



FOR LEASE

# Premium flex space available for lease

FlexPoint Avon  
At the northeast corner of the intersection of Mills and Jaycox Roads | Avon, OH 44011

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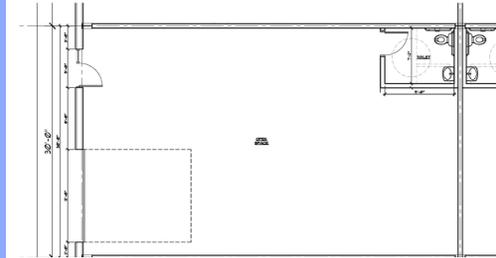
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# Available Unit Types

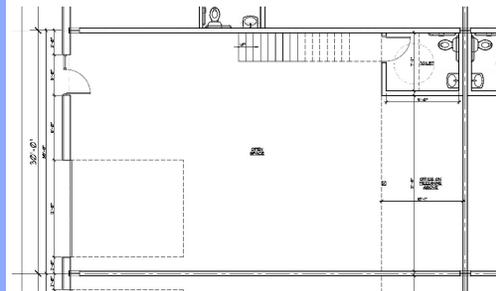
## Flex Core

- 1,500 SF
- Unisex Restroom
- 12' x 14' Grade-level door



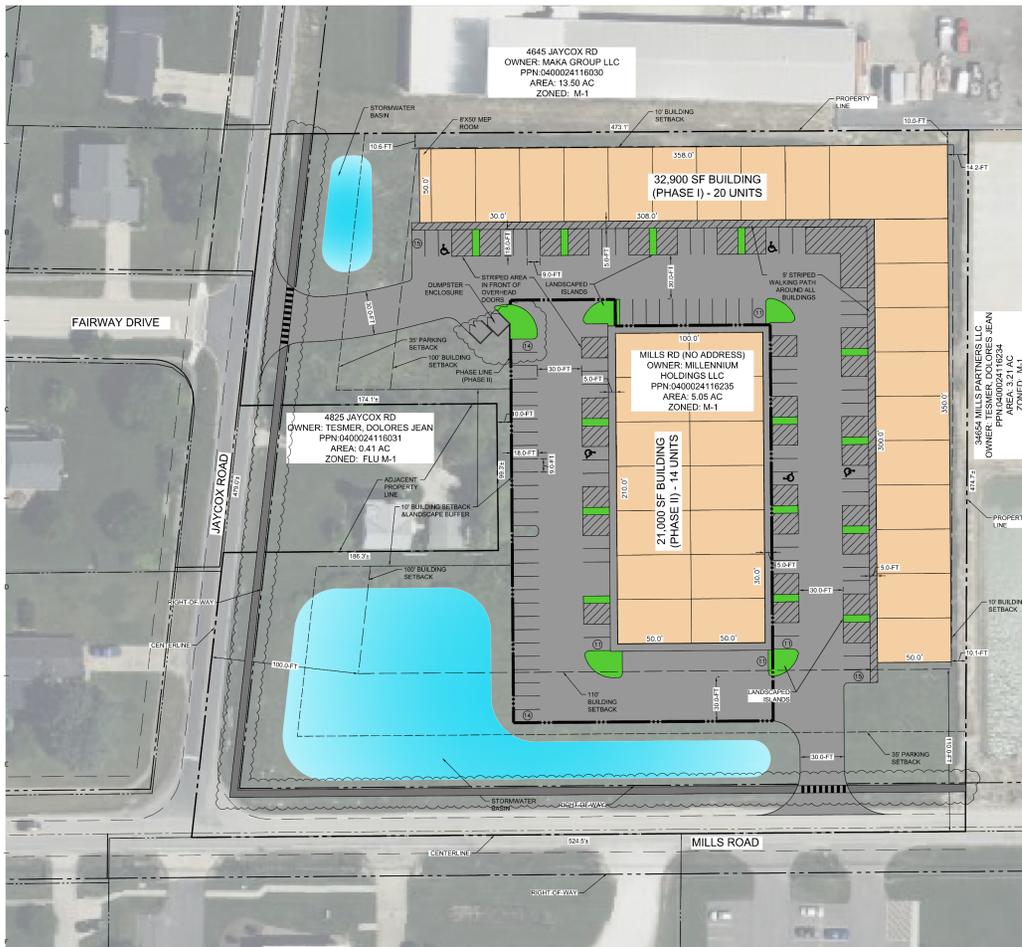
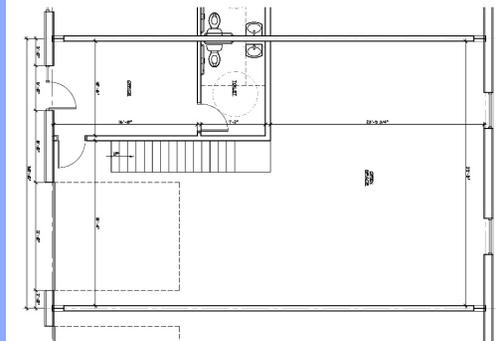
## Flex Warehouse Plus

