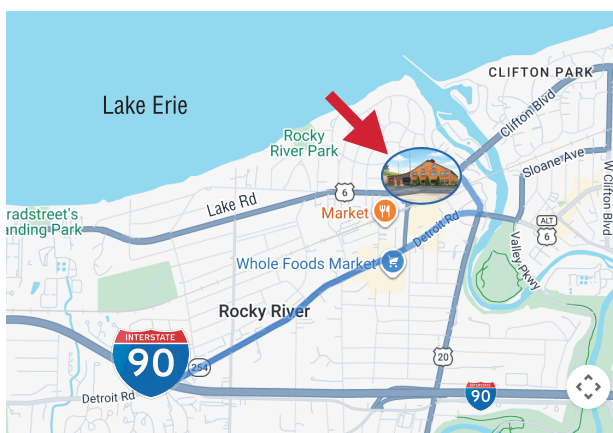


**Historic Character.  
Modern Flexibility.  
Strategic West Side Location.**

**19537**  
Lake Road  
Rocky River, OH 44116



## 29,200 SF Flex Office / Creative / Light Industrial FOR SALE OR LEASE



- 12,600 SF Office
- 16,600 SF Flex Workspace / Production Area
- Dual 400A, 480V, 3-Phase
- 14' x 12' Drive-In Door
- 40+ Parking Spaces
- Easy Access to I-90

### Drive Times

Interstate 90



1.4 Miles

Downtown Cleveland



18 Minutes

**Interior Photos**

**19537**  
Lake Road  
Rocky River, OH 44116



**OFFICE SUITE A: Flexible Open Office Space**



**FLEX SUITE 1: Open Administrative & Office Area**

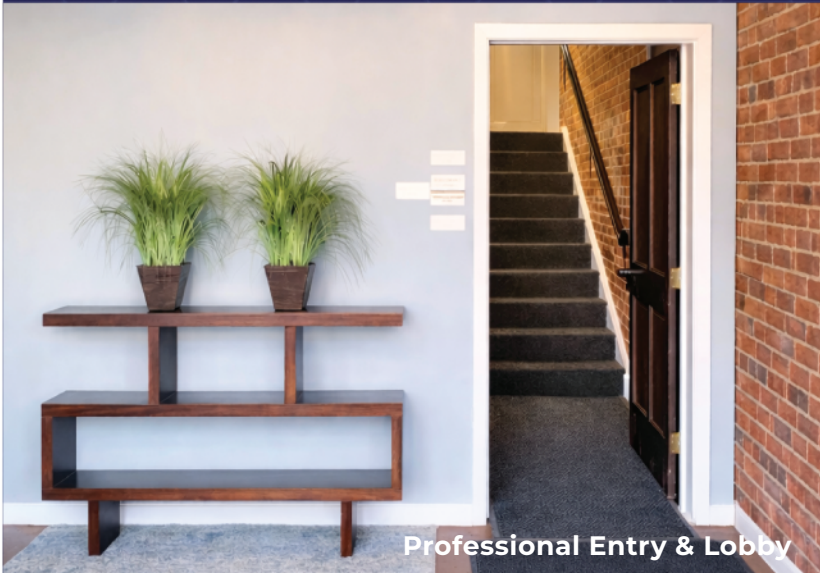


**Interior Circulation & Shared Access**

# 19537

Lake Road  
Rocky River, OH 44116

## Interior Photos



Professional Entry & Lobby



Adaptable Work Zone



Open Flex Workspace



Large-Format Flex Area



Loading Dock & Receiving



3-Story Clear-Height Bay