



Mentor Business Park

8020 TYLER BOULEVARD - MENTOR, OHIO



±9,734 SF of First Class Office / Warehouse / Flex Space For Lease

FOR LEASE



The Opportunity



Located between Route 306 and Route 615 on Tyler Boulevard



Immediate access to State Route 2 and 615



Mentor, Ohio — named to the “100 Best Places to Live” by Money magazine in 2006 and 2010, and to Smart Money’s “Best Places to Retire in Ohio” in 2012



ASKING RATE



Warehouse
\$5.75/SF NNN



Office
\$11.50/SF NNN

Step into a space where business meets beauty—this exceptional leasing opportunity at Mentor Business Park offers more than just square footage; it offers inspiration. Nestled in a lush, campus-like setting with a peaceful lake at its entrance, this modern, well-maintained property invites you to imagine your team thriving in a serene yet highly connected environment. With unbeatable visibility from State Route 2, immediate freeway access, and flexible layouts suited for office, warehouse, distribution, showroom, and more, this is more than a location—it’s a launchpad for your next chapter in one of Ohio’s most vibrant and livable communities.



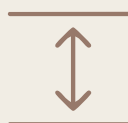
Total Building SF
±47,045 SF



Available SF
±9,734 SF



Docks
2



Clear Height
18'



Column Spacing
40' x 40'



Power
277/480V



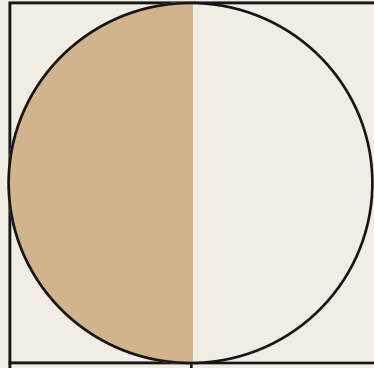
HVAC
**Rooftop
Packaged Units**



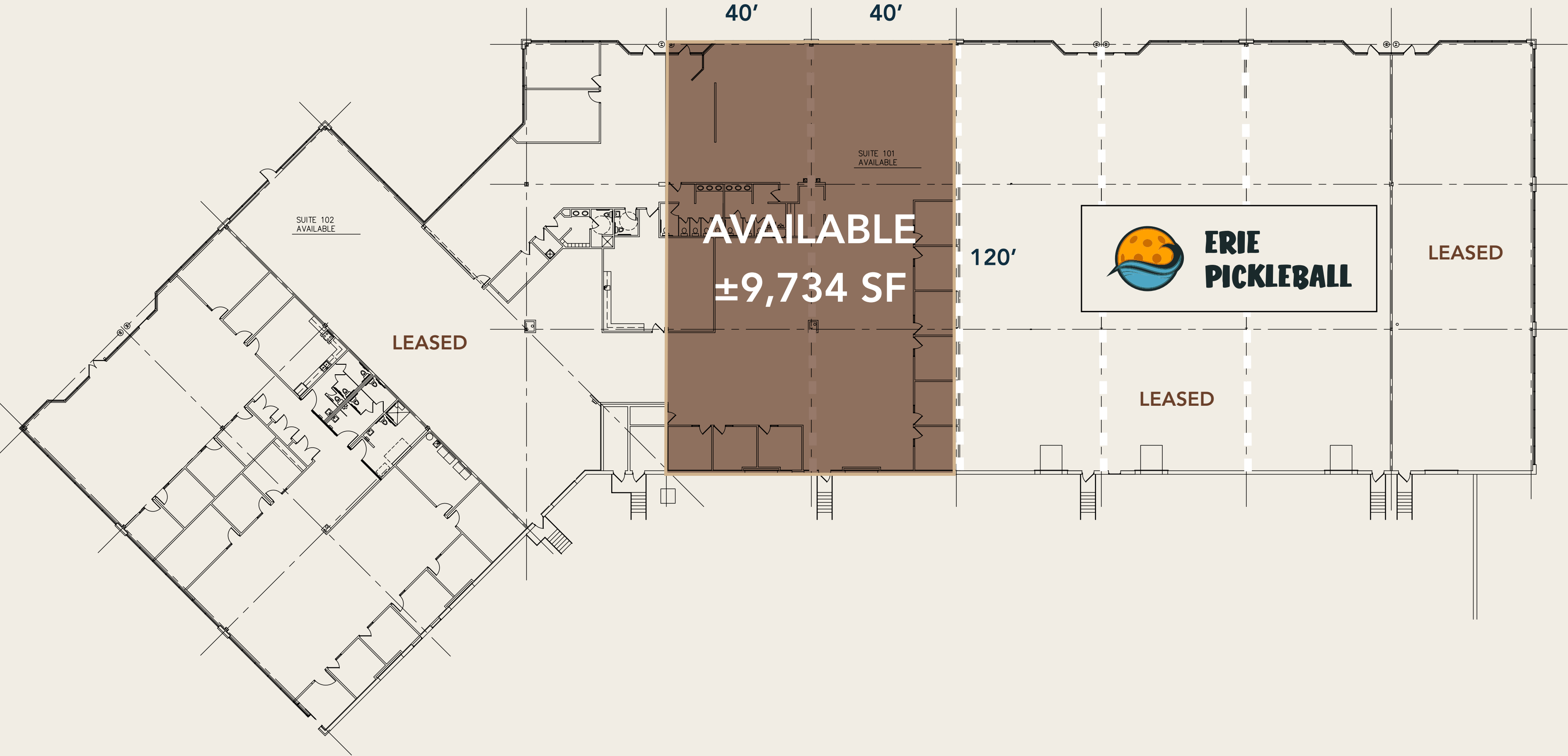
Sprinklers
Wet



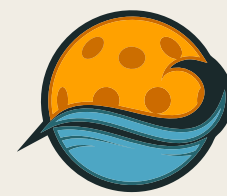
Parking Capacity
±250



±9,734 SF Available



New 6-Court Erie Pickleball Location Next Door!