- 1,800 SF
- 300 SF Office Mezzanine
- Unisex Restroom
- 12' x 14' Grade-level door



## Flex Office Plus

- 1,770 SF
- 540 SF "Will-call" office with the finished mezzanine above
- Unisex Restroom
- 12' x 14' Grade-level door



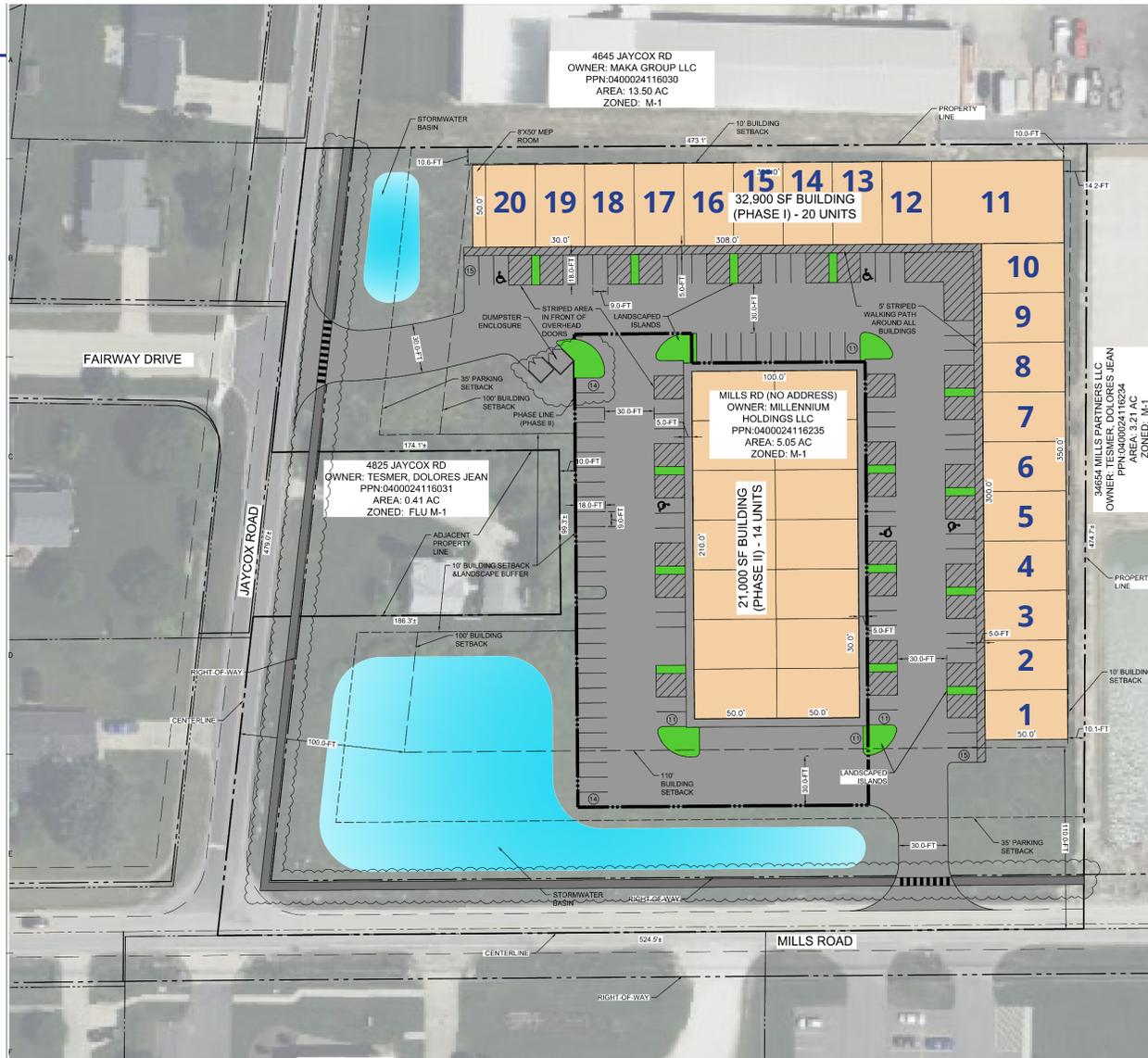
# Executive Summary

FlexPoint Avon's units are designed to support a wide range of business needs, offering thoughtfully configured spaces that balance functionality and efficiency. From open-bay units with essential amenities to enhanced layouts featuring warehouse mezzanines or office-forward buildouts, each option provides modern utility, private restrooms, and adaptable layouts that grow