

2,530 sf  
Warehouse/Office Space

1,800 sf  
Office Space



# 4517 RENAISSANCE

**FOR LEASE**

*4517 Renaissance Pkwy.*

*Warrensville Hts. OH 441*



Google Maps



# 4517 RENAISSANCE

*DiFranco Commercial Real Estate is excited to bring to the market this well constructed Flex building located along the highly accessible Renaissance Parkway in Warrensville Heights Ohio. The building has a brand new parking lot and many recent upgrades.*

## HIGHLIGHTS:

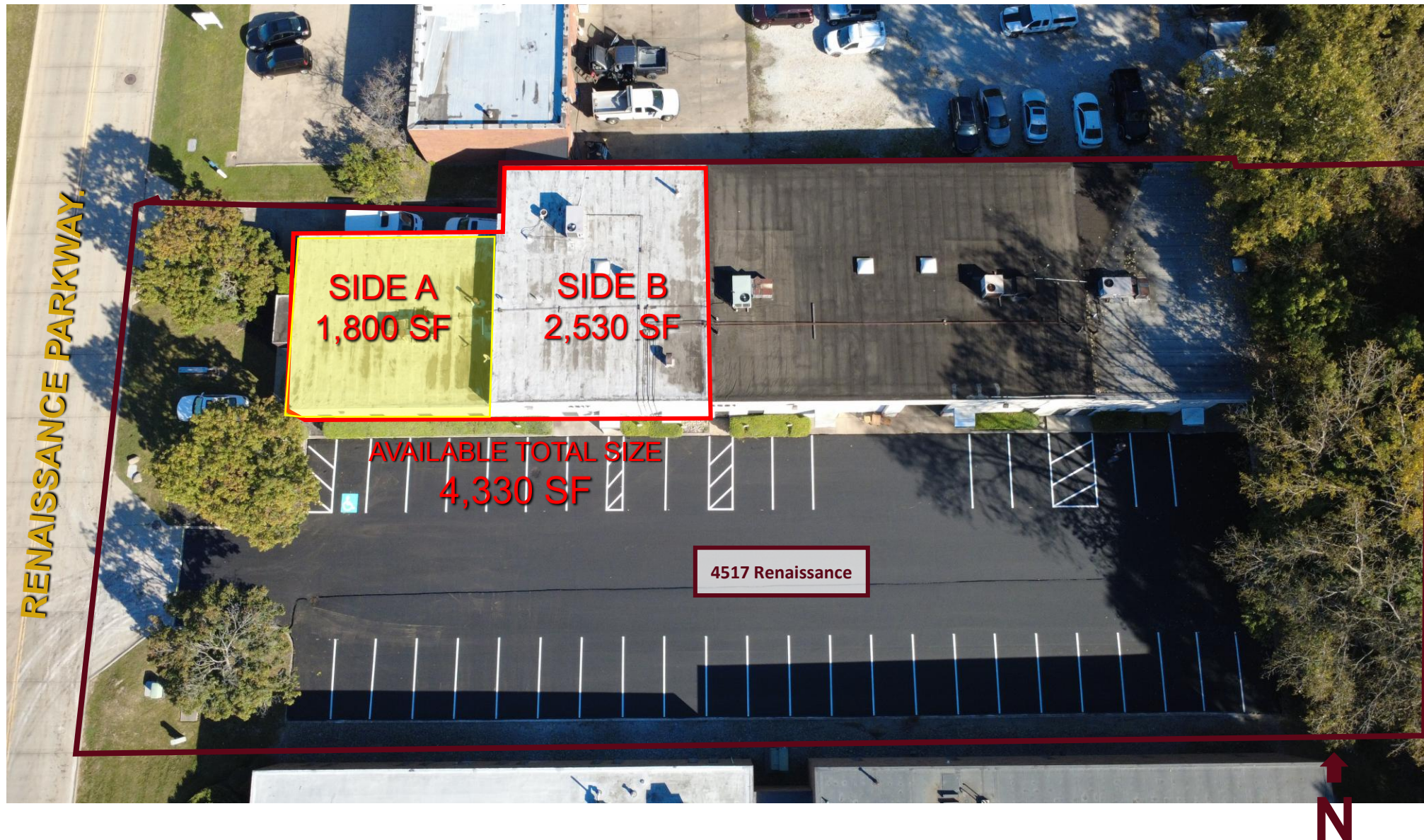
Entire Space can be leased as is in its current office build or configuration, or can be split or partially demolished to be used as storage space.

- Entire Square Unit Footage: 4,330 sf
  - Both units currently built out for Office
  - Offices feature multiple bathrooms, Kitchenette, and some in-suite bathrooms.
  - Front Half (Unit A): 1,800 sf
  - Back Half (Unit B): 2,530 sf (possibly Flex/warehouse)
    - Ceiling Heights after demolition would be 14'
- Landlord can offer half of the space, or entire space.
- Back half has a former Drive in Dock that has been converted to an office as well as a 10' overhead door that has been blocked in but could be converted back to warehouse.

