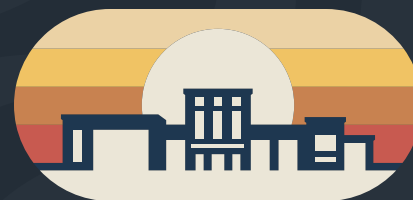




FOR SALE
CLASS A OFFICE

28500 CLEMENS ROAD
WESTLAKE, OH 44145



CBRE

CBRE, Inc., as the exclusive advisor to Hyland Software, is pleased to present 28500 Clemens Road in Westlake, Ohio for sale to qualified users/investors. Located right off the prominent Crocker Road exit off of I-90, this is a rare opportunity to acquire an iconic Class A office asset well below replacement cost in one of the most affluent suburbs on the westside of Cleveland. This impeccably maintained office asset in a campus-like setting is well suited for a large single-tenant occupier or can be multi-tenanted to take advantage of the vast demand for suburban Class A office space in Westlake, Ohio.

THE OPPORTUNITY



134,298
TOTAL SQUARE FEET



TWO
NO. OF FLOORS



16.40
PROPERTY ACREAGE



WEST
MARKET LOCATION



5 : 1000
PARKING RATIO



1983
YEAR BUILT



2001
YEAR RENOVATED



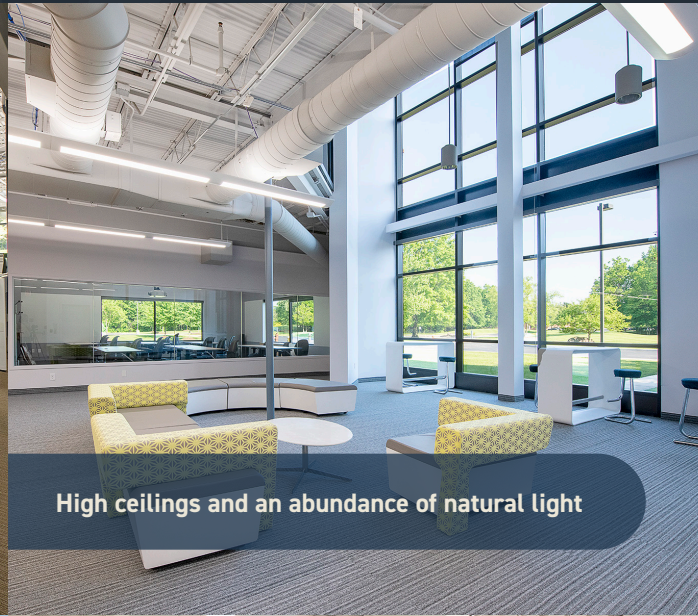
2004 / 2006
YEAR EXPANDED 60K+ SF

PROPERTY HIGHLIGHTS

UPGRADED/EXPANDED MULTIPLE TIMES WITH HIGH-END AMENITIES



Large efficient floor plates



High ceilings and an abundance of natural light



Multiple training and large conference rooms



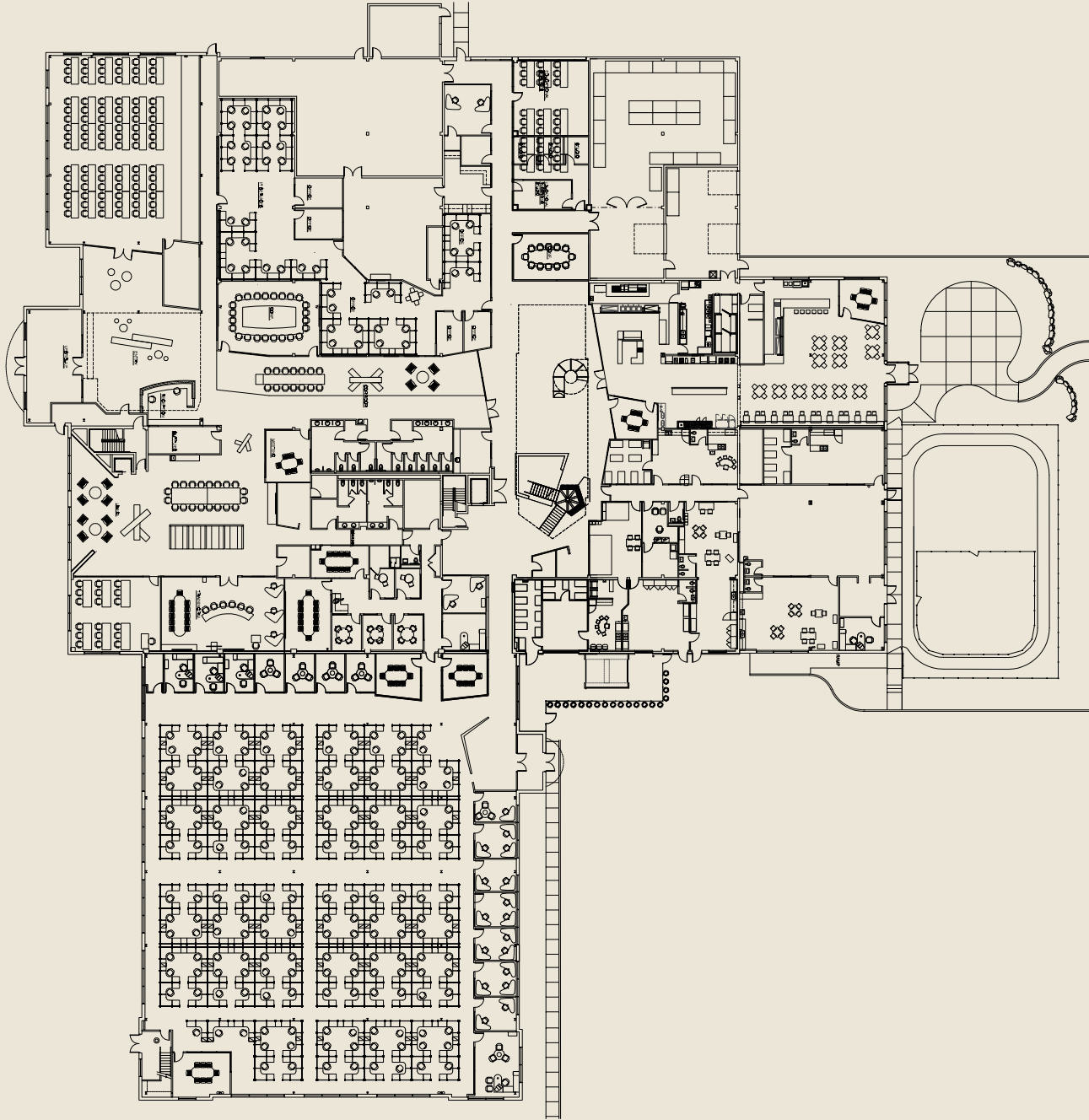
Ability to expand



Full-service cafeteria

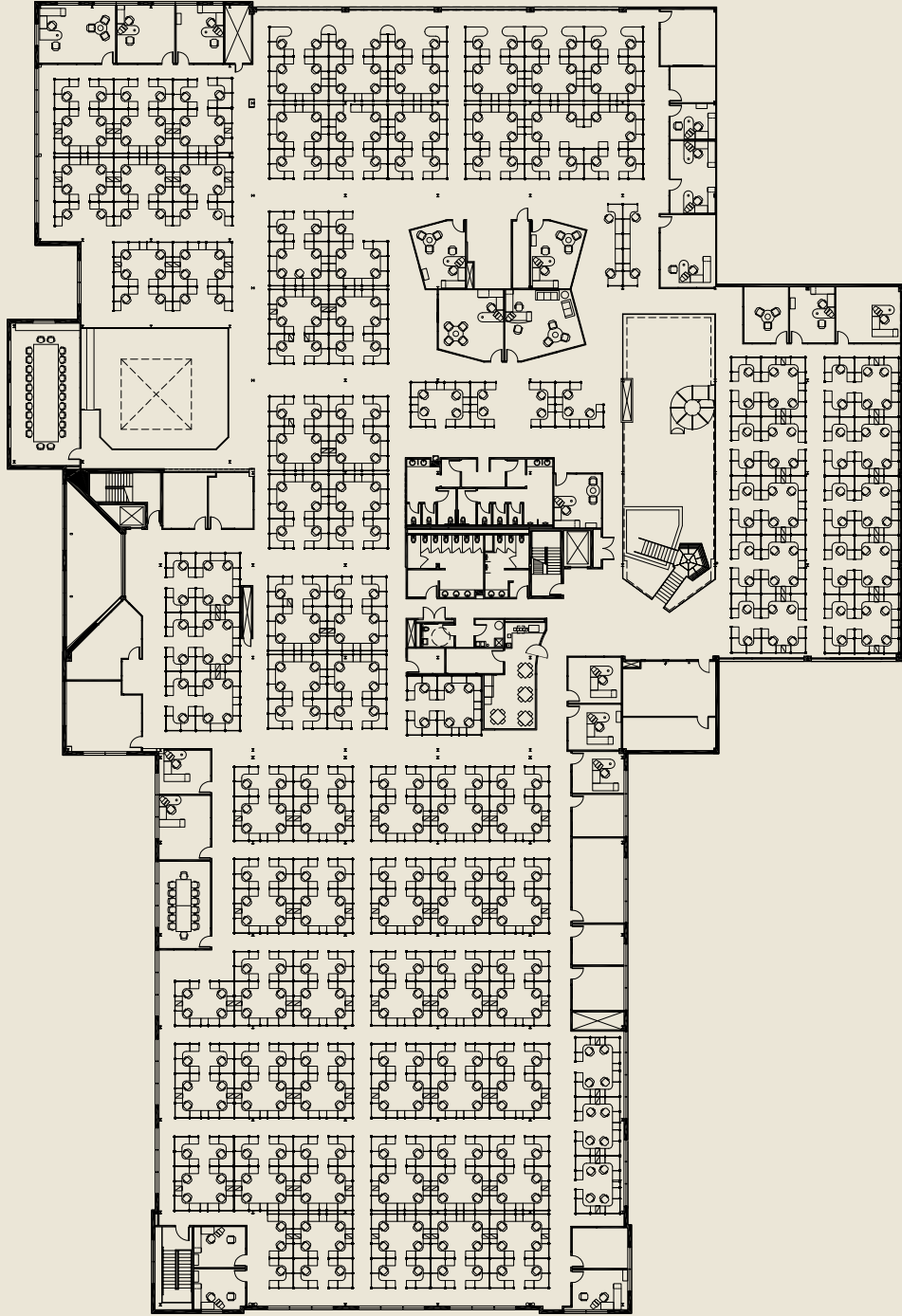


Outdoor patio and green space



FIRST FLOOR

73,483 SF



SECOND FLOOR

60,815 SF

AREA MAP

CLOSE PROXIMITY TO AN ABUNDANCE OF RETAIL AND HOSPITALITY OPTIONS

CROCKER PARK LOCATION WITHOUT THE CROCKER PARK CONGESTION



28500 CLEMENS RD., WESTLAKE, OH

HOTELS

1 CROCKER PARK

RESTAURANTS

Aladdin's
Barroco
Bibibop
Blue Sushi Sake & Grill
Bonefish Grill
Burntwood Tavern
The Cheesecake Factory
Condado Tacos
Dave's Cosmic Subs
First Watch
Hot Chicken Takeover
Wild Mango
Yard House

RETAIL

Ann Taylor
Apple
Arhaus
Athleta
Banana Republic
Barnes & Noble
Dick's Sporting Goods
Gap
H&M
J Crew
LOFT
Lululemon
Trader Joe's
Orvis

2 PROMENADE AT CROCKER PARK

RESTAURANTS

Chick Fil-A
Bruegger's Bagels
Five Guys
Robecks
Starbucks
Subway

RETAIL

Carhartt
Bed Bath & Beyond
Market District
Nails-A-Holic
Nordstrom Rack
OfficeMax

3 WEST BAY PLAZA

RESTAURANTS

Arashi Japan & Sushi
Chipotle Mexican Grill
Jimmy John's
McDonald's

RETAIL

Chase Bank
Fresh Thyme
HomeSense
Kirkland
Lens Crafters
Pet Supplies Plus
Sierra Trading Post
Ulta