with your business. Whether your operation is storage-driven, office-centric, or somewhere in between, these units deliver flexibility without compromise.

## Property Amenities:

- Full HVAC
- LED Lighting
- Storefront Glass Doors
- 200A Single Phase Power
- Windows on rear of building for natural light
- Building will be Fiber Internet Ready

# Site Plan



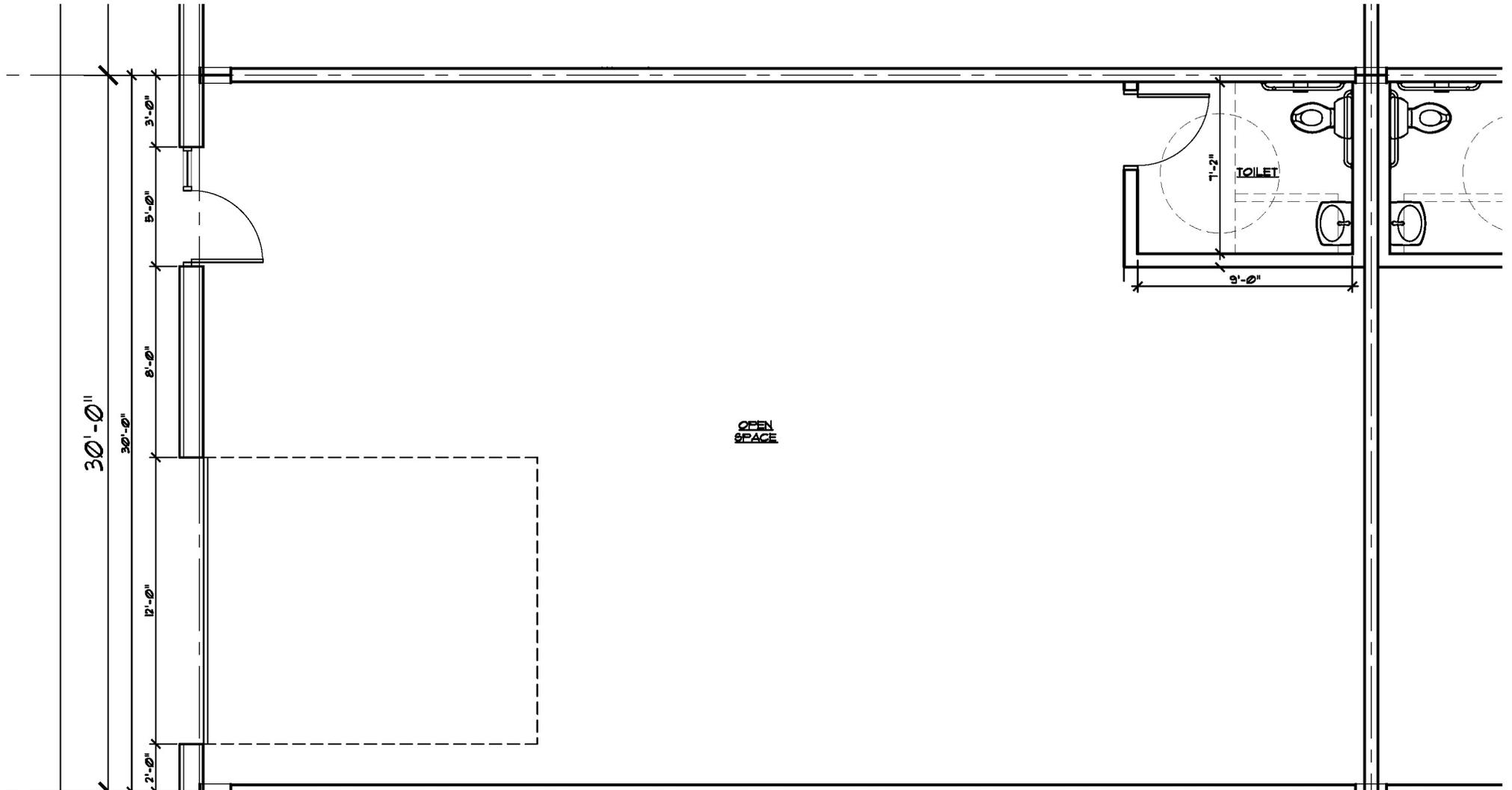
Unit	Unit Type	Total SF	Office SF	Drive-Ins*	Monthly Rent**
17-20	Flex Core	1,500	0	1	\$1,875
12-16	Flex Warehouse Plus	1,800	300	1	\$2,375
2-10	Flex Office Plus	1,770	540	1	\$2,500
1	Flex Office Plus (Endcap)	1,770	540	1	\$2,750
	To Suit	1,500 - 12,000	To Suit	1+	TBD

