

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

King James Office Park

24700 Center Ridge Road, Westlake, OH 44145

Exclusively Represented By:

Richard Abou-Jaoude

Sales Associate

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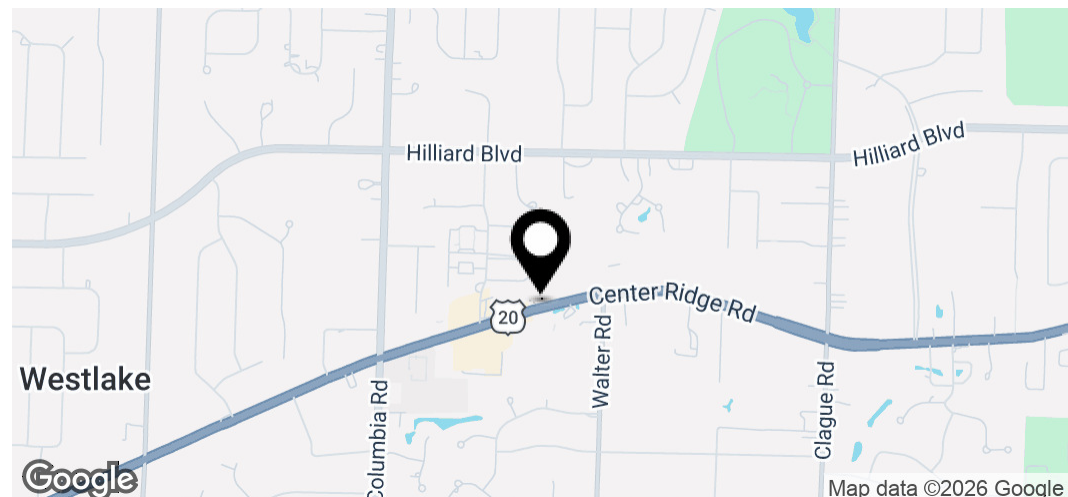
OFFICE SPACE FOR SALE

King James Office Park

24700 Center Ridge Road, Westlake, OH 44145

FOR SALE

Executive Summary



Offering Summary

Price	\$125,000
Price / GSF	\$87.66
GSF	1,426 SF
# of Floors	1
Condo Unit #	210
Year Built	1973

Property Overview

Well-maintained office suite available in a highly desirable Westlake location along Center Ridge Road. This 1,426 square foot space is ideal for professional services, medical, or small business office users seeking convenience, visibility, and accessibility. Efficient 1,426 SF layout, Private offices and open workspace potential, Reception/waiting area opportunity, Ample natural light, Move-in ready.

Property Highlights

- Professional office environment
- Ample on-site parking
- Well-maintained property
- Easy access to major roadways including I-90 and I-480

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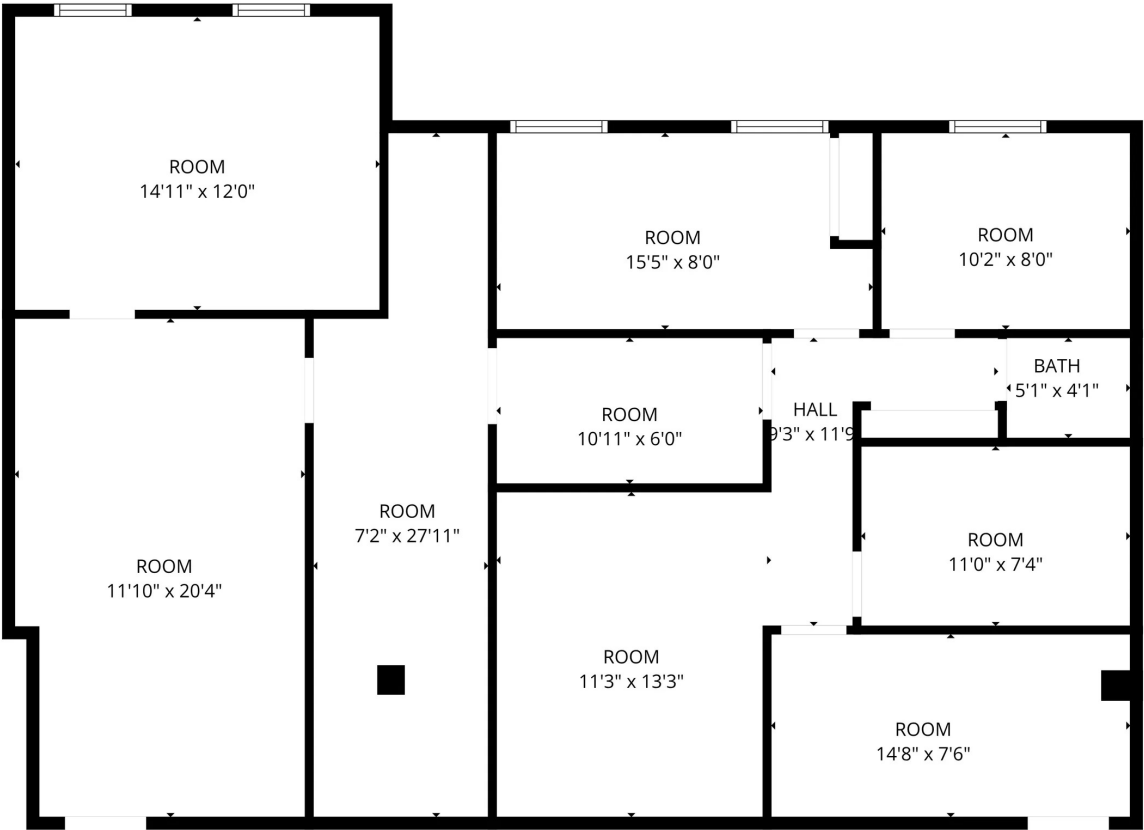
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[Additional Photos](#)



