



28500 Clemens Road

Westlake, Ohio

FOR LEASE 134,298 SF | Divisible

CBRE

 **PREMIER**
Development Partners

Property Overview

Prime Class A Office Space

- Large Efficient Floor Plates Allow for a Single Tenant or Divisible for Multiple Tenants
- Multiple Training Rooms & Large Conference Rooms Available
- An Abundance of Natural Light & High Ceilings
- Full-Service Cafeteria Equipped
- Outdoor Patio & Green Space
- Ideally Located at the I-90/Crocker Road Exit near Crocker Park, Promenade at Crocker Park, West Bay Plaza and More.
- Close Proximity to an Abundance of Retail, Restaurants, Hotels and More!

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134,298

Total Square Feet
Available Across
2 Floors | Divisible

16.40

Acre Campus
on Cleveland's
Westside

1983/2001

Year Built &
Renovated

Class A

Upgraded Office
Building with
High-End Amenities

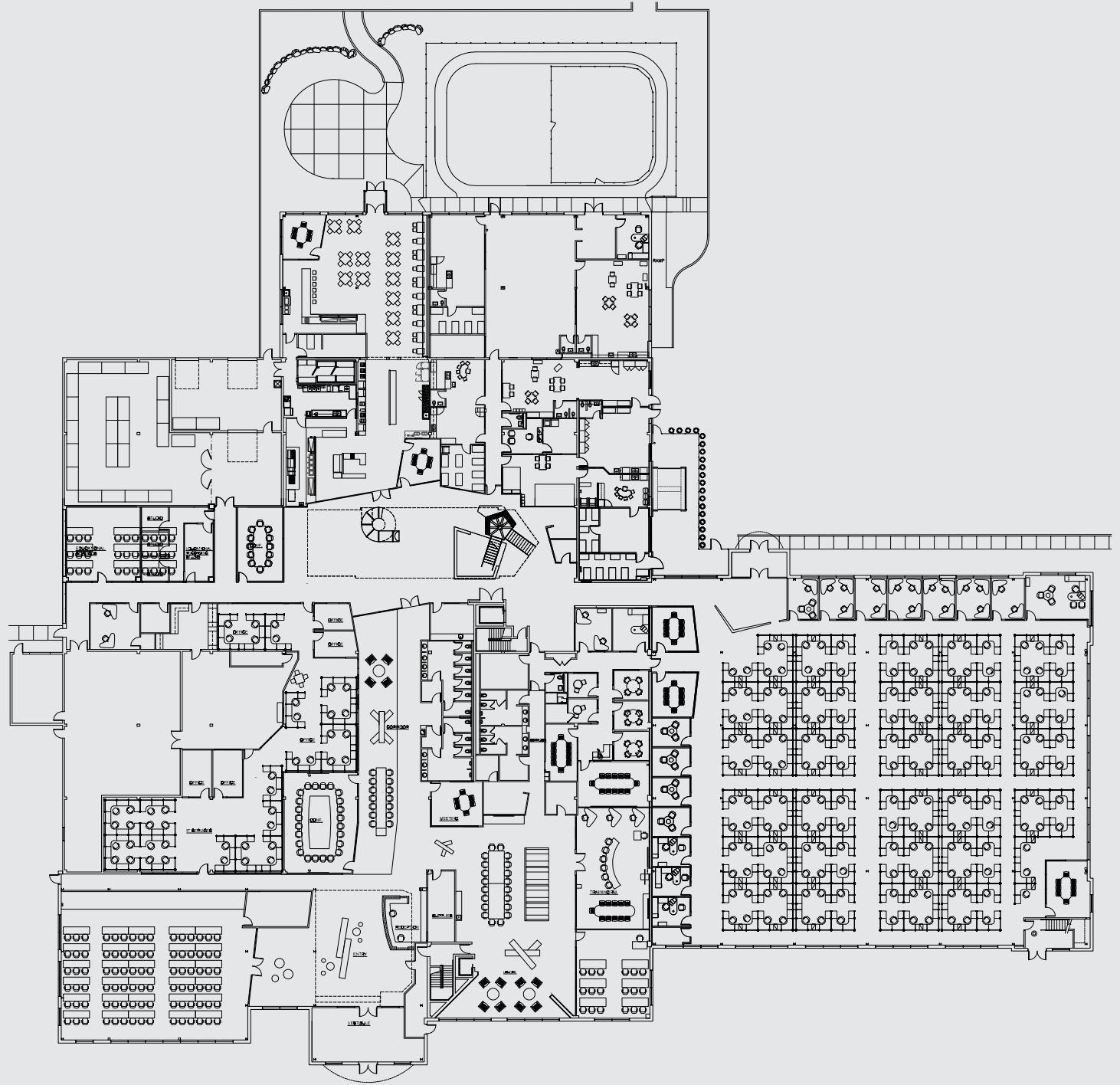
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Parking Ratio
Provides Ample
Parking