\*Unless otherwise specified, all drive-in doors will be powered, 12'x14' insulated overhead doors.

\*\*Monthly Rent is Gross, which includes Real Estate Taxes, Building Insurance, Common Area Maintenance (CAM) and basic Water/Sewer.

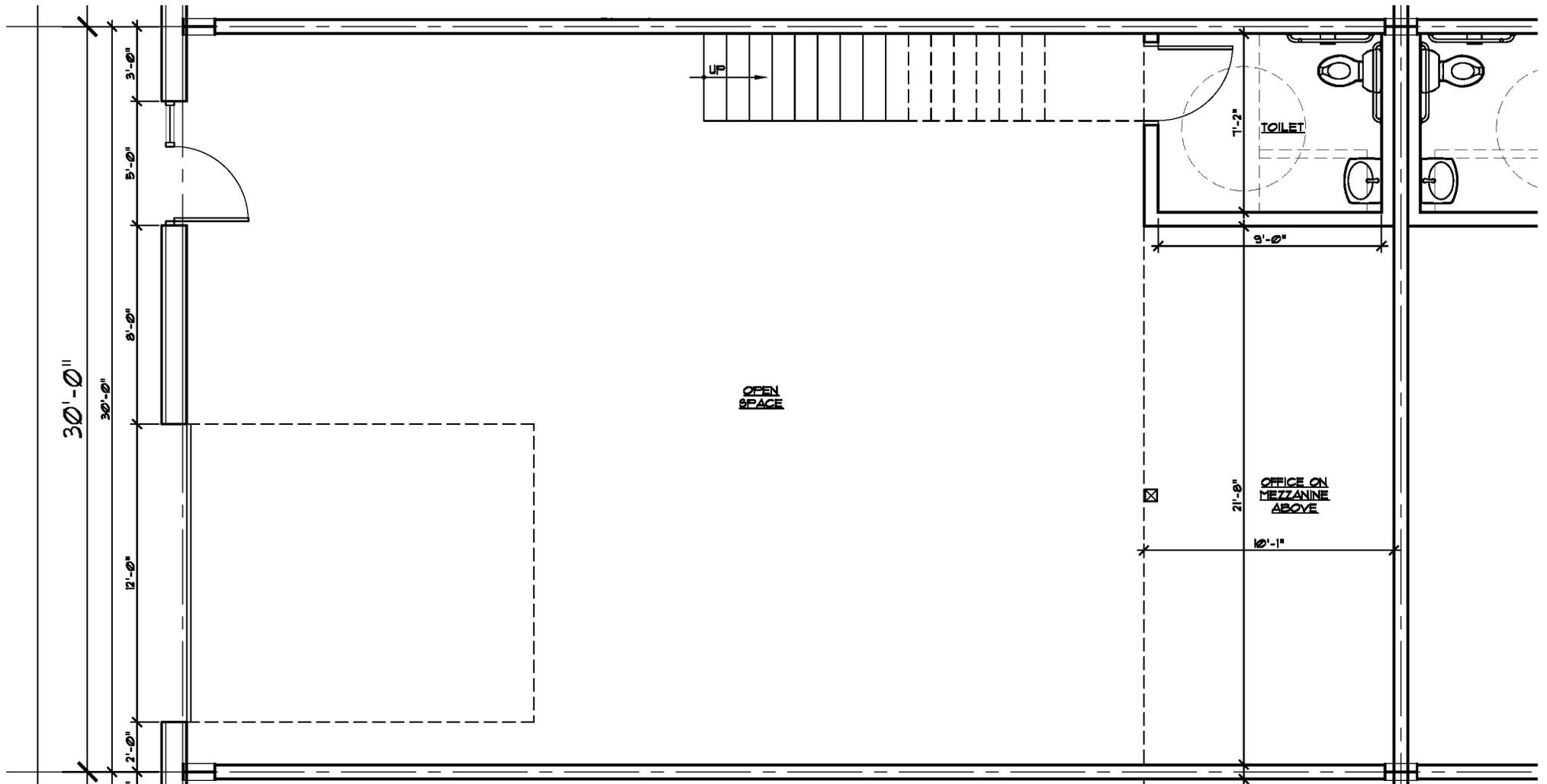