**ERIE
PICKLEBALL**

Now open next door, Erie Pickleball Club is drawing steady foot traffic and community engagement to Mentor Business Park with its brand-new, climate-controlled indoor courts and modern amenities. This vibrant recreational destination attracts a loyal customer base throughout the week, creating organic visibility neighboring businesses. Enjoy easy access to Erie Pickleball's facilities and position your brand alongside a popular and fast-growing sport!





Available
±9,734 SF





Strategic Location in Amenity-Rich Mentor, Ohio

DEMOGRAPHICS WITHIN 5 MILES



Population
104,113



Median Age
46.3



Avg Housing Value
\$240,528



Employees
57,065



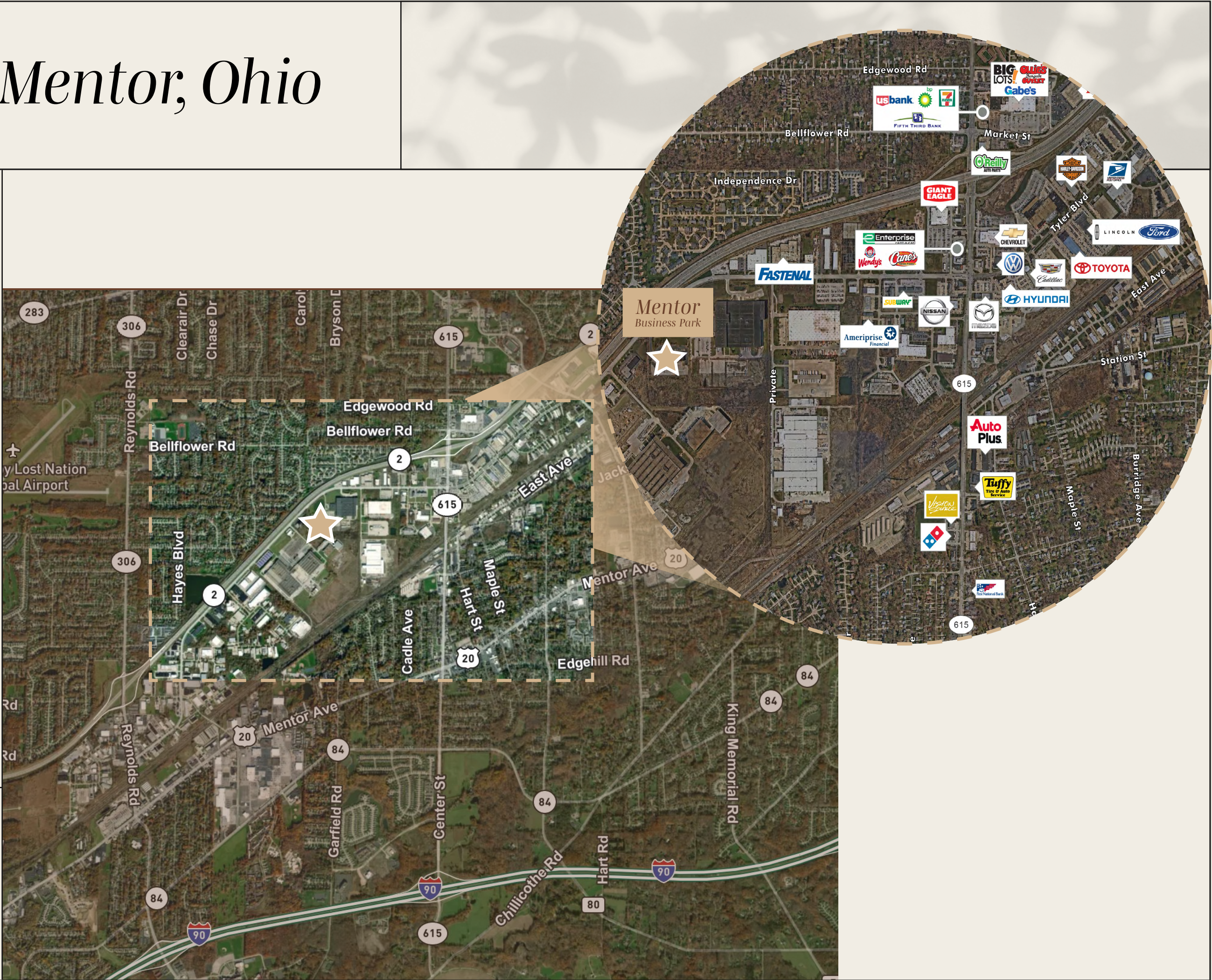
Households
45,487



Avg HH Income
\$93,778

Warren Blazy III
+1 330 606 5917
warren.blazy@cbre.com

Nick Smith
+1 440 212 6715
nick.smith1@cbre.com



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