



[Google Maps](#)

4517 RENAISSANCE

FOR LEASE

4517 Renaissance Pkwy.

Warrensville Hts. OH 441

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:

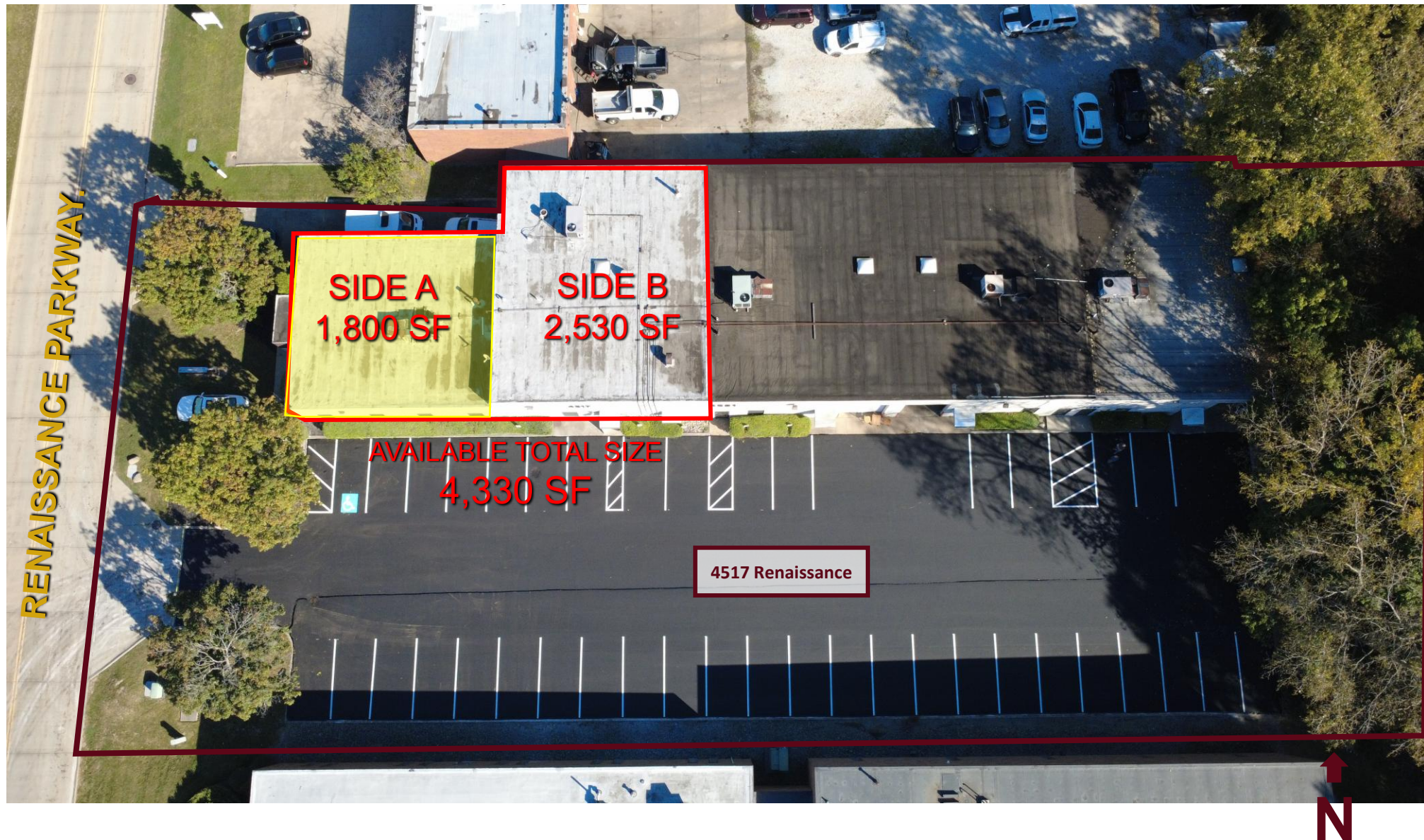
Entire Space can be leased as is in its current office build or configuration, or can be split or partially demolished to be used as storage space.