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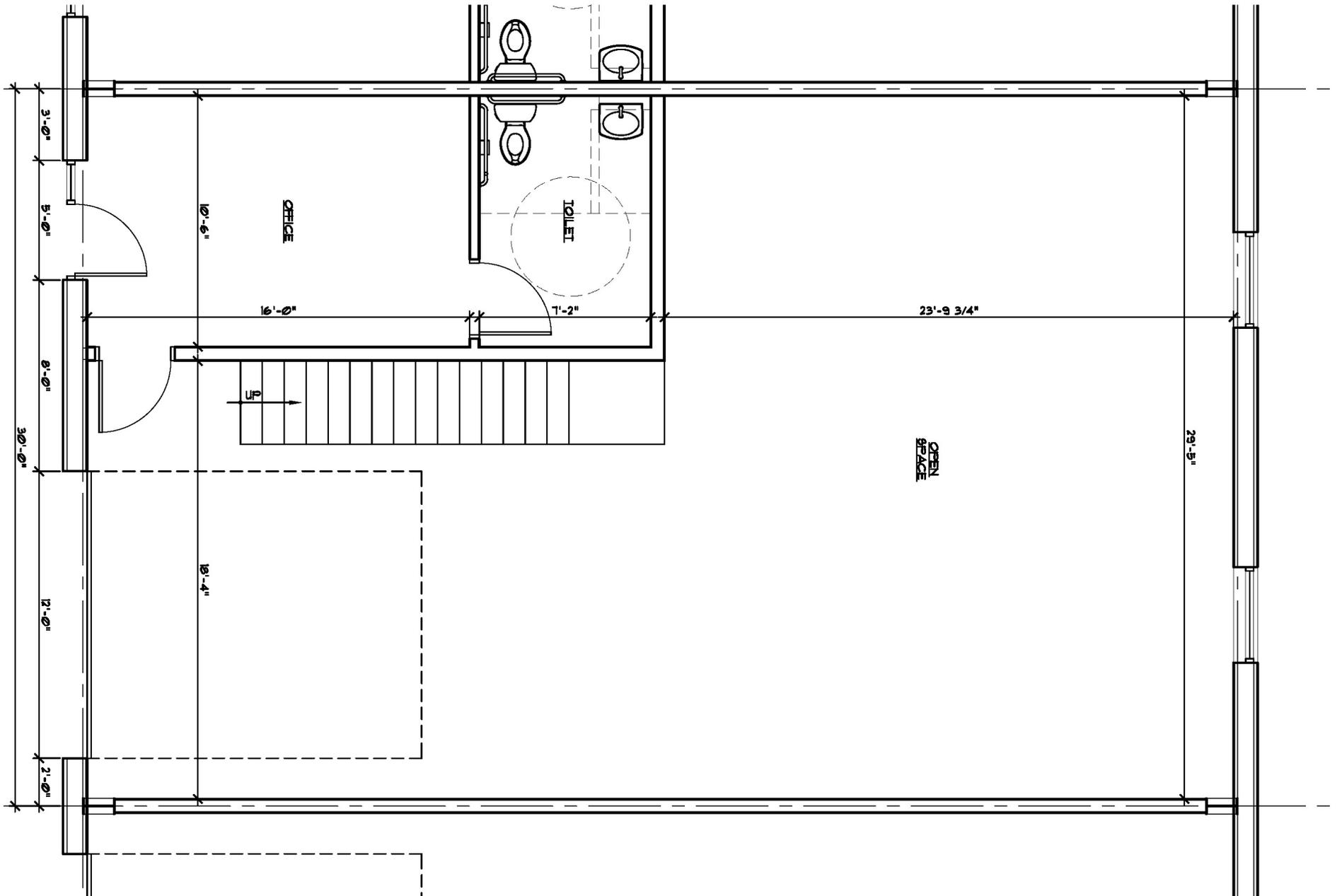
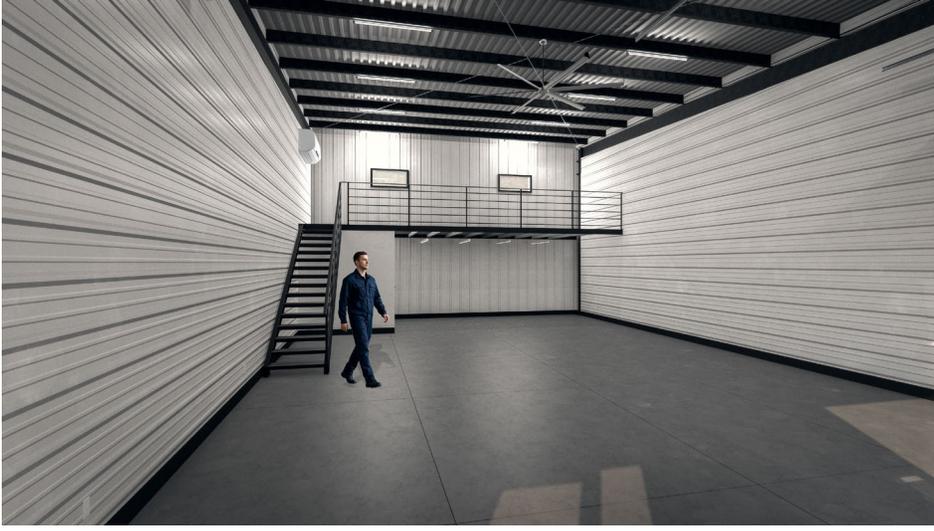


