

Brand New Medical Office and Professional Space

FOR LEASE | AVON COMMERCE PARKWAY, AVON, OHIO 44011



Avon Commerce Parkway

- Brand new class “A” medical office and professional space
- Adjacent to the Cleveland Clinic’s Avon campus
- Ideal opportunity for physician practices, surgery center and professional office users
- Construction expected to commence early 2025 with spring 2026 occupancy
- Design your own suite with professional landlord assistance and improvement contributions
- Extensive nearby amenities - food, highway services, hotels and retail
- Additional ±9 acre “Future Development” site available for build-to-suit; build-to-lease; or outright sale

Lease Rate: \$33/USF NNN

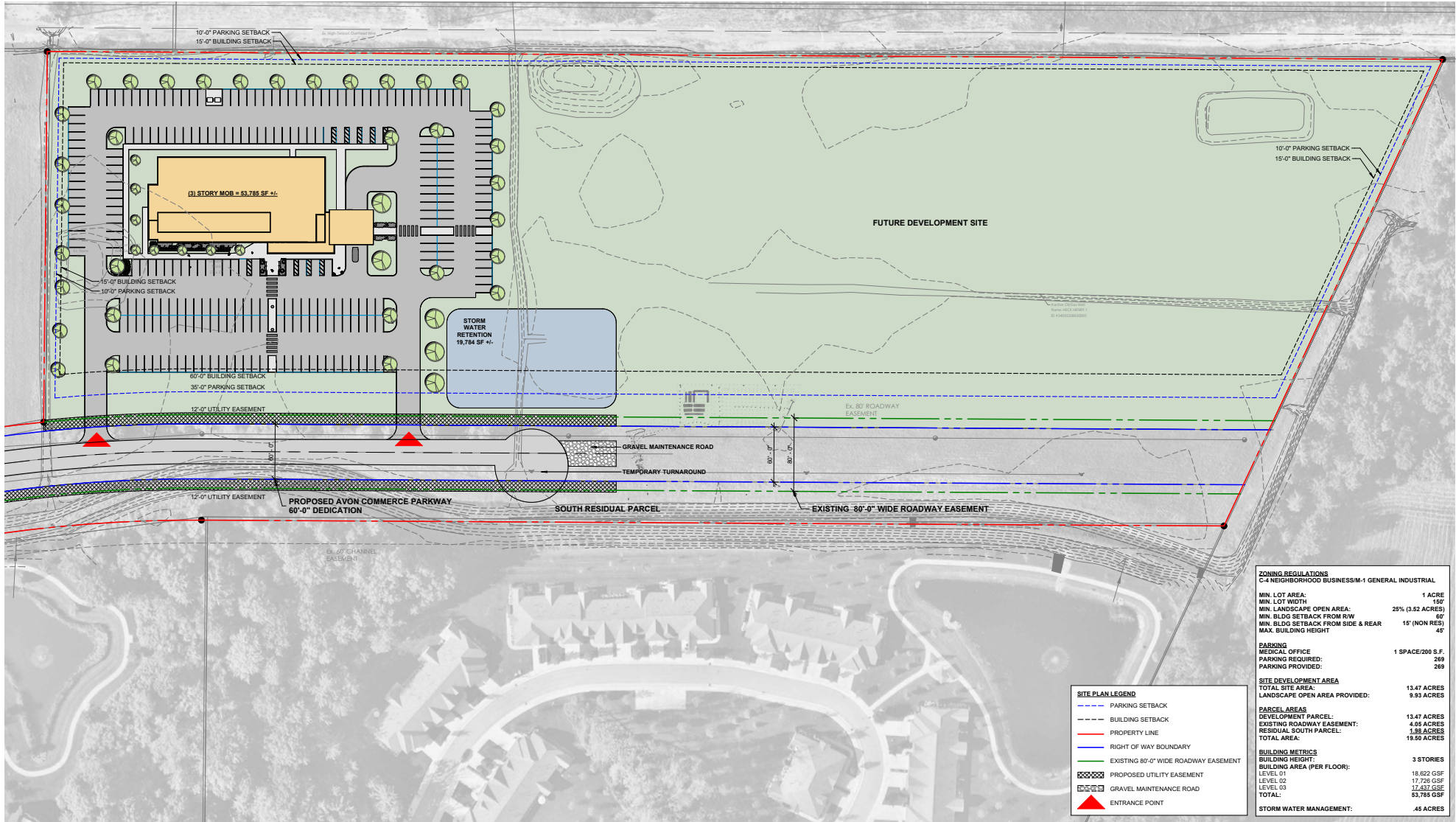
Sale Price: TBD



Availability (To Suit)

Suite 100	±14,000 USF
Suite 200	±14,000 USF
Suite 300	±14,000 USF
Max Contiguous	±14,000 USF
Minimum Divisible	±2,500 USF

