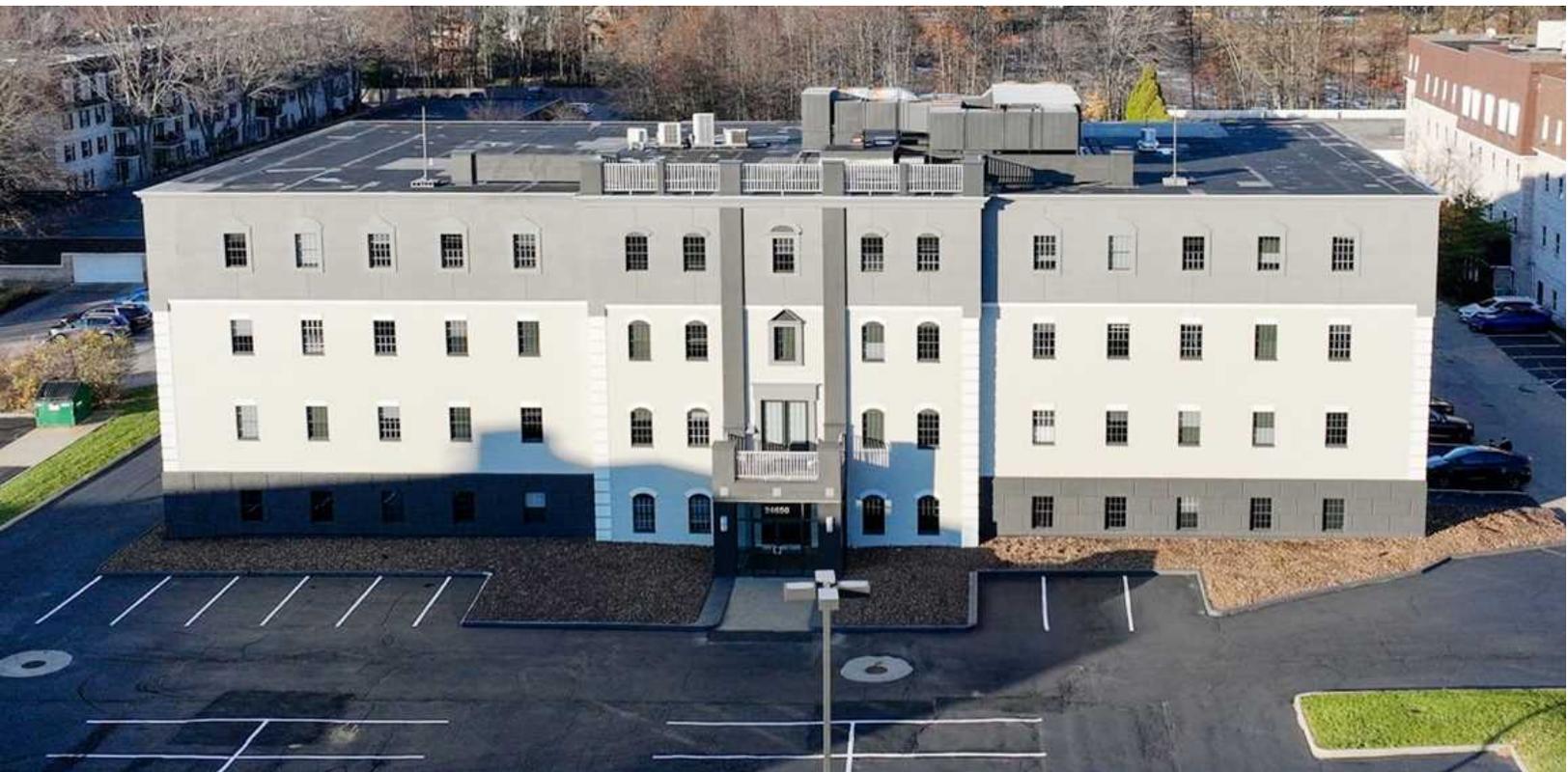




24650 CENTER RIDGE ROAD
WESTLAKE, OH 44145
SALE PRICE: \$4,375,000



PROPERTY HIGHLIGHTS

- Total Building SF: 64,135 SF | Lot Size: 3.04 Acres
- Price Per SF: \$68.21/SF
- New Owner can Occupy up to Approximately 51,525 SF for their Business or Partially Occupy the Building and Lease the Remaining Space to New Tenants
- Rear Building Consists of 12,610 SF Occupied by Ombudsman Educational Services until July 31st 2030. Income Can Help Offset a Mortgage!
- Minutes Away from Crocker Park and I-90, Offering a Variety of Dining, Shopping, and Entertainment Options
- Ideal Buyers Include: Professional Offices, Medical Services, Educational Centers, Service-Based Businesses & Tech Startups
- Building Improvements Include New Roof on Rear Building, Updated Parking Lot & Exterior Facelift
- Year Built: 1976
- 2025 Annual Real Estate Taxes: \$32,670.66