Photo Renderings





Interactive Map

**Subject Property**

Mills and Jaycox Roads

**Distance to I-90**

9 min. (4.3 miles)

**Distance to Rt 20:**

5 min. (1.7 miles)

**Distance to I-80**

9 min. (3.7 miles)

**Directions to I-480**

9 min. (3.4 miles)

**FlexPoint Avon**  
Mills and Jaycox Roads  
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Distance to  
Crocker Park

12 min.

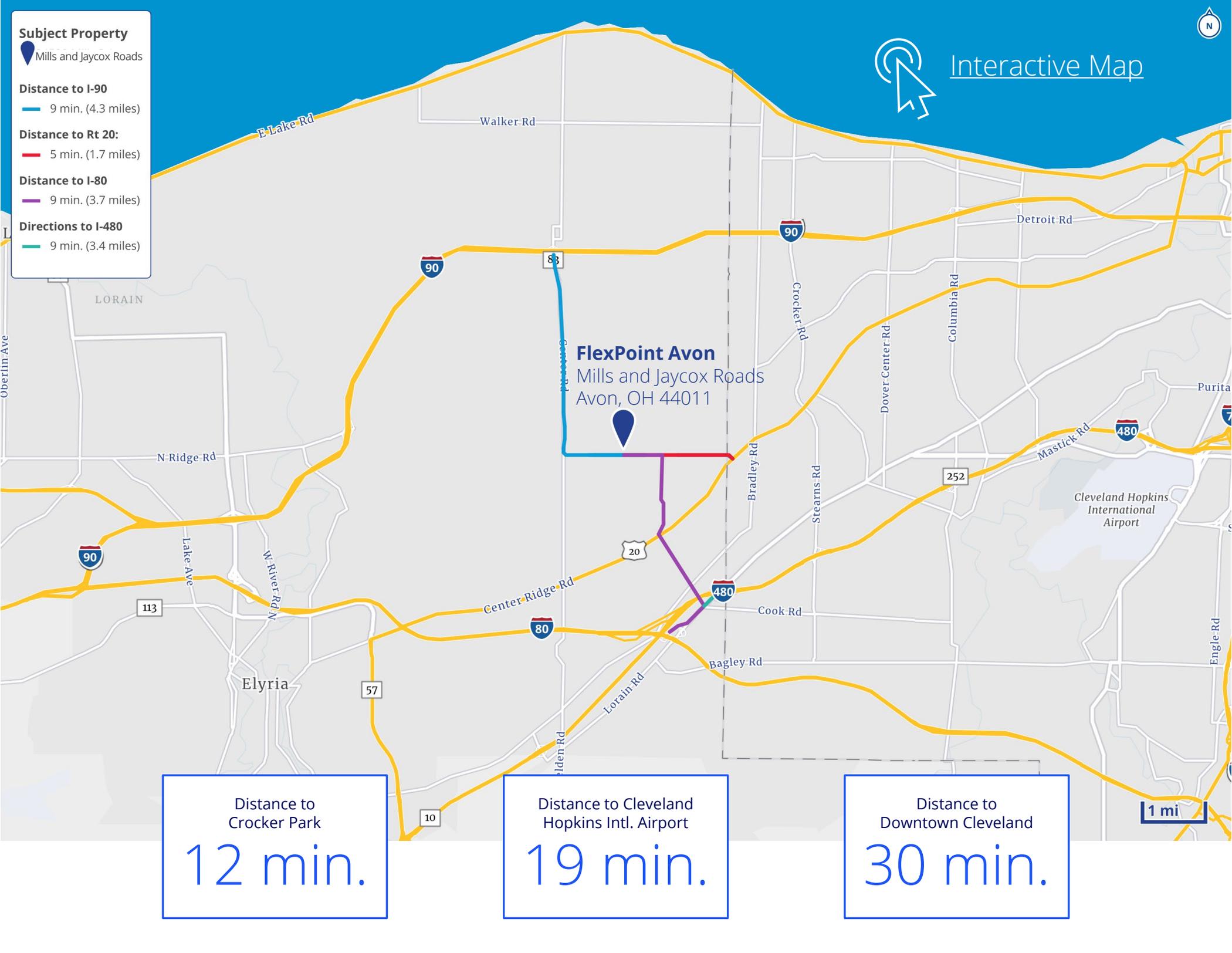
Distance to Cleveland  
Hopkins Intl. Airport

19 min.

Distance to  
Downtown Cleveland

30 min.