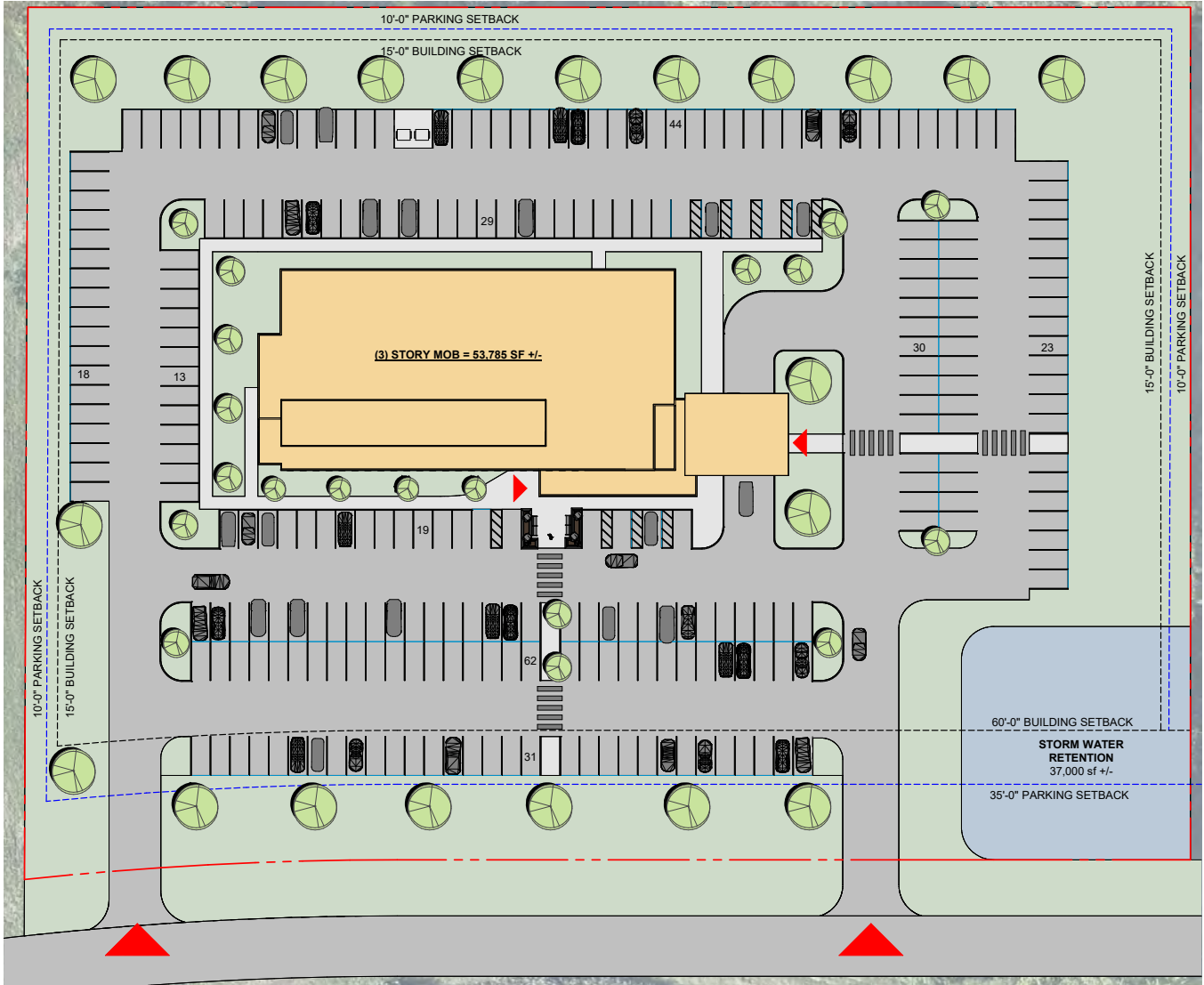
Development Plan



ZONING REGULATIONS	
C-4 NEIGHBORHOOD BUSINESS/M-1 GENERAL INDUSTRIAL	
MIN. LOT AREA:	1 ACRE
MIN. LOT WIDTH:	150'
MIN. LANDSCAPE OPEN AREA:	25% (3.52 ACRES)
MIN. BLDG SETBACK FROM ROW:	60'
MIN. BLDG SETBACK FROM SIDE & REAR:	15' (NON RES)
MAX. BUILDING HEIGHT:	45'
PARKING	
MEDICAL OFFICE:	1 SPACE/200 S.F.
PARKING REQUIRED:	269
PARKING PROVIDED:	269
SITE DEVELOPMENT AREA	
TOTAL SITE AREA:	13.47 ACRES
LANDSCAPE OPEN AREA PROVIDED:	9.93 ACRES
PARCEL AREAS	
DEVELOPMENT PARCEL:	13.47 ACRES
EXISTING ROADWAY EASEMENT:	4.08 ACRES
RESIDUAL SOUTH PARCEL:	1.98 ACRES
TOTAL AREA:	19.50 ACRES
BUILDING METRICS	
BUILDING HEIGHT:	3 STORES
BUILDING AREA (PER FLOOR):	
LEVEL 01:	16,822 GSF
LEVEL 02:	17,728 GSF
LEVEL 03:	17,437 GSF
TOTAL:	53,785 GSF
STORM WATER MANAGEMENT:	
	.45 ACRES

SITE PLAN LEGEND	
	PARKING SETBACK
	BUILDING SETBACK
	PROPERTY LINE
	RIGHT OF WAY BOUNDARY
	EXISTING 80'-0" WIDE ROADWAY EASEMENT
	PROPOSED UTILITY EASEMENT
	GRAVEL MAINTENANCE ROAD
	ENTRANCE POINT