Floor Plan

FIRST FLOOR

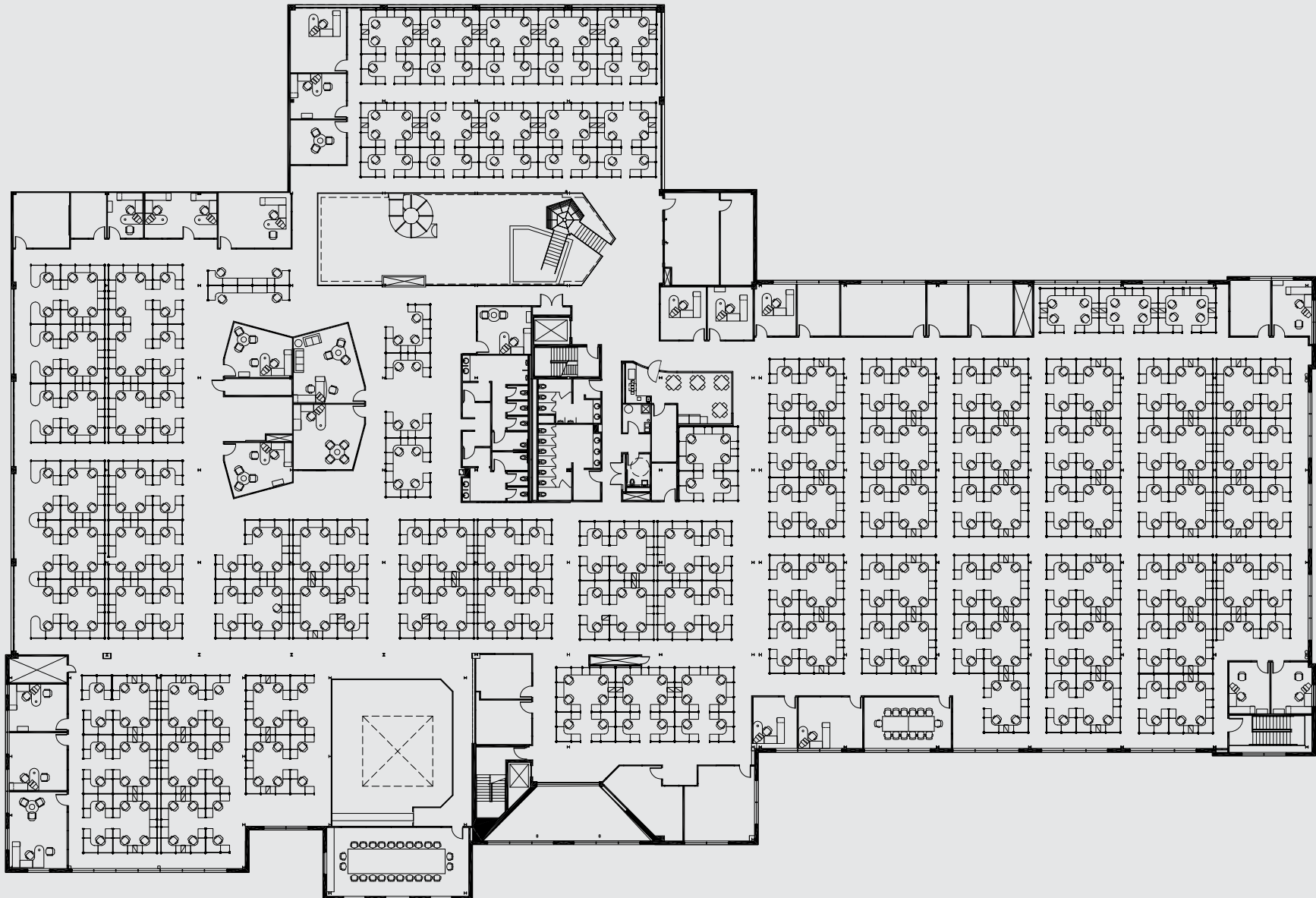
73,483 SF



Floor Plan

SECOND
FLOOR

60,815 SF



Area Overview

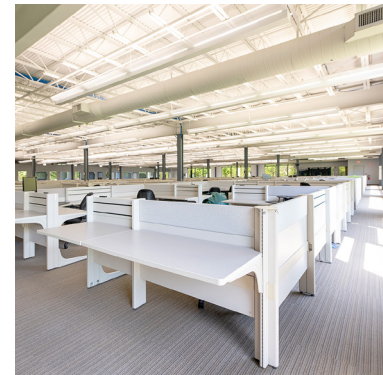


DEMOGRAPHICS

LOCATION	1 MILE	3 MILES	5 MILES
2024 Population	8,776	54,185	138,053
2024 Businesses	570	2,886	6,138
2024 Employees	6,628	39,481	84,261
2024 Households	4,024	22,144	58,304
2024 Avg. HH Income	\$145,707	\$164,064	\$142,656
2024 Avg. Housing Value	\$387,588	\$390,072	\$351,604

RETAIL

1. West Bay Plaza
2. Promenade at Crocker Park
3. Crocker Park
4. Crocker Commons





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Steve Ross

First Vice President

+1 216 363 6423

steve.ross@cbre.com

Mike Petrigan

First Vice President

+1 216 363 6435

mike.petrigan@cbre.com

Susan Fegen

Associate

+1 216 906 0022

susan.fegen@cbre.com

CBRE, Inc.

950 Main Avenue

Suite 200

Cleveland, Ohio 44113

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