4 CUYAHOGA COMMUNITY COLLEGE

5 CONVERGENT

New Office Construction

6 GEMINI I & II OFFICE TOWERS

7 RESERVE OFFICE PARK

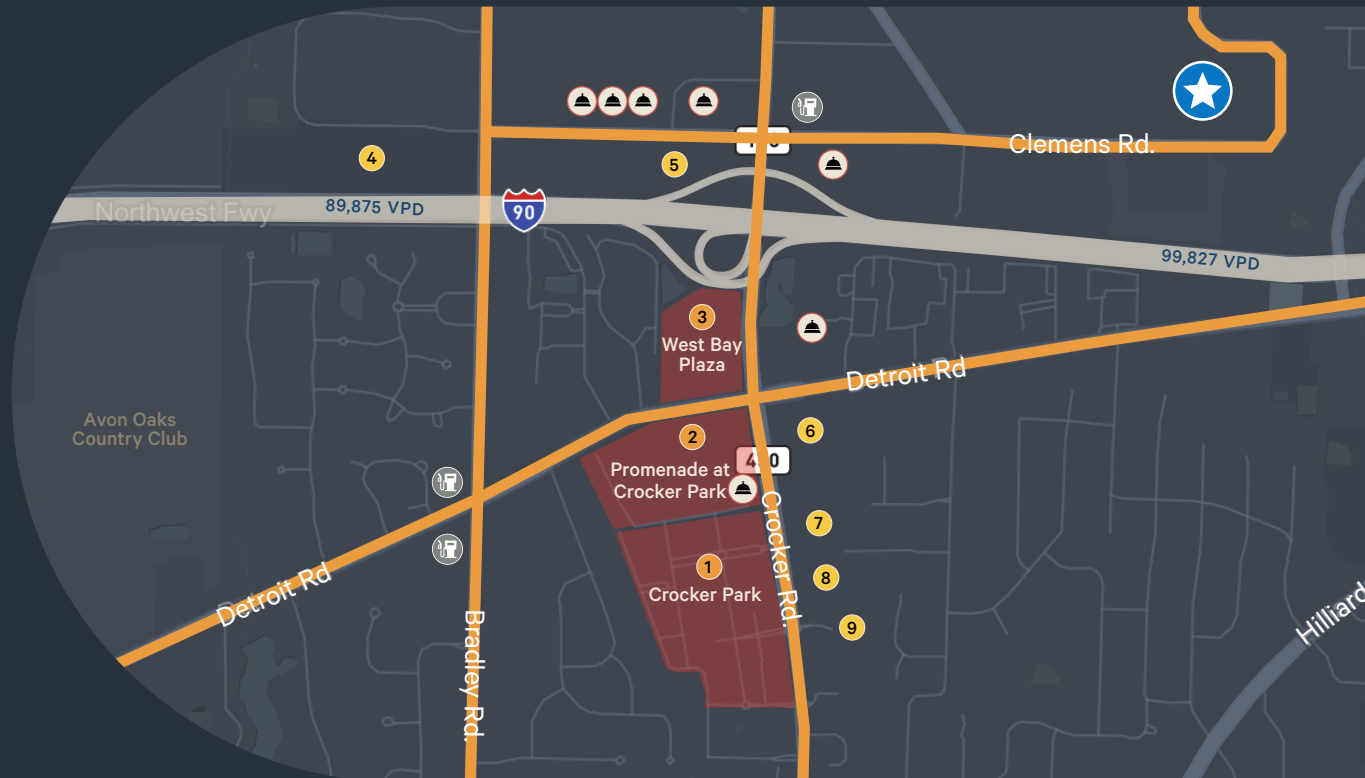
Rosewood Grill, First Federal of Lakewood, Ameriprise Financial

8 CROCKER CORPORATE CENTER

Huntington Bank, Howard Hanna, UBS

9 CROCKER COMMONS

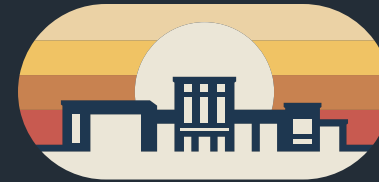
New mixed-use development includes: Verizon, Shake Shack, Choo Laah, Mission BBQ, MedSpa





**FOR
SALE**

**28500
CLEMENS
ROAD**



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CBRE

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