Site Plan



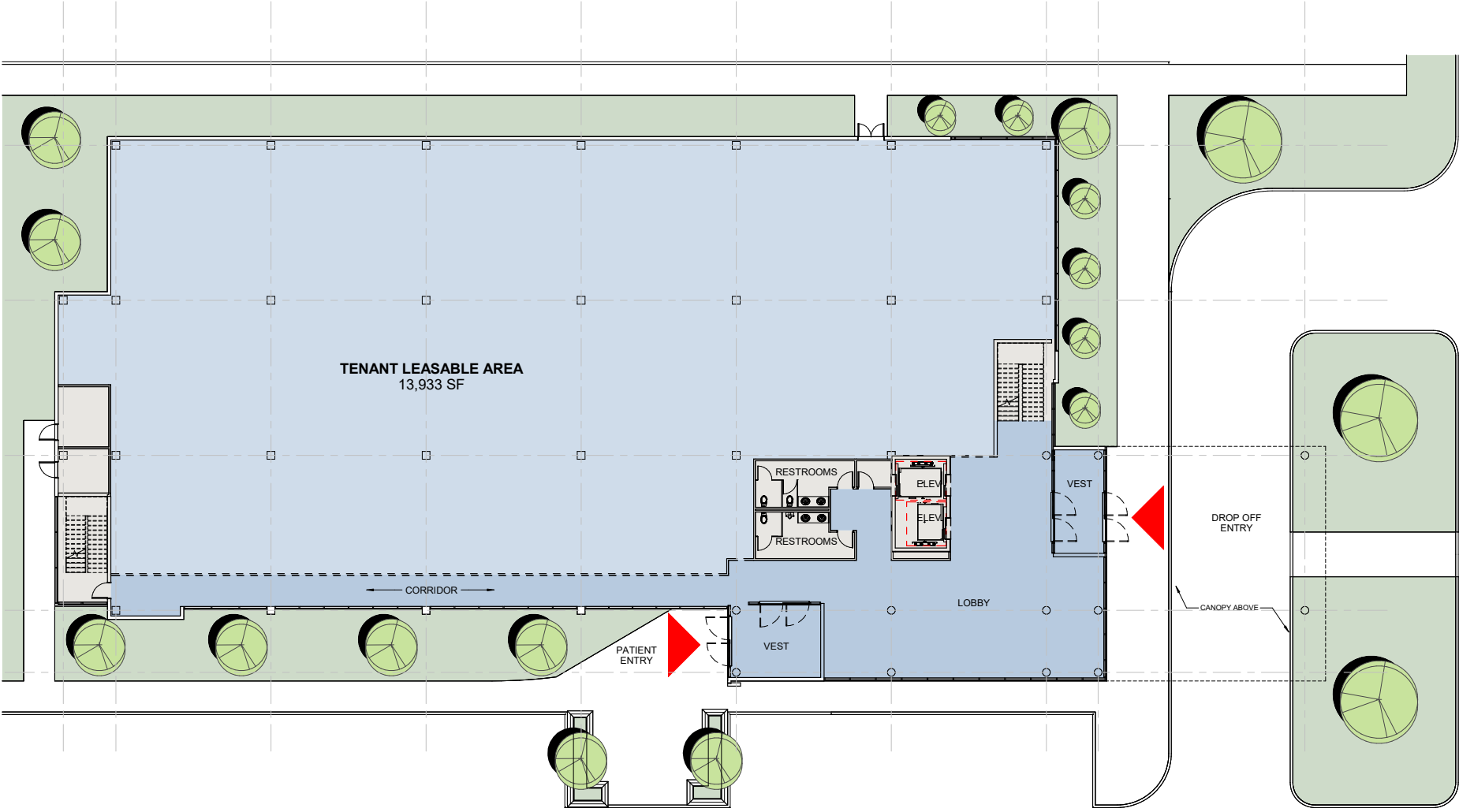
GROSS AREA:
 LEVEL 01 - 18,622 GSF
 LEVEL 02 - 17,726 GSF
 LEVEL 03 - 17,437 GSF
TOTAL: 53,785 GSF

LEASABLE AREA:
 LEVEL 01 OP1 - 13,418 SF
 LEVEL 01 OP2 - 13,934 SF
 LEVEL 02 - 14,151 SF
 LEVEL 03 - 14,112 SF
TOTAL OP 1: 41,681 SF
TOTAL OP 2: 42,197 SF

