

Office | For Lease

**CBRE**

# 24,000 SF First Floor Office Space

50 Executive Parkway, Hudson, Ohio 44236

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Newly Renovated with Excellent Highway Visibility



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## Property Information

Newly renovated Class A building with all new building systems including HVAC, electrical, plumbing and flooring. Excellent visibility and accessibility boasting 500 feet of frontage along I-80 and less than a mile from a major interchange. Parking abound with 680 spaces available and room to expand.

**Space Available:** 24,000 SF on the First Floor

### Property Details

Parcel ID	32-01210
Site Size	15.0 acres
Building Size	70,000 SF   3 stories
Year Built & Renovated	1969 / 2015 & 2021
Parking	680 spaces
Elevators	2 new passenger elevators serving all floors
Frame	Steel & concrete masonry
Facade	CMU, brick, glass
Roof	EPDM roof with metal decking on steel beams
HVAC	New HVAC system provided by Carrier
Windows	Insulated glazing in aluminum frames
Electrical	1600 amp; 3-phase; 4-wire service; at 490/277 volts
Fire Life & Safety	Wet pipe fire system plus fire alarm system

Proposed Remodeled Entrance



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## Area Demographics - 3 Mile Radius



25,904

Daytime  
Population



\$189,526

Average  
Household Income



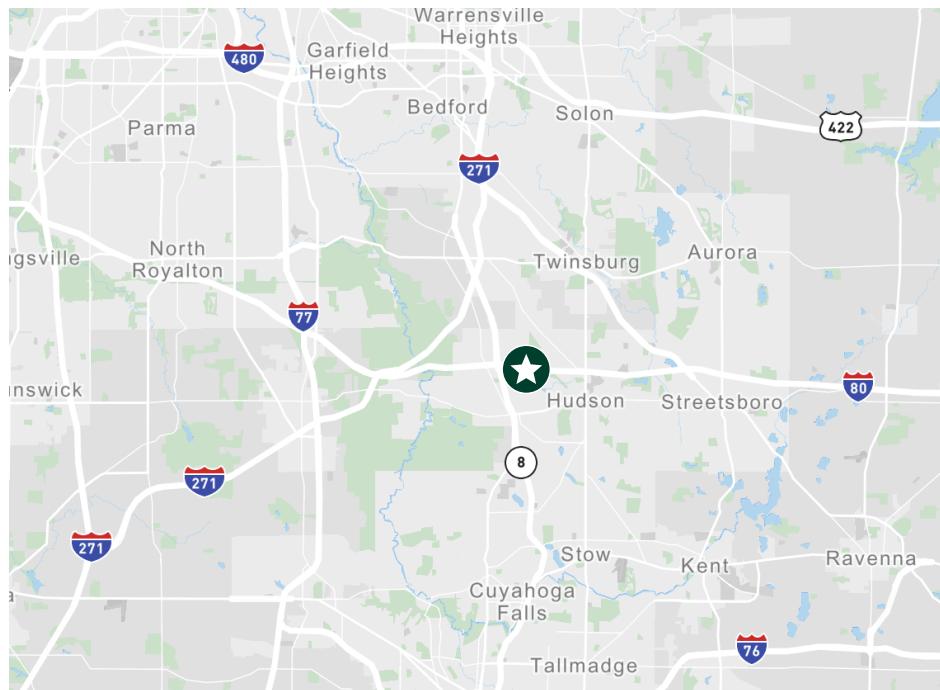
1,137

Number of  
Businesses



\$399,701

Average  
Housing Value



Location Aerial — Proximity to major interchanges including the Ohio Turnpike (I-80)



Property Aerial — 500 feet of frontage along I-80

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