- 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

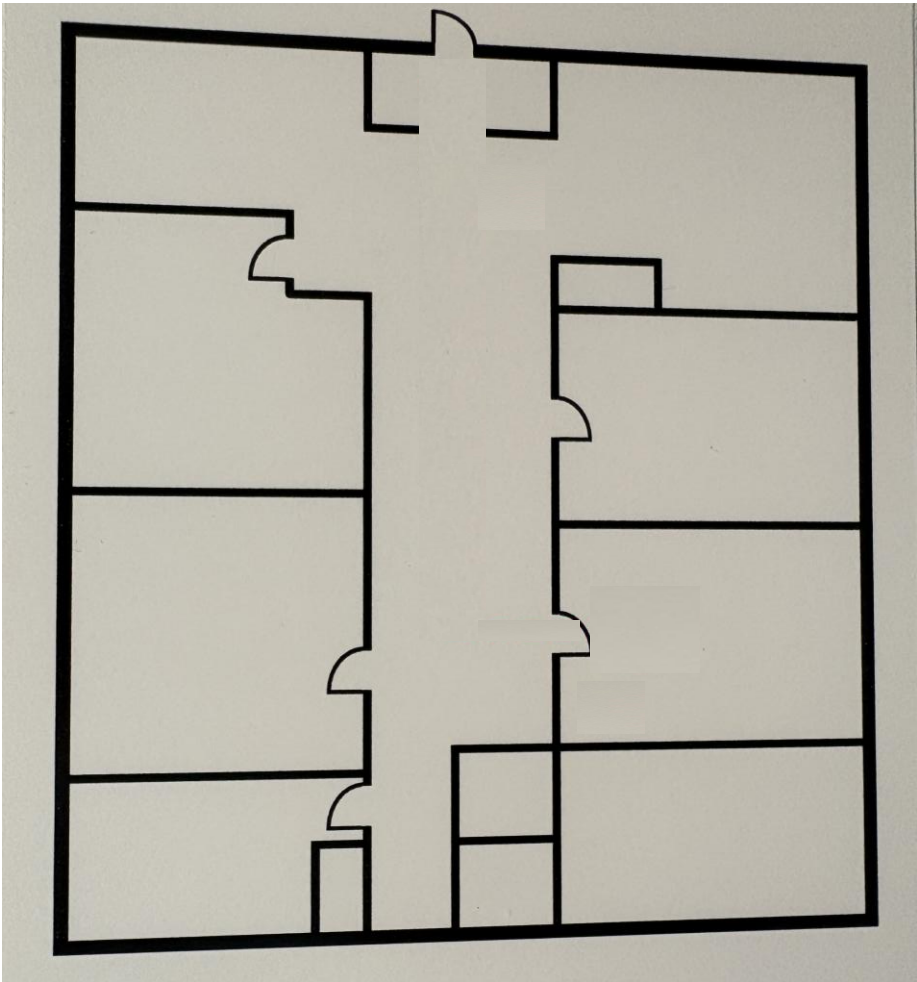
COULD CONVERT THE 2530 SF SIDE BACK TO WAREHOUSE



FLOOR PLAN

1,800 SF FRONT SIDE A

Renaissance Parkway

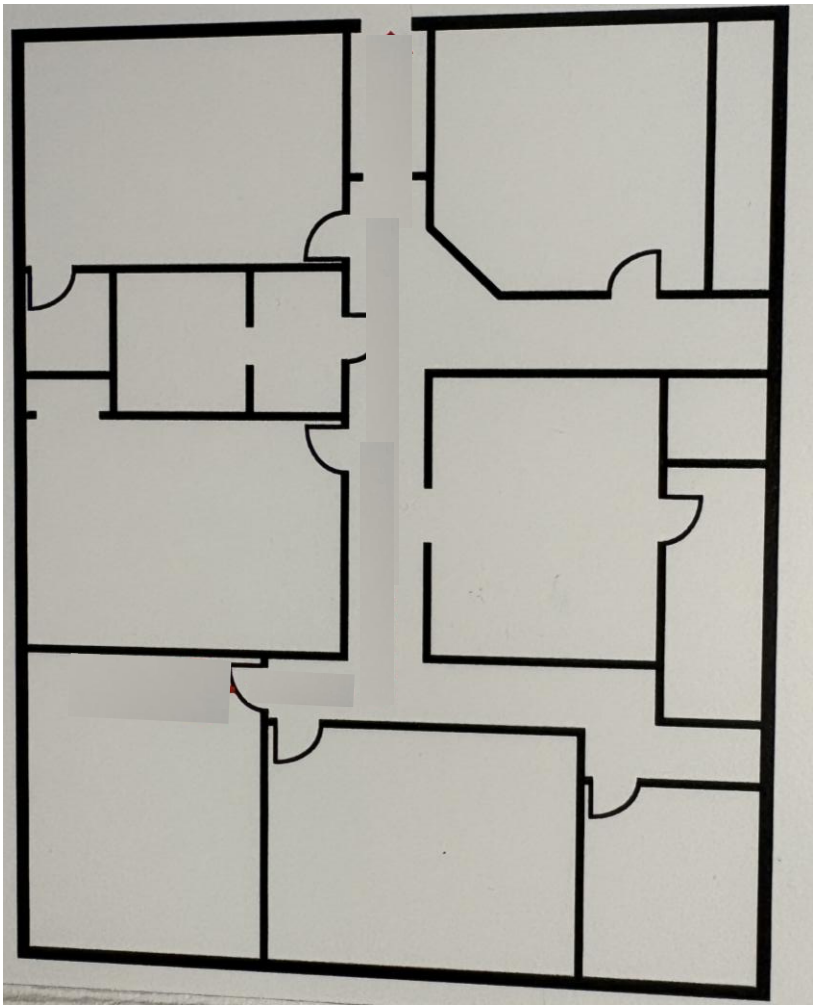


Office
VIDEO Tour