PARKING:
269 TOTAL PARKING SPACES REQUIRED
269 TOTAL PARKING SPACES PROVIDED

7 ADA PARKING SPACES REQUIRED
10 ADA PARKING SPACES PROVIDED

Floor Plan - Level 1



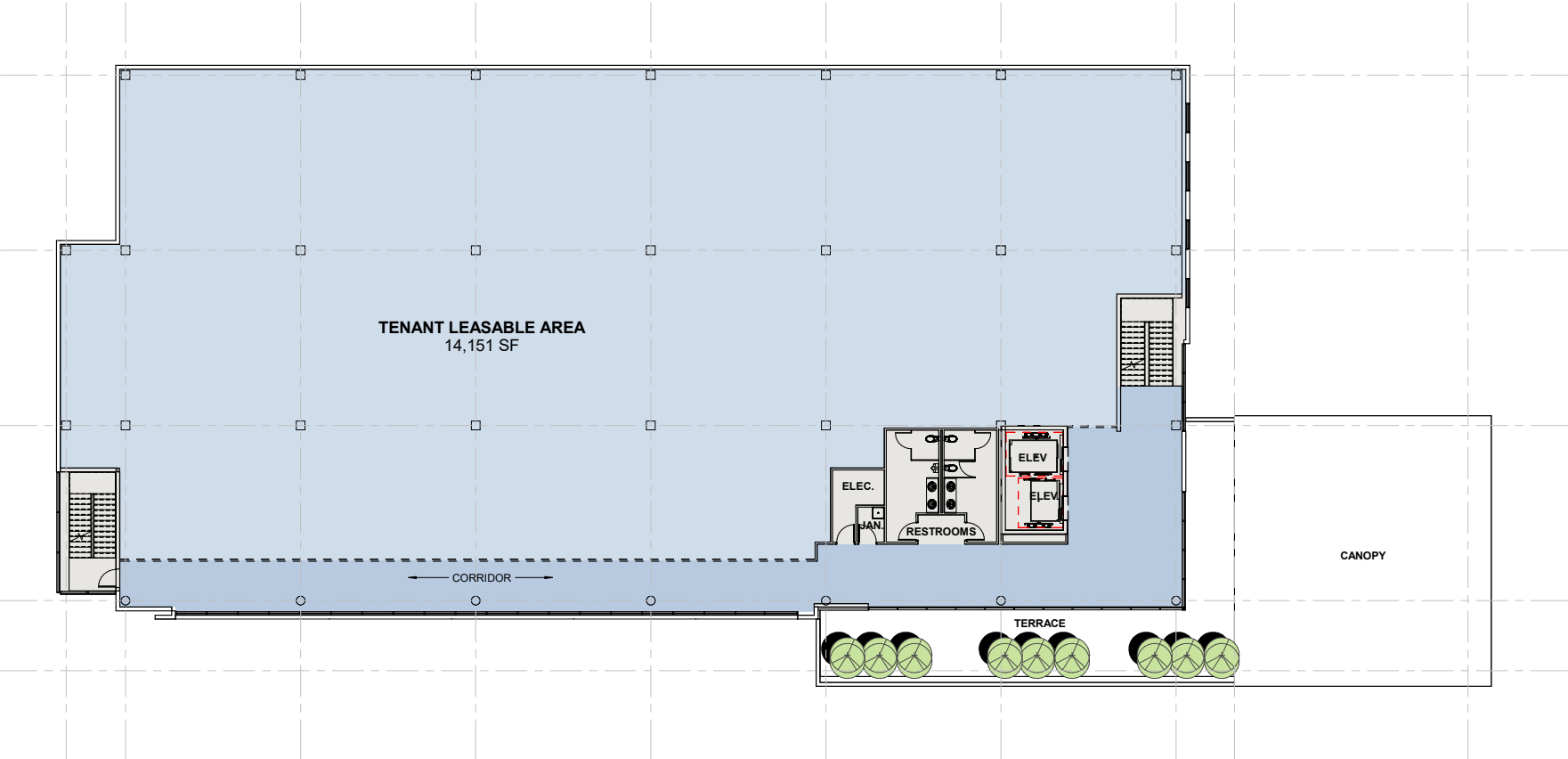
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Floor Plan - Level 2