Total GLA: 1416 sq. ft | Total: 1416 sq. ft
1st floor: 1416 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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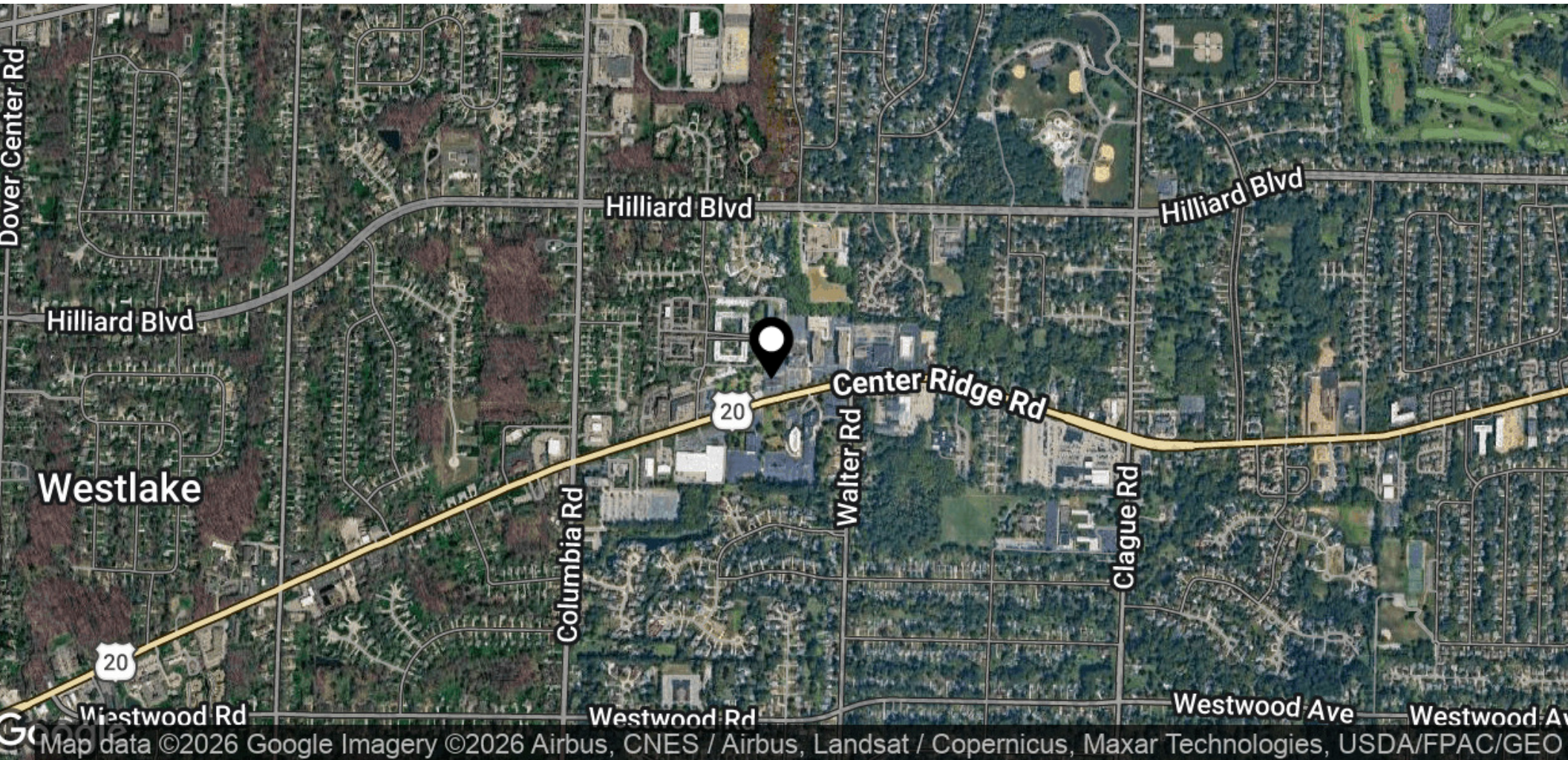
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Location Map