LISTING AGENTS

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**24650 CENTER RIDGE ROAD
WESTLAKE, OH 44145
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PROPERTY OVERVIEW

A prominent four-story office building offering up to approximately 64,135 SF of Class B office space. Originally constructed in 1976, the property has undergone significant renovations over the years and is well maintained. The building features efficient, flexible floor plans with abundant natural light, open layouts and a variety of private office configurations. Building amenities include 24-hour access, a security system, kitchen facilities and open-bullpen work spaces. The property is comprised of five suites ranging in size from approximately 4,585 SF up to 51,525 SF. Suite 110 & 100 on the 1st floor includes 26 private offices, large open bullpen, reception area, conference room, kitchenette, breakroom & men's/women's restrooms. The 2nd floor features 12 private offices, multiple large bullpen areas surrounded by windows and natural light, kitchenette & men's/women's restrooms. The 3rd floor offers 9 private offices, 6 cubicle areas, 2 breakrooms, conference room & men's/women's restrooms. The 4th floor offers 14 private offices, 2 breakrooms, 2 large open bullpen areas & men's/women's restrooms.

LOCATION OVERVIEW

24650 Center Ridge Road is a vibrant suburb approximately 12 miles west of downtown Cleveland. This prime location provides convenient access to major highways, including I-90 and I-480, making for easy commutes to Cleveland and its surrounding areas. The property is just minutes away from Crocker Park, a premier shopping and entertainment destination featuring a diverse array of retail stores, restaurants, and a state-of-the-art movie theater.

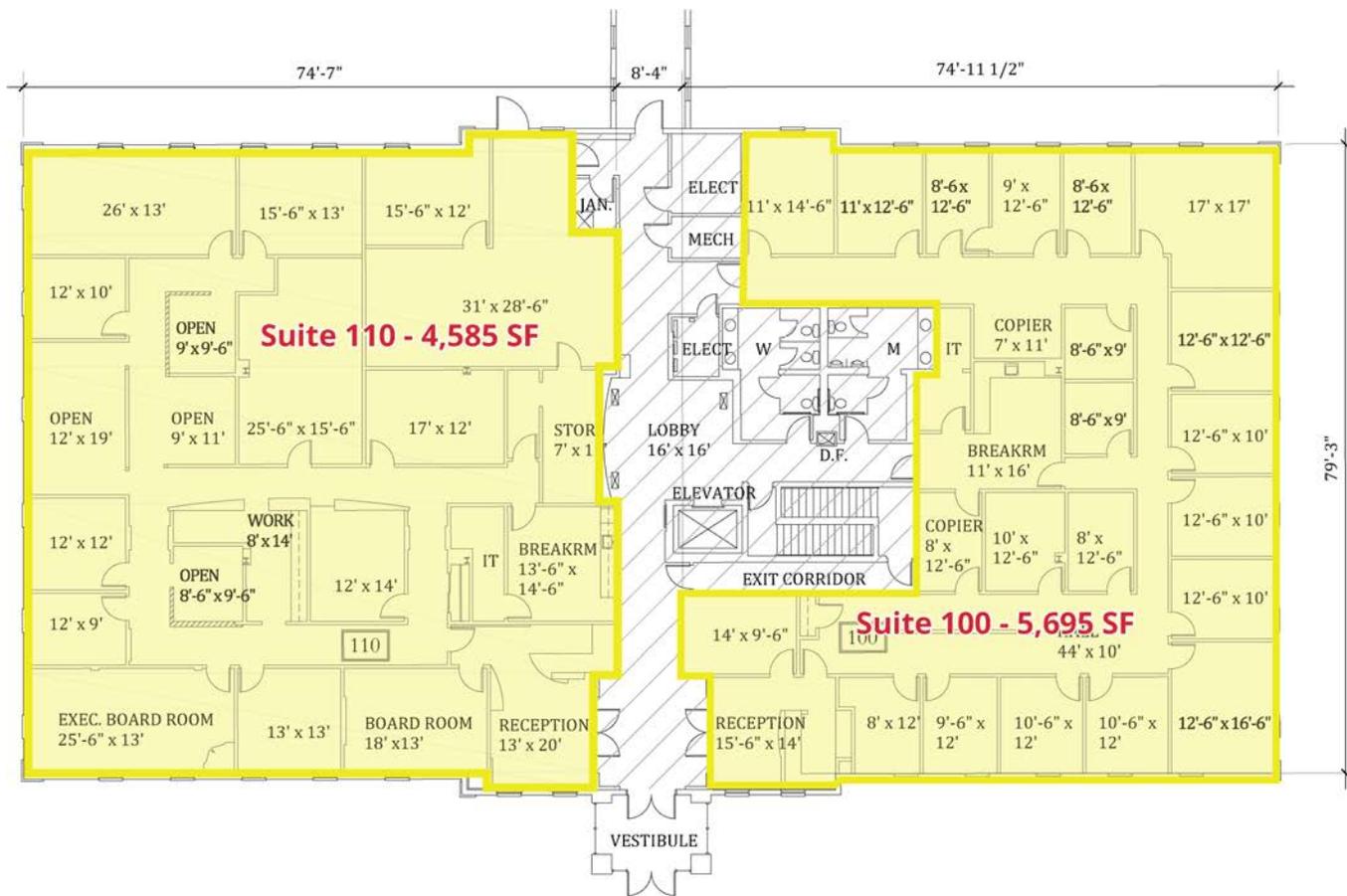
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