## DEMOGRAPHICS

|                 | 3 MILE   | 5 MILE   | 10 MILE  |
|-----------------|----------|----------|----------|
| 24' Population  | 47,305   | 164,306  | 620,228  |
| Average HH Inc. | \$92,797 | \$94,639 | \$81,226 |
| 24' Households  | 20,590   | 69,507   | 266,662  |

# SITE PLAN





# RECONFIGURE

**COULD CONVERT THE 2530 SF SIDE BACK TO WAREHOUSE**

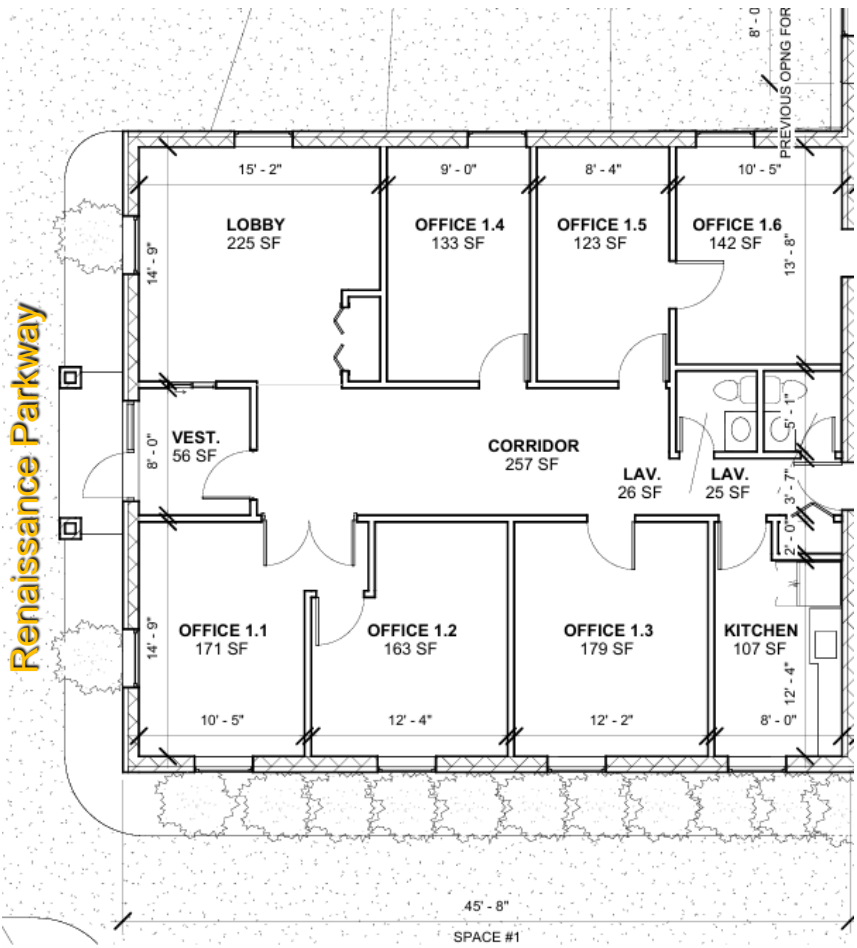


