



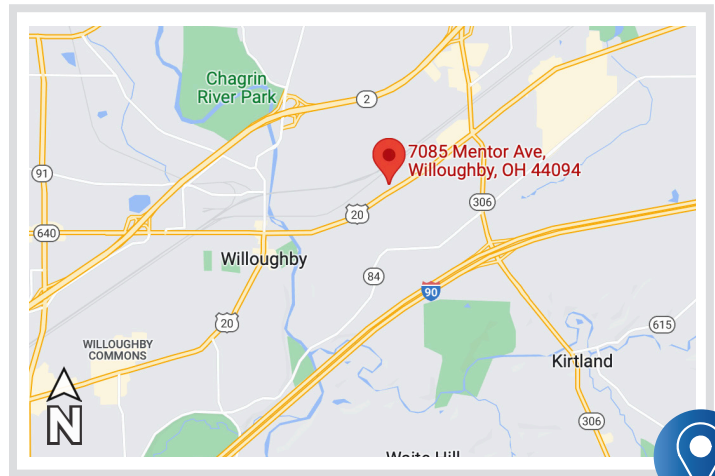
**7085 Mentor Ave
Mentor, OH 44060**

AVAILABLE



OVERVIEW

- ± 47,167 SF Office Available
8,734 SF 1st Floor | 38,433 SF 2nd Floor
- 9' Ceilings
- Fully air-conditioned
- Extensive window lines and skylights provide an abundance of natural light
- Cafeteria and Kitchen
- 190+ parking spaces
- Site Area: 12 Acres
- Easy access to I-90, I-271, SR 2
- Minutes from downtown Willoughby food and entertainment district
- Located along a main Laketran bus route
- Significant frontage on Mentor Ave.
- Zoned Commercial



PREMIER
Development Partners



FOR MORE INFORMATION, PLEASE CONTACT:

Frank Black | 216.235.7052
frank@premierdevelop.com

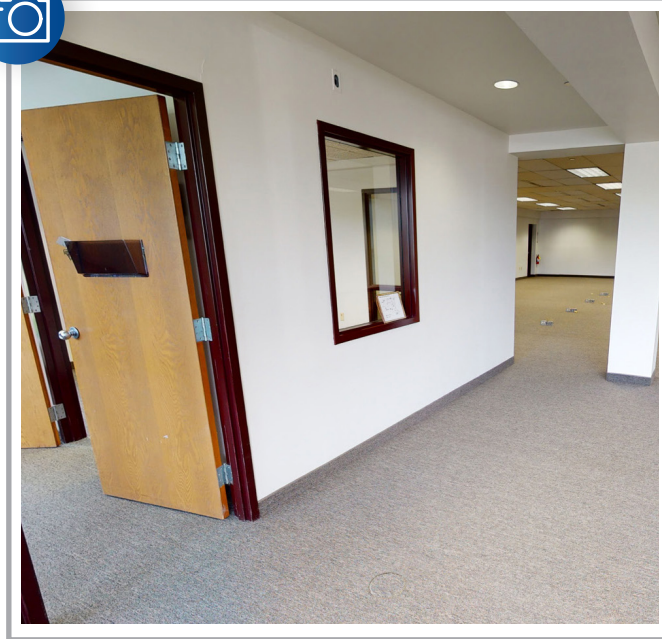
Spencer Piszczak | 216.496.7000
spencer@premierdevelop.com

Information provided is obtained from sources deemed to be reliable, but is not guaranteed.



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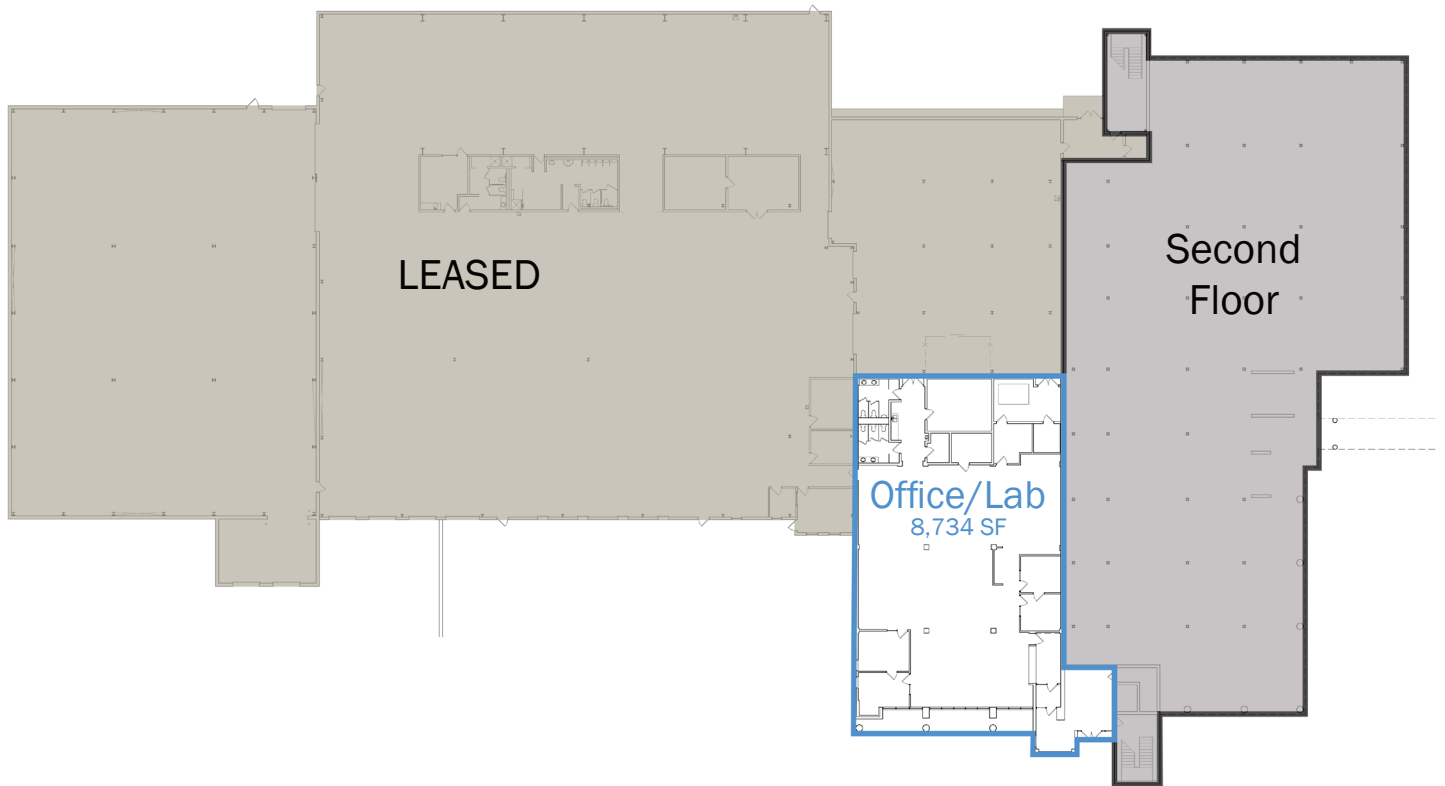




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First Level





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Second Level