Main Building First Floor - Floorplan



Suite 110: \$4,970/MO + \$1,190/MO CAM

- 6 Private Offices
- Large Open Bullpen
- Conference Room
- Breakroom
- Communal M/W Restrooms

Suite 100: \$6,170/MO + \$2,375/MO CAM

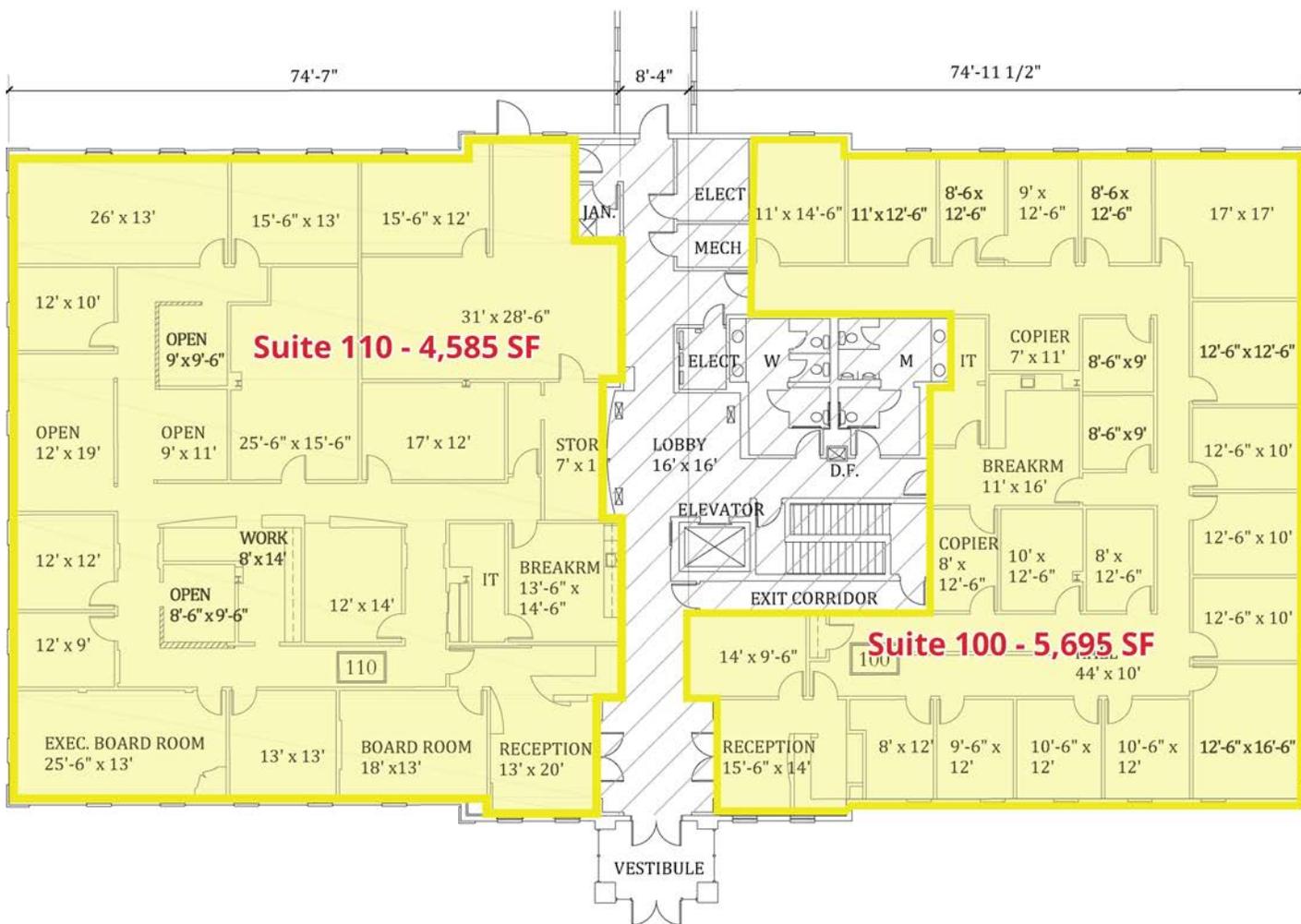
- 20 Private Offices
- Reception Area
- Copy Room
- Kitchenette
- Communal M/W Restrooms