**RE-INSTALL FORMER 10' x12'  
OVERHEAD DOOR**



# FLOOR PLAN

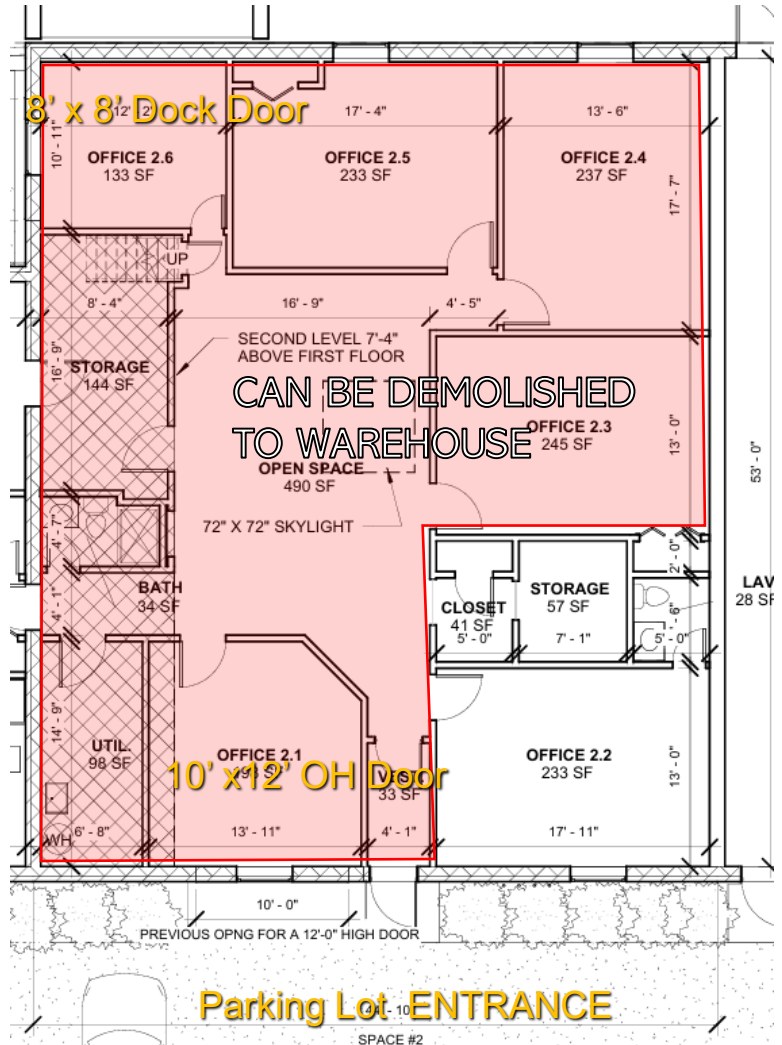
**1,800 SF FRONT SIDE A**



Office  
VIDEO Tour  
SIDE A



**2,530 SF BACK SIDE B**



Office  
VIDEO Tour  
SIDE B





# EXTERIOR PHOTOS



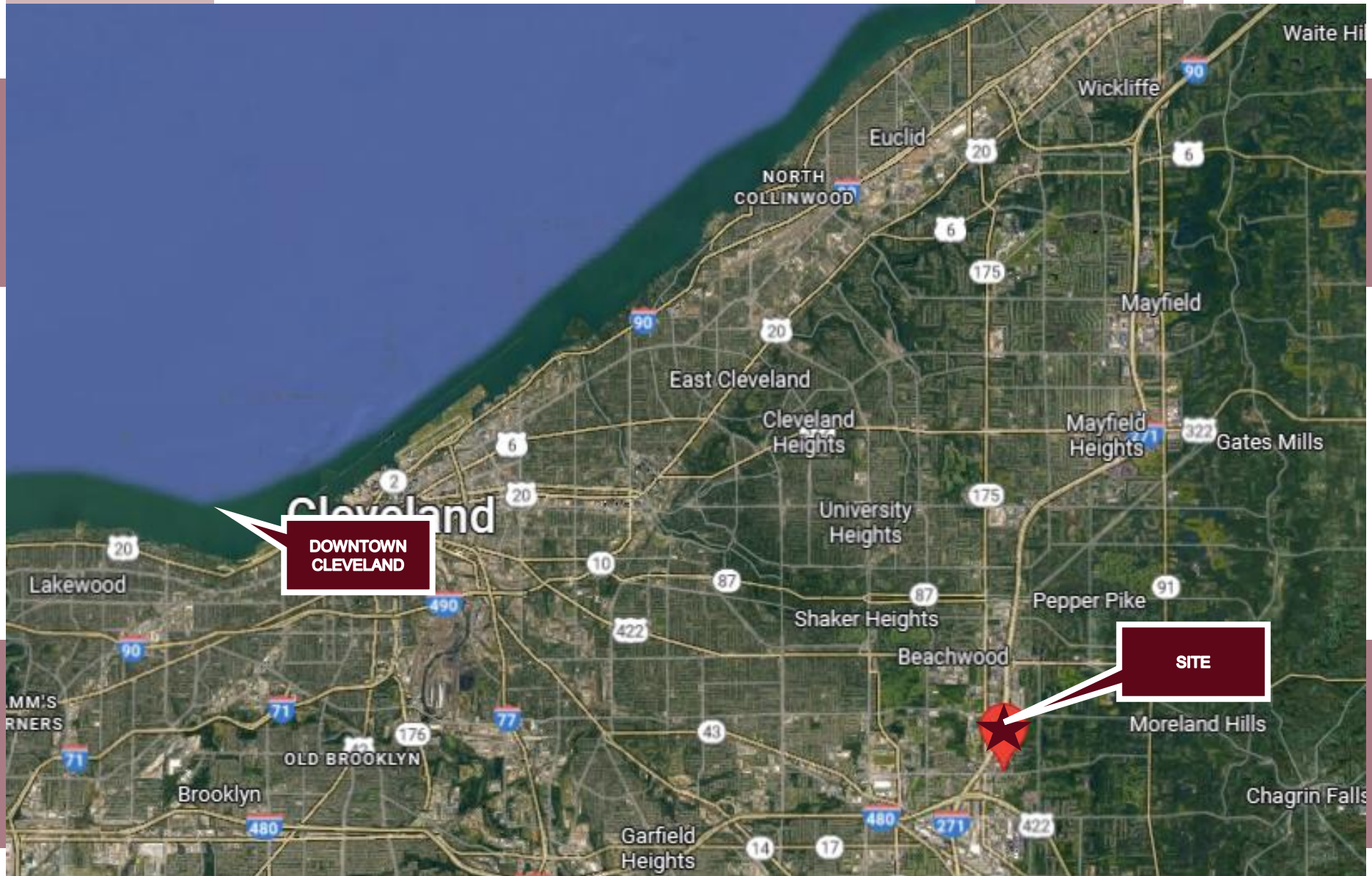


# PROXIMITY AERIAL





# LOCATION MAPPING





# FOR MORE INFO

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