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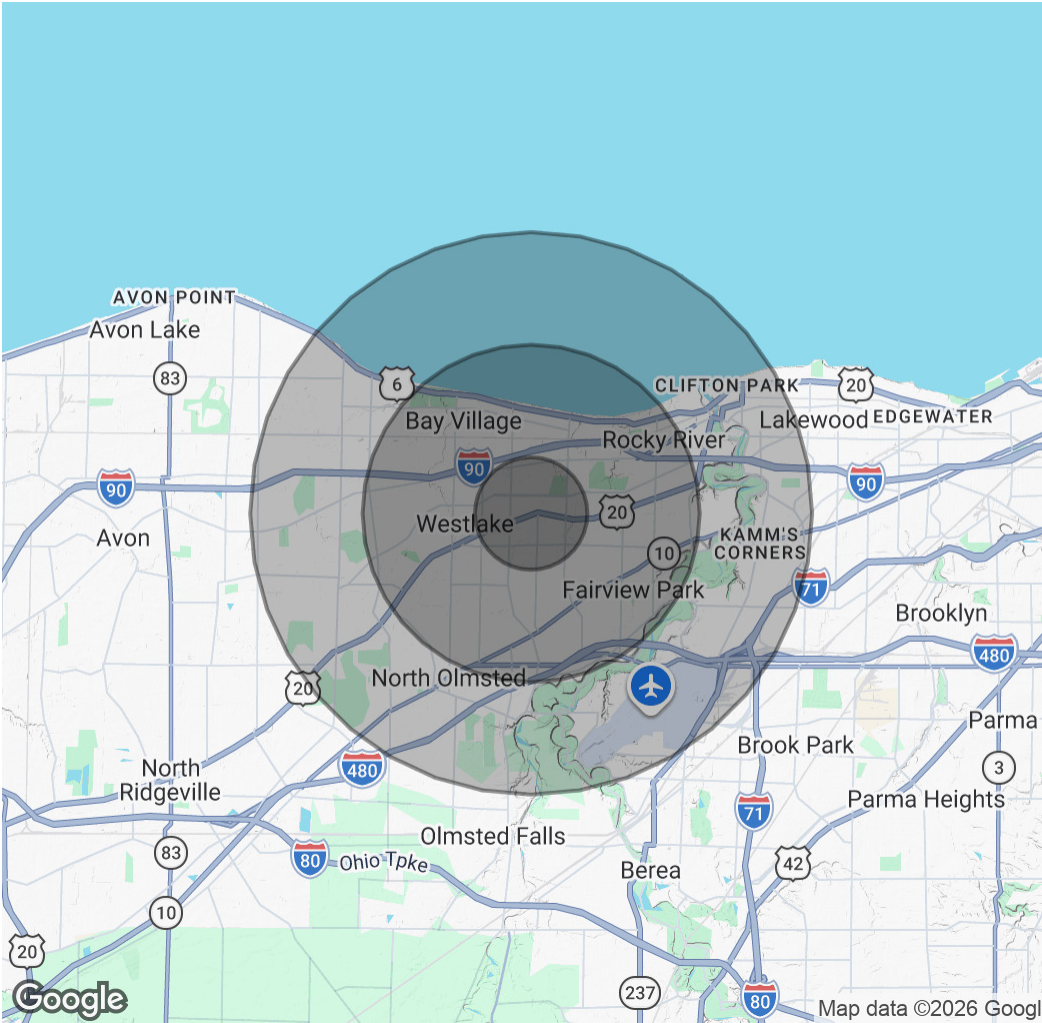
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,593	83,736	165,782
Average Age	44.6	44.7	43.6
Average Age (Male)	43.1	42.8	42
Average Age (Female)	42.8	45.8	44.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,034	36,009	72,683
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$160,016	\$130,731	\$125,165
Average House Value	\$289,731	\$295,856	\$300,646

2023 American Community Survey (ACS)



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