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Main Building First Floor - Floorplan



Suite 110: \$4,970/MO + \$1,190/MO CAM

Suite 100: \$6,170/MO + \$2,375/MO CAM

- 6 Private Offices
- Large Open Bullpen
- Conference Room
- Breakroom
- Communal M/W Restrooms

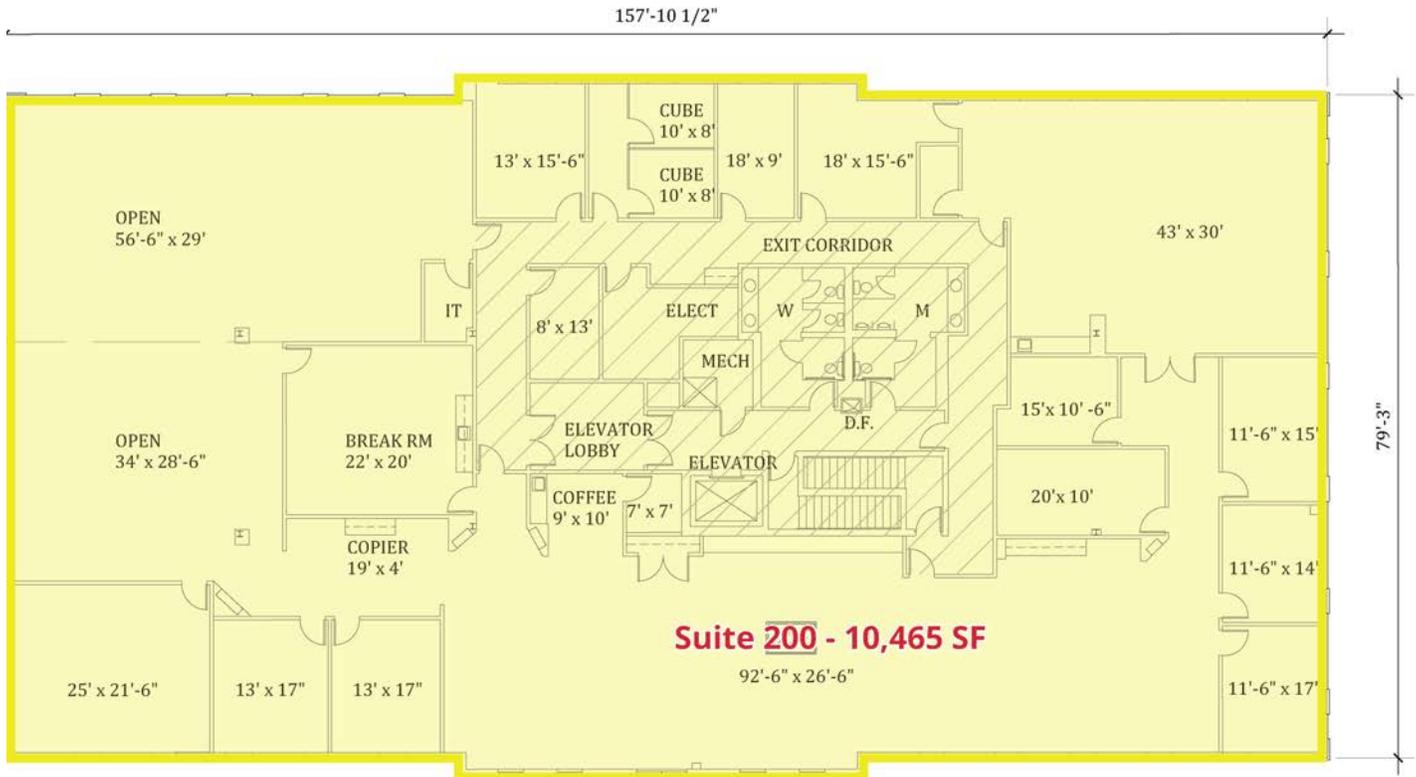
- 20 Private Offices
- Reception Area
- Copy Room
- Kitchenette
- Communal M/W Restrooms