SIDE A



2,530 SF BACK SIDE B

Parking Lot SIDE ENTRANCE



Office
VIDEO Tour
SIDE B



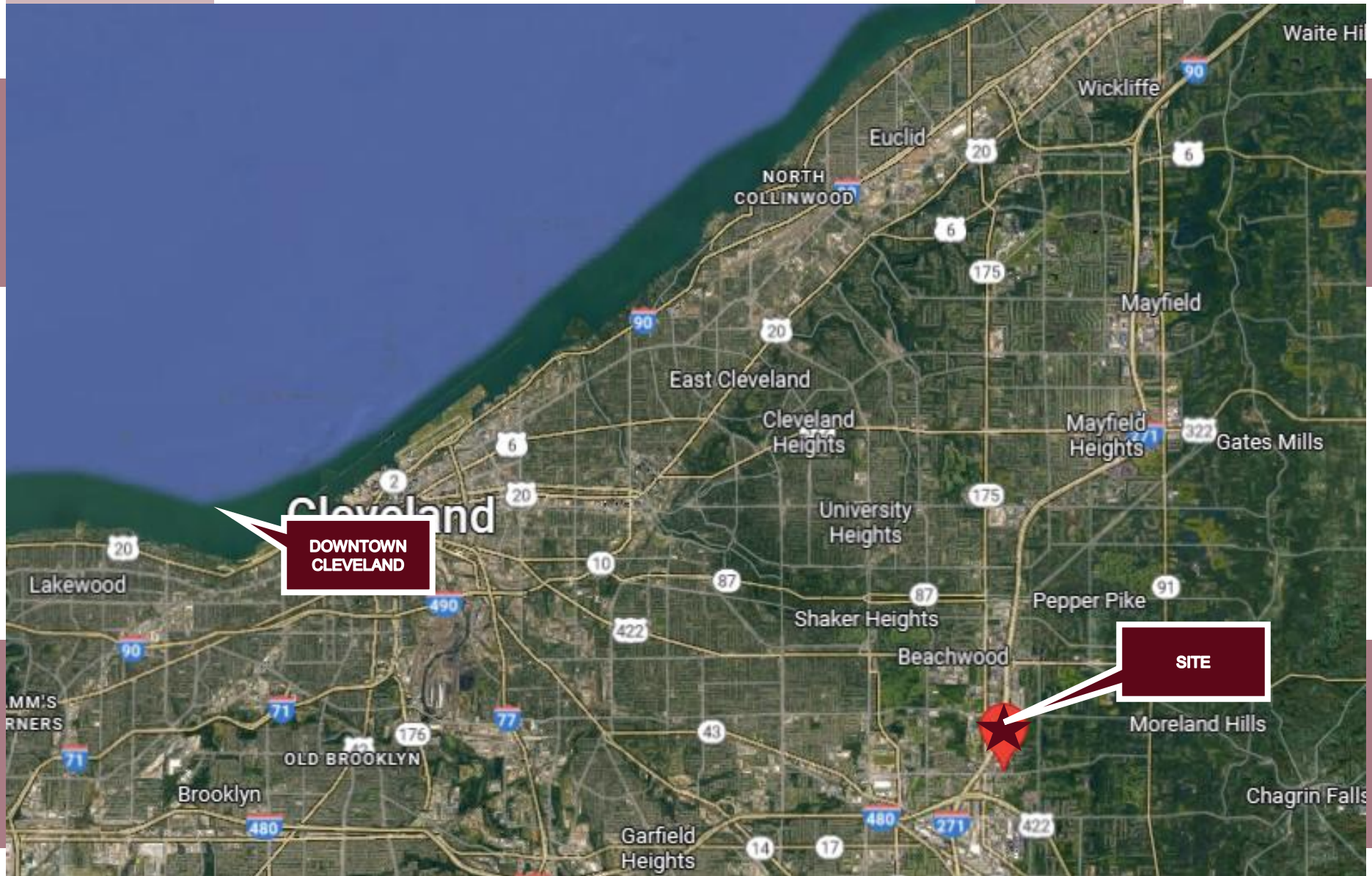
EXTERIOR PHOTOS



PROXIMITY AERIAL



LOCATION MAPPING



FOR MORE INFO

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