

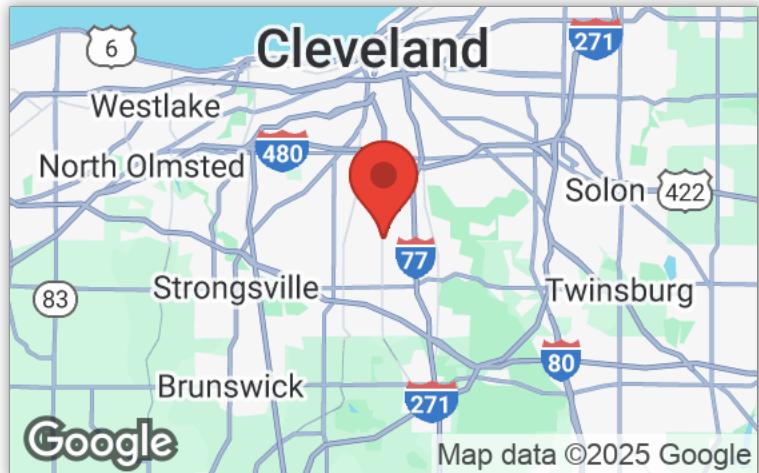


FOR LEASE  
150 EAST SPRAGUE ROAD  
BROADVIEW HEIGHTS, OH 44147  
LEASE RATE: \$600 - \$750/MO + ELECTRIC



## PROPERTY HIGHLIGHTS:

- Available: 400 SF - 800 SF
- Suite 1: (400 SF - \$600/MO plus Electric)  
Consists of Small Waiting Area, Two Private Offices, and In-Suite Restroom
- Suite 5: (800 SF - \$750/MO Includes Utilities)  
Consists of Waiting Area, Two Large Private Offices & In-Suite Restroom - Lower Level Basement
- Ideal for Small Businesses or Professional Office Users
- Parking 10± Spaces on Site
- Conveniently Located Shopping Centers, Local Amenities, and Major Highways including I-77



## LISTING AGENTS

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## PROPERTY OVERVIEW

150 E. Sprague is a well-maintained and updated building consists of two floors with a central lobby on the first floor. The first floor has 4 individual suites that each have their own restroom and separate electric meters. Suite 1 consists of a small reception area and two private offices, one with a window. Suite 5 consists of a waiting area, two private offices and an in-suite restroom. All utilities except electric are included in the lease rate besides Suite 5.

## LOCATION OVERVIEW

150 E. Sprague is just East of Broadview Road and Sprague Road Intersection. It is 2.1 Miles from Wallings Road and I-77 Interchange, and 0.8 miles from the new retail corridor of Broadview Road and East Pleasant Valley Road in Seven Hills.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