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Main Building Second Floor - Floorplan



Suite 200: \$11,340/MO + \$4,360/MO CAM

- 12 Private Offices
- Large Open Bullpen
- Kitchenette
- M/W Restrooms

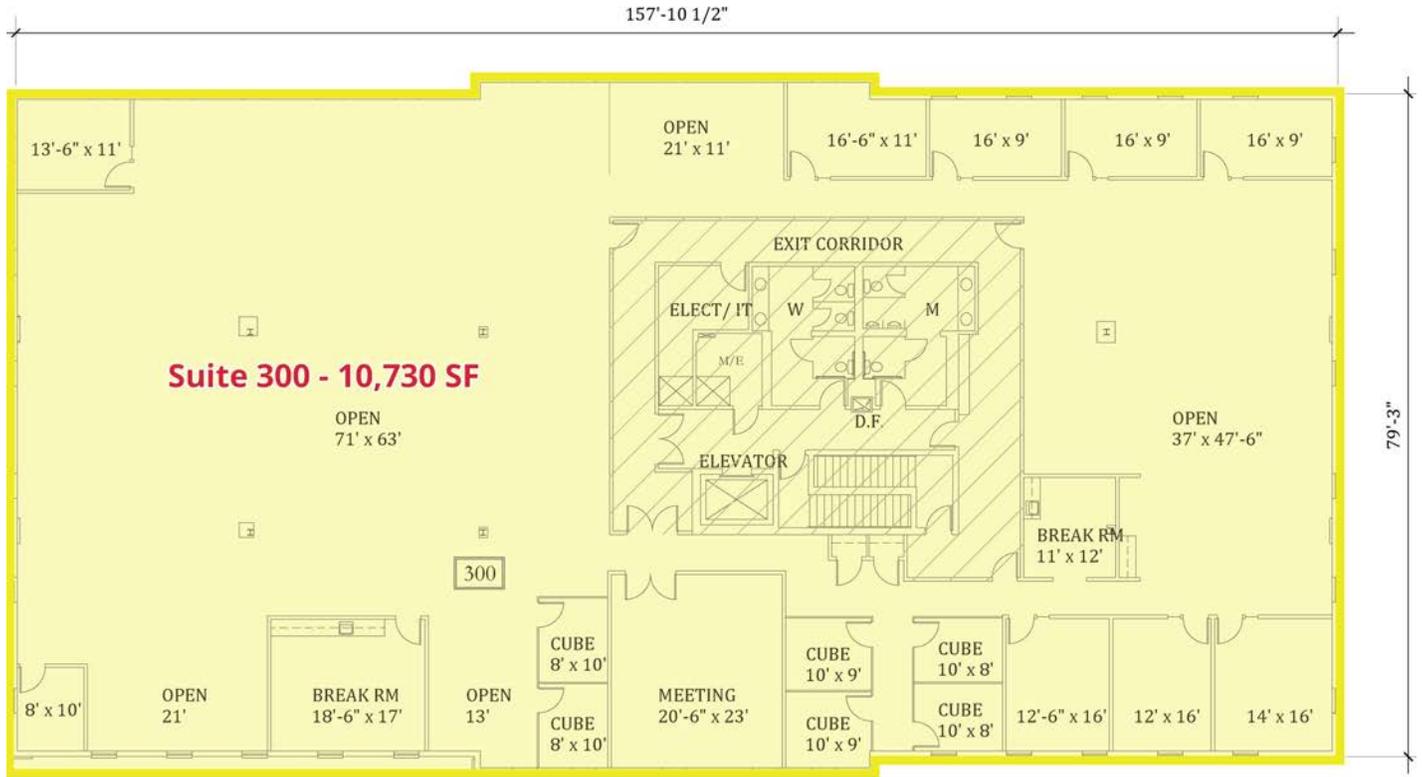




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SALE PRICE: \$4,375,000

Main Building Third Floor - Floorplan



Suite 300: \$11,625/MO + \$4,470/MO CAM