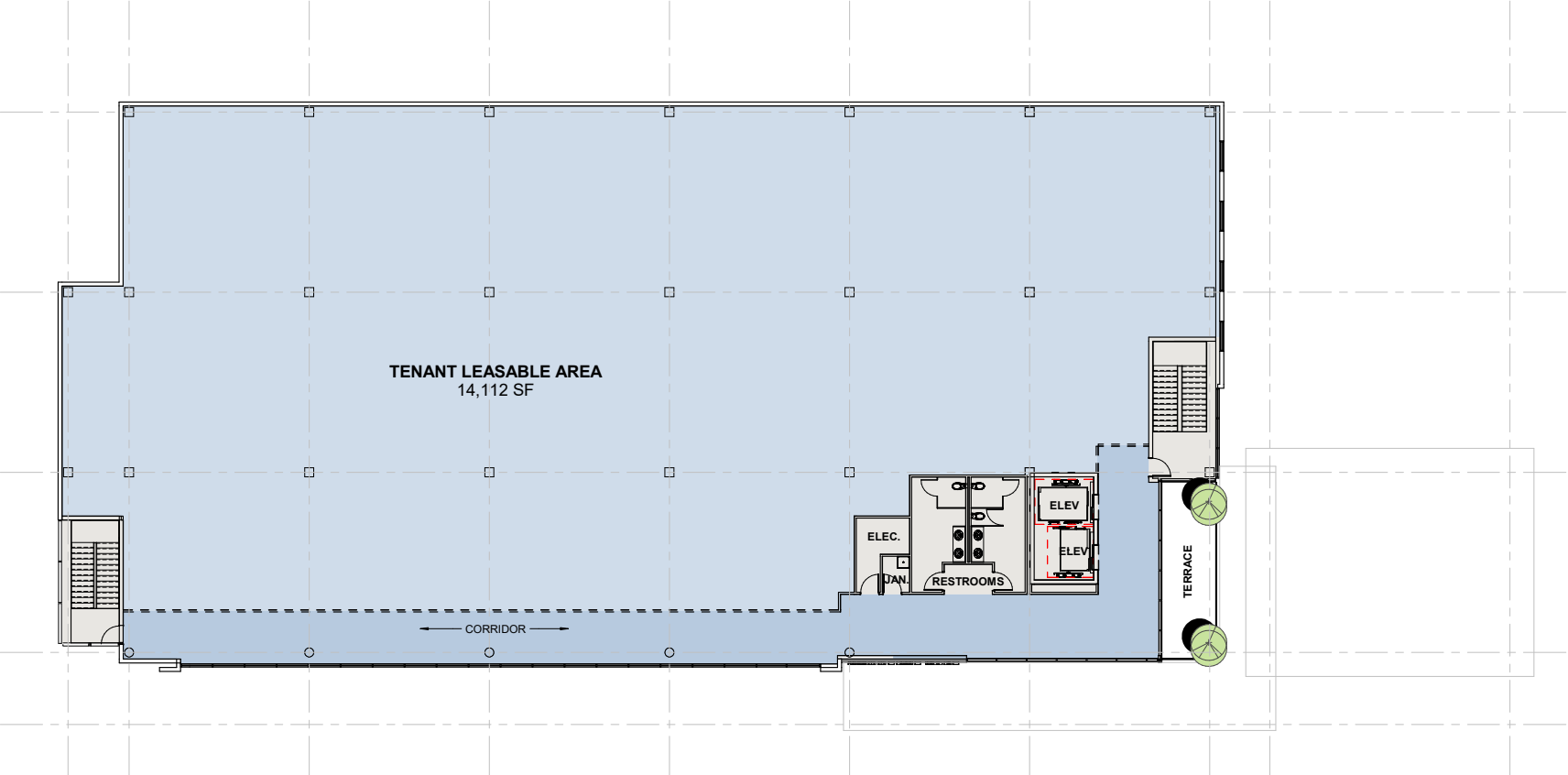
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269 TOTAL PARKING SPACES PROVIDED

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TOTAL: 53,785 GSF

Floor Plan - Level 3



PARKING
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269 TOTAL PARKING SPACES PROVIDED

