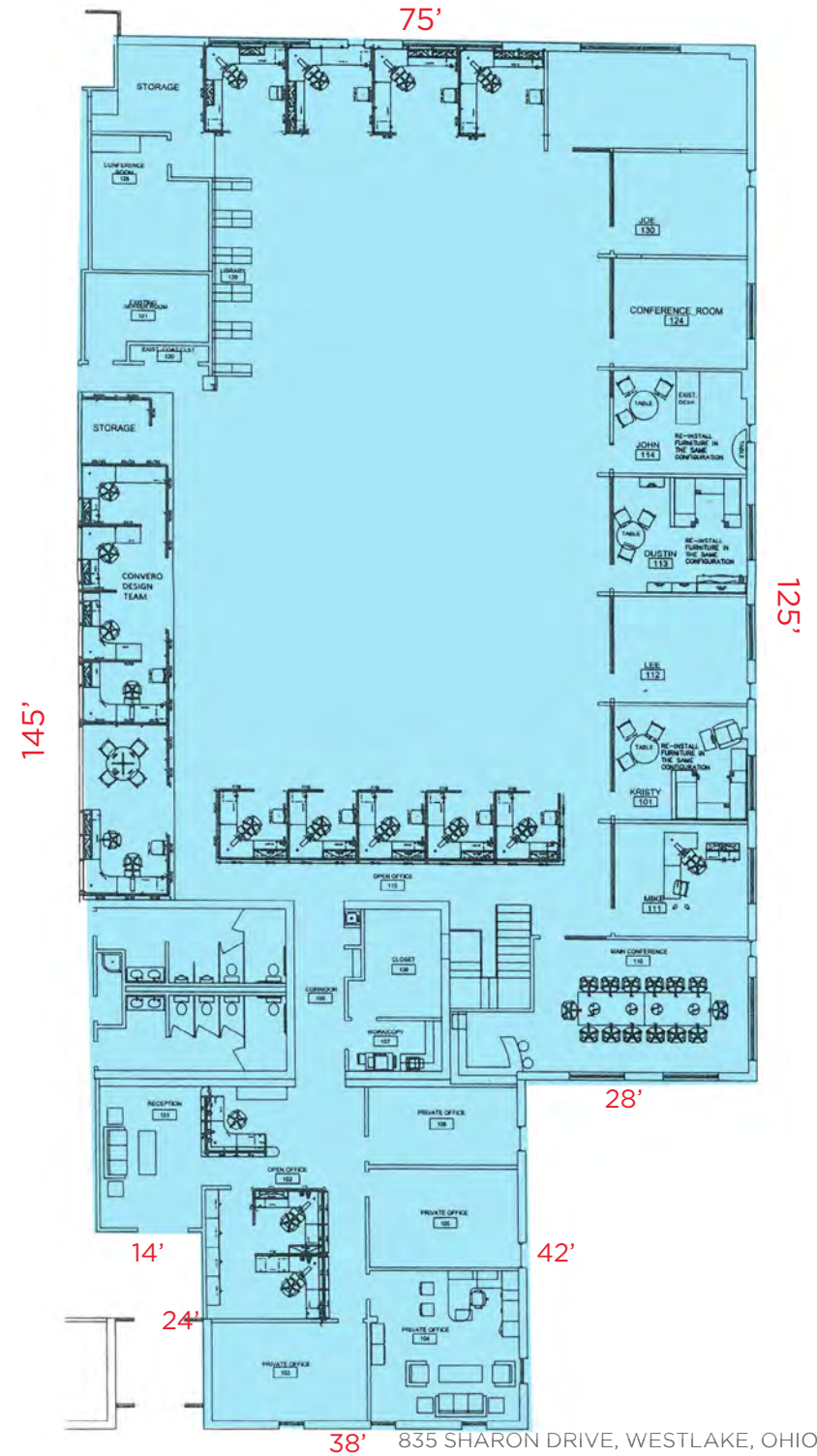
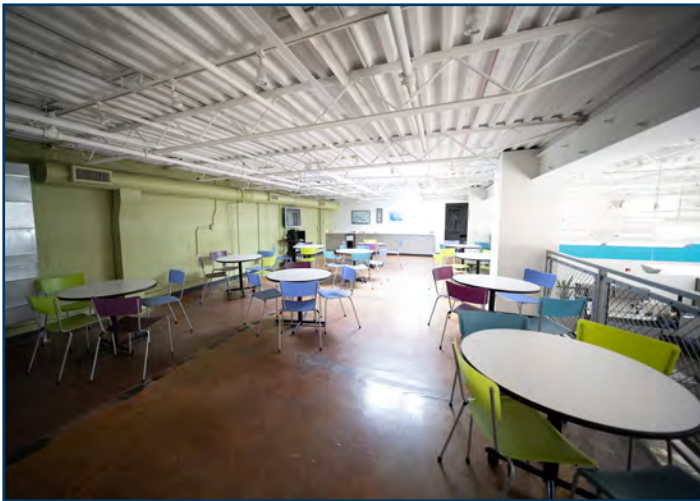
REAL ESTATE TAXES (\$1.46/SF), GAS, ELECTRIC, AND CLEANING