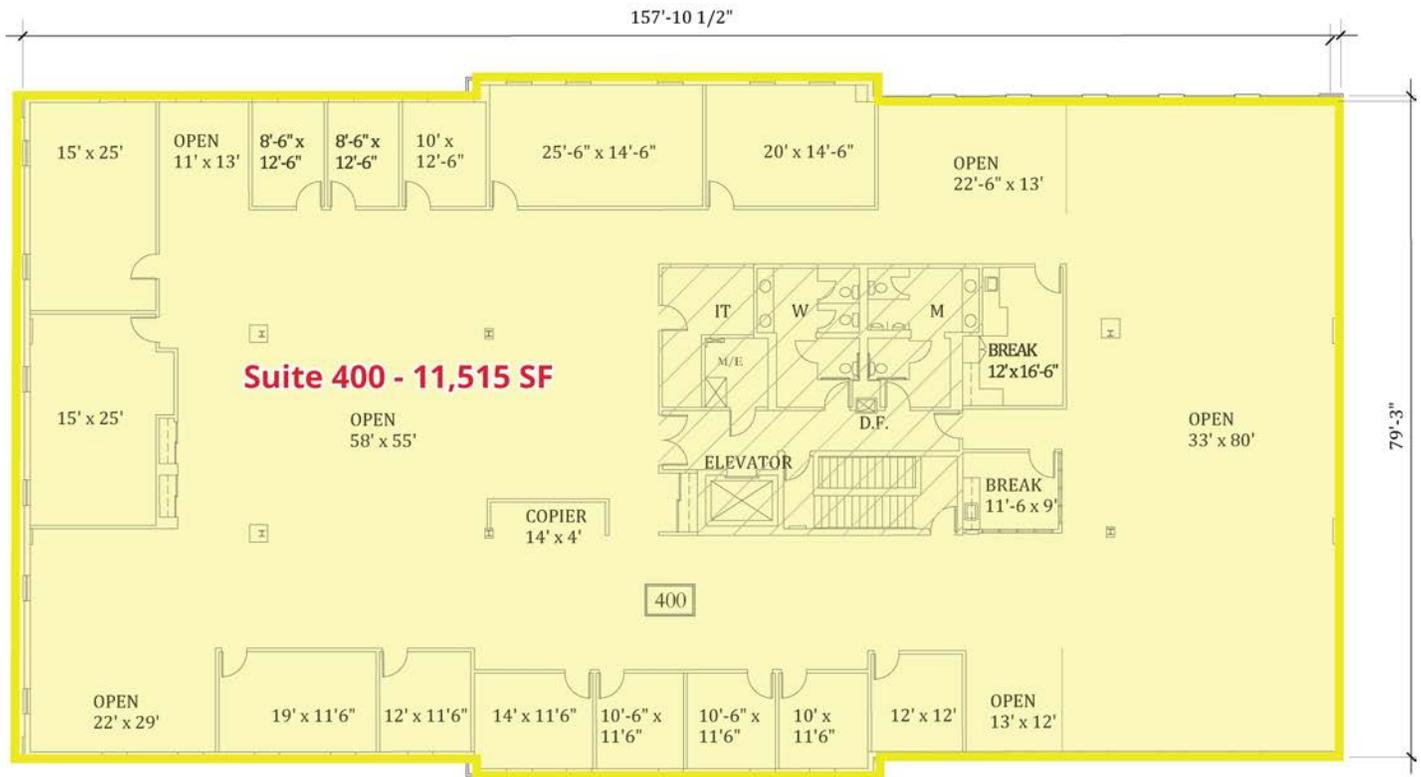
- 9 Private Offices
- 6 Cubicle Areas
- 2 Breakrooms
- Conference Room
- 2 Large Open Bullpens
- M/W Restrooms





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Main Building Fourth Floor - Floorplan



Suite 400: \$12,475/MO + \$4,800/MO CAM

- 14 Private Offices
- 2 Breakrooms
- IT Closet
- 2 Large Open Bullpens
- M/W Restrooms





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