7 ADA PARKING SPACES REQUIRED
10 ADA PARKING SPACES PROVIDED

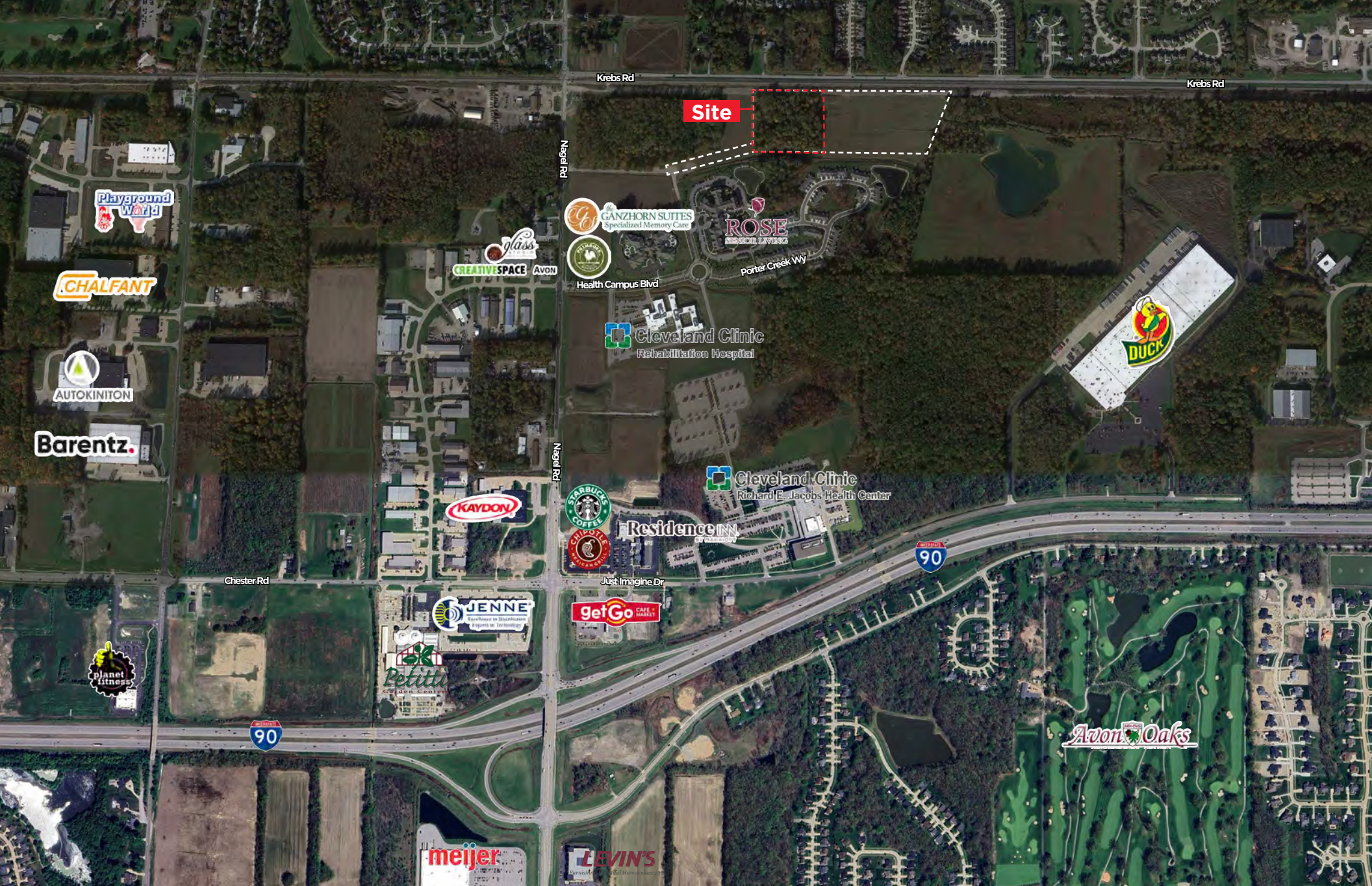
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Site Renderings



Neighborhood



Neighborhood





Avon, Ohio

Avon, Ohio, is a growing suburb located about 20 miles west of downtown Cleveland. Known for its family-friendly atmosphere and excellent schools, Avon offers a mix of small-town charm and modern conveniences. The city is home to a variety of parks, recreational facilities, and shopping destinations, including Avon Commons, which features popular retail stores and restaurants. Avon's historic French Creek District adds a unique character to the area, with its quaint shops and annual events. The community is also recognized for its commitment to quality of life, making it an appealing place to work, live and visit.

Area Employers

- Cleveland Clinic
- University Hospitals Health System
- Shurtape Technologies
- A.J. Rose Manufacturing Company
- Technifab
- Jenne Distributors, Inc.
- Parker Hannifin Corporation
- Bendix



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