## OFFERING HIGHLIGHTS

- Vibrant high image office condominium offers an excellent combination of open office space, exposed ceilings, private offices, conference rooms and break room
- Modern innovative finishes throughout the space
- 20 Mbps fiber connection for internet
- Property is located off Detroit Road with easy access to I-90 via Columbia Road or Clague Road interchange.
- Offering is minutes away from Crocker Park, University Hospital Westlake, Cleveland Clinic Westlake and Fairview Hospital Westlake Medical Campus



# PROPERTY FLOOR PLAN

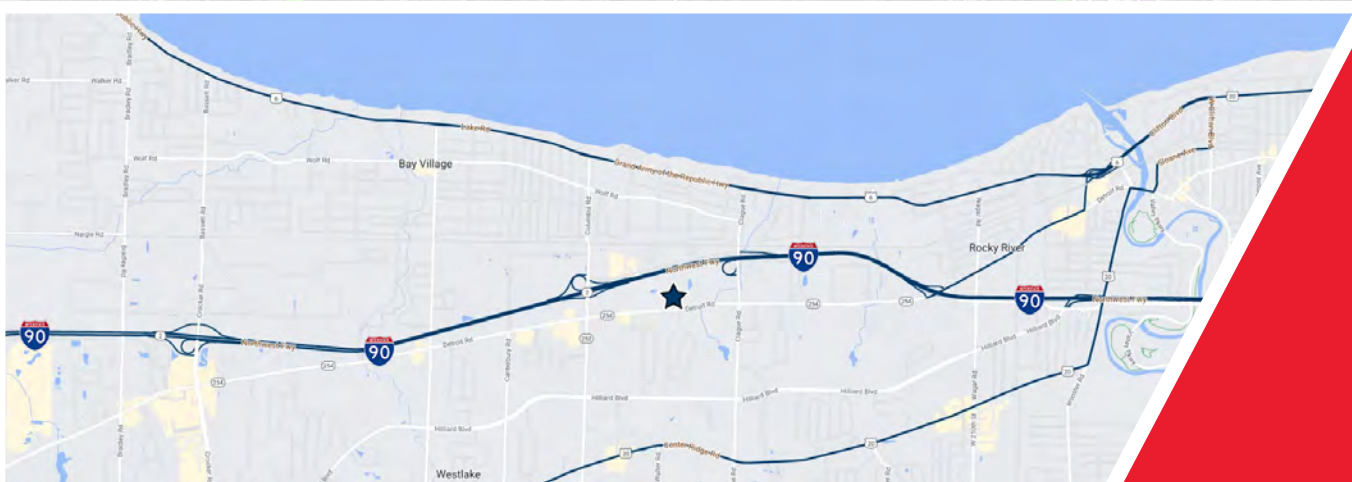
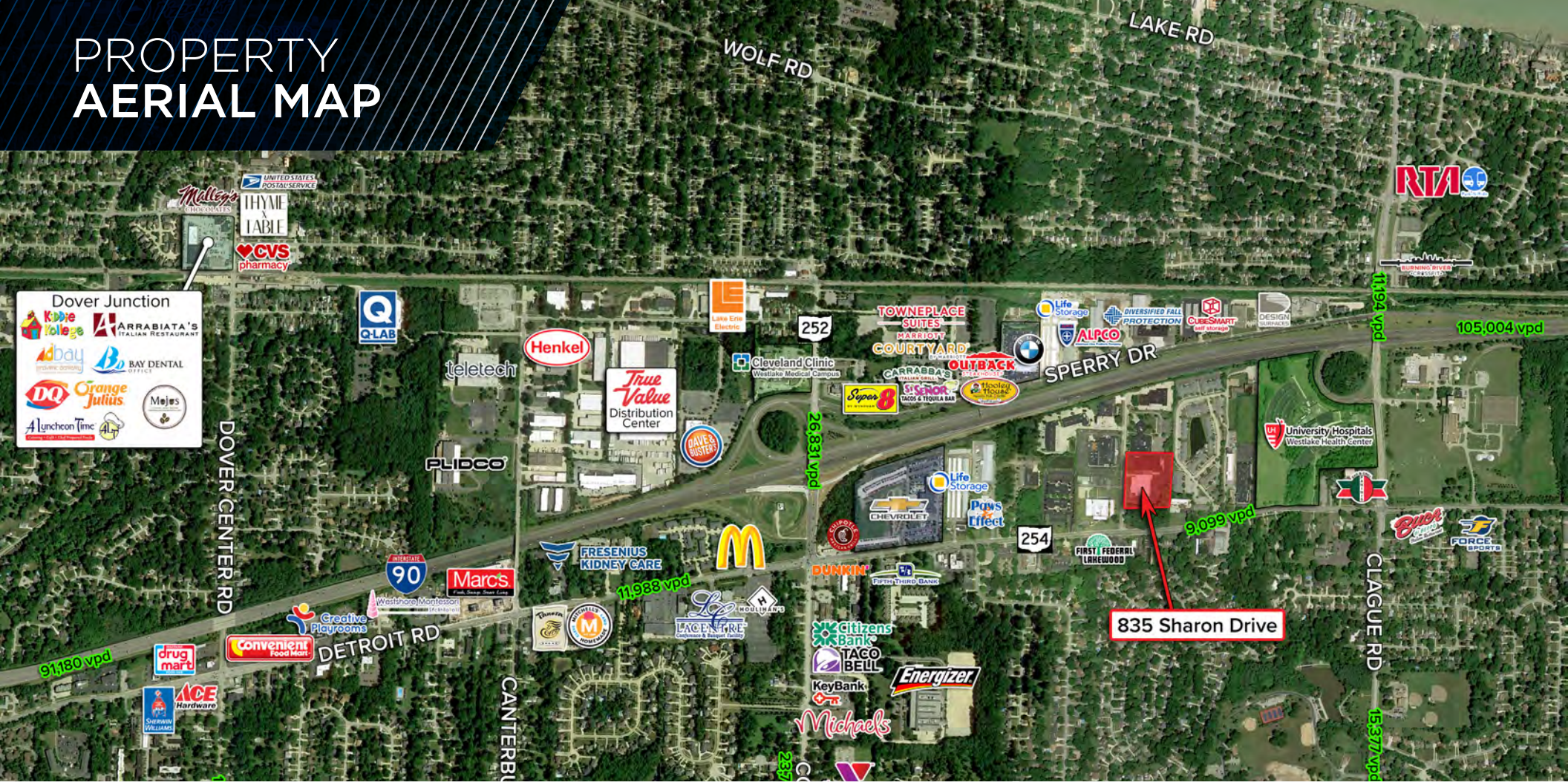


# PROPERTY PHOTOS



Office

# PROPERTY AERIAL MAP



Easy access  
to I-90



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