

Office | For Lease

CBRE

Atrium of Westlake

30400 Detroit Road
Westlake, OH 44145

Prime Office Space in the Premier West Side



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For Lease

Property Overview

- + **Availability:** From 641 RSF to 6,324 RSF
- + **Lease Rate:** Starts at **\$20.50/RSF**
- + Full Service Gross + Electric; includes cleaning
- + **Building Size:** Five floors totaling \pm 60,000 RSF
- + **Floor Size:** \pm 12,000 RSF
- + Free Surface Parking
- + Fiber lines are available from AT&T and Spectrum. Cable is available from WOW and Spectrum.
- + Located directly across the street from the Promenade Shopping Center and Crocker Park. A variety of restaurants and retail shopping within walking distance of the building.
- + Complete property renovation in 2016 which included interior Common areas, HVAC, Windows, Parking lot, Skylight, Landscaping, and exterior upgrades. New elevators in 2013 and new boilers in 2010.



| LEVEL | SUITE # | RENTABLE SF |
|-------|---------|-------------|
| LL | 10* | 4,059 SF |
| LL | 40* | 2,265 SF |
| 1 | 107 | 792 SF |
| 1 | 110 | 713 SF |
| 2 | 210 | 800 SF |
| 3 | 304** | 1,743 SF |
| 3 | 305** | 641 SF |

*Suites LL10 & LL40 are contiguous - 6,324 SF total

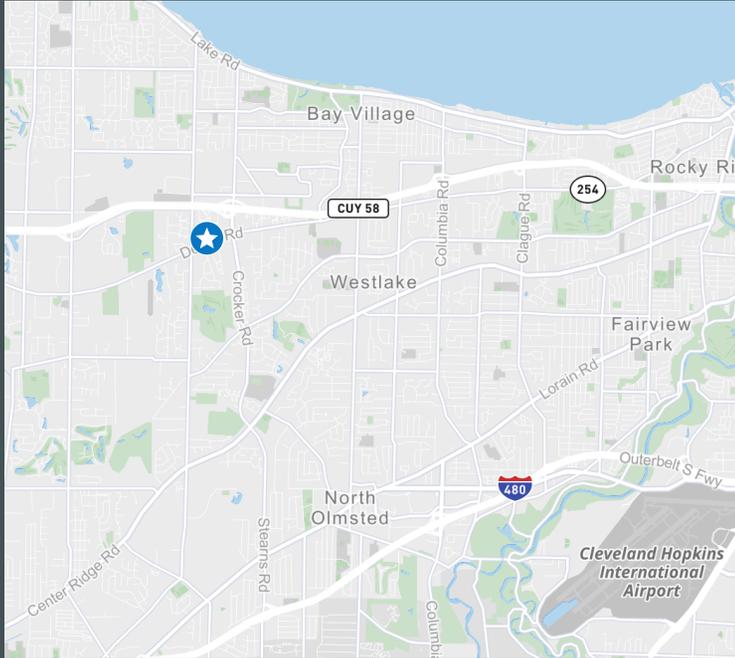
**Suites 304 & 305 are contiguous - 2,384 SF total



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Demographic Overview

5 Mile Radius



\$146,080

Avg. Household Income



39,354

Employees



56,278

Population



22,573

Households



\$344,230

Avg. Housing Value



46

Median Age

Contact Us

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