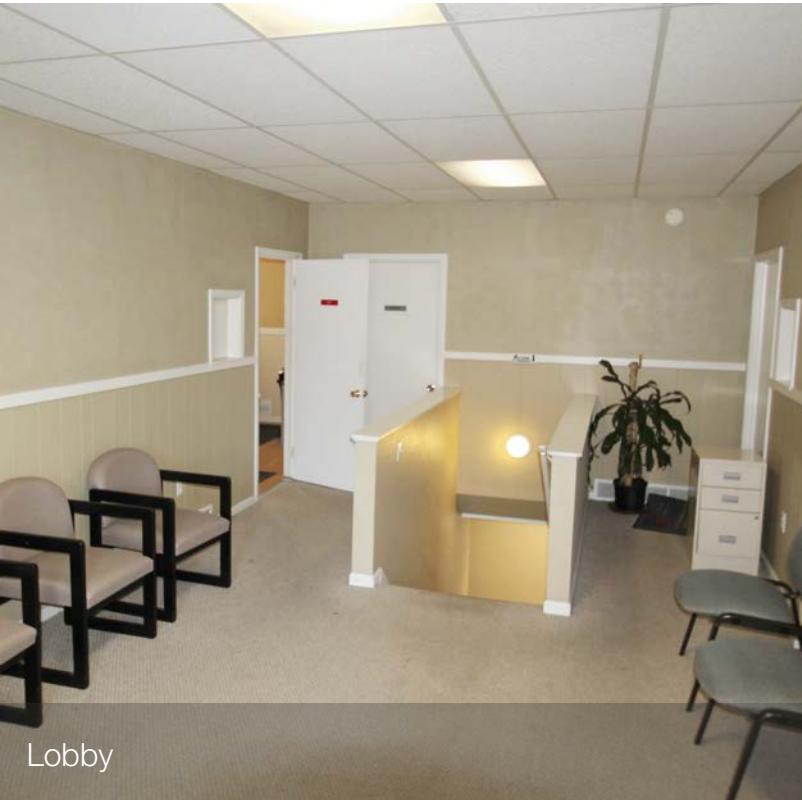
TWO SINGLE OFFICES AVAILABLE



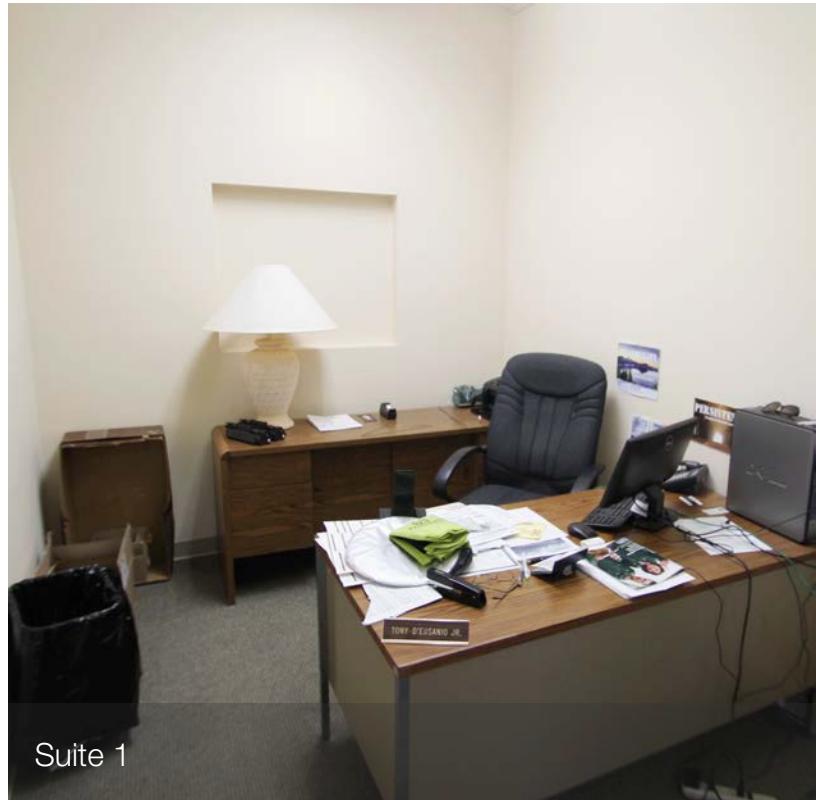
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Lobby



Suite 1



Suite 1



Suite 1

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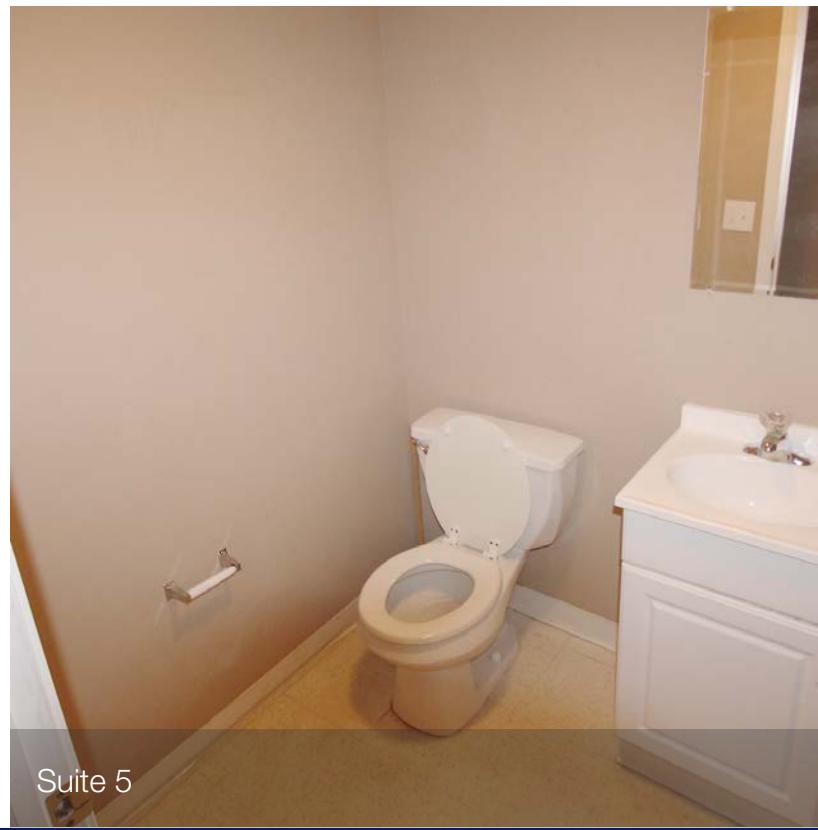
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Suite 5



Suite 5



Suite 5