1 mi



# Drive Time

- 15-minute drive = 
- 30-minute drive = 
- 45-minute drive = 

## Demographics (within 30 minutes)

### Population

874,962

### Median household Income

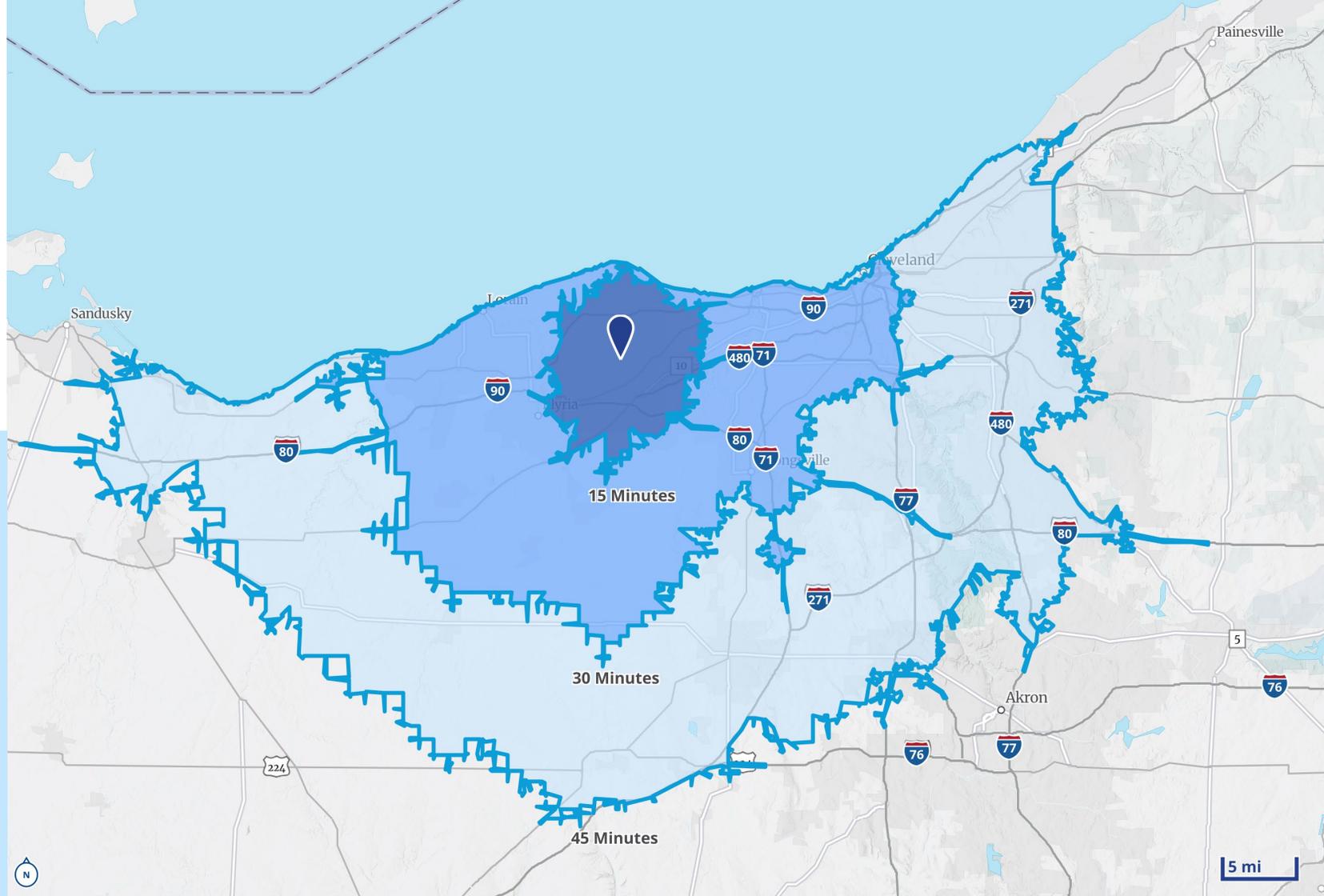
\$229,471

### Businesses

31,200

### Median age

41.2



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