

13349-13395 Snow Road

BROOK PARK, OH 44142

FOR LEASE

Office Building

DESIGN TO SUIT



VIDEO

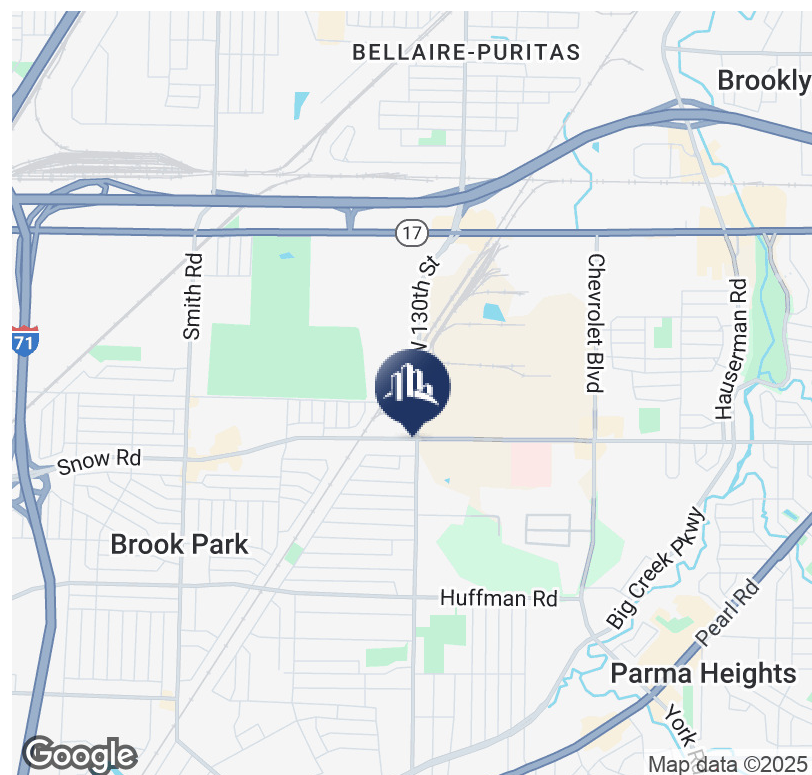
PROPERTY DESCRIPTION

Only ONE Suite LEFT at 13349-13395 Snow Road, Brook Park, OH, 44142 - an exceptional leasing opportunity for your business. This property offers prime commercial space with high visibility and ease of access, making it ideal for retail, office, or service-oriented tenants. Suite 2 is 336 SF at \$800/month (\$28.57/SF). There are common restrooms and the office is on the second floor. Great office for single users!

Property owner willing to update the units to suit with new paint and carpet prior to move in!

LOCATION DESCRIPTION

This property is located in Brook Park, Ohio, the area surrounding the property offers a blend of suburban charm and convenient amenities. Just a short drive from Cleveland Hopkins International Airport, the location provides easy access for business travelers. Nearby, tenants will find a variety of dining options, including popular chains and local eateries. For outdoor enthusiasts, the nearby Brookside Reservation offers a peaceful retreat with walking trails and scenic views. Plus, with retail centers and hotels in close proximity, the area ensures convenience for both employees and visitors



OFFERING SUMMARY

Lease Rate:	\$800.00 per month (Gross)
Number of Units:	1
Available SF:	336 SF
Building Size:	8,883 SF



Valeria Long

216.293.8900 x4

valeria.long@sperrycga.com

OH #SAL.2022003074

Each office independently owned and operated.

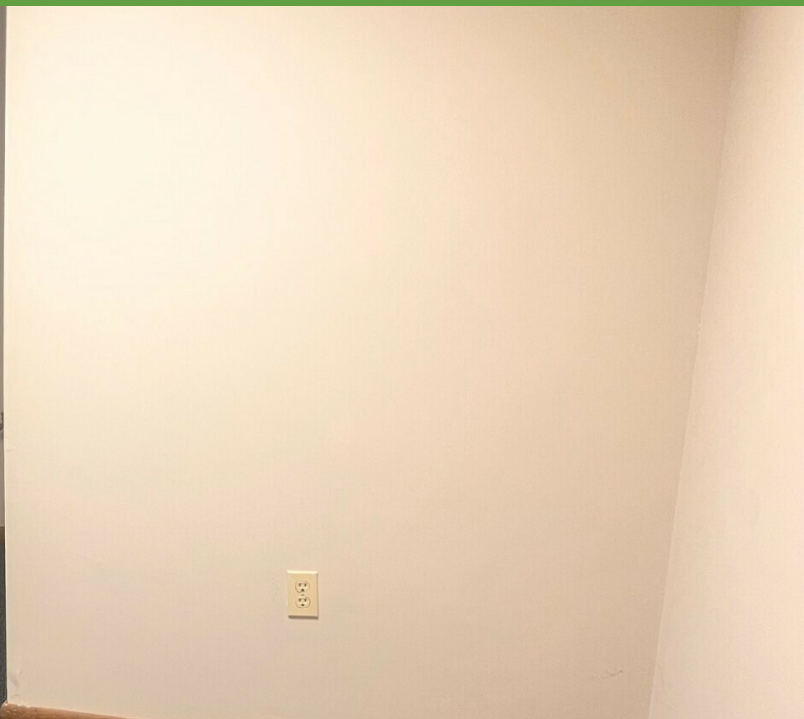
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Fresh paint and carpet available prior to move-in



2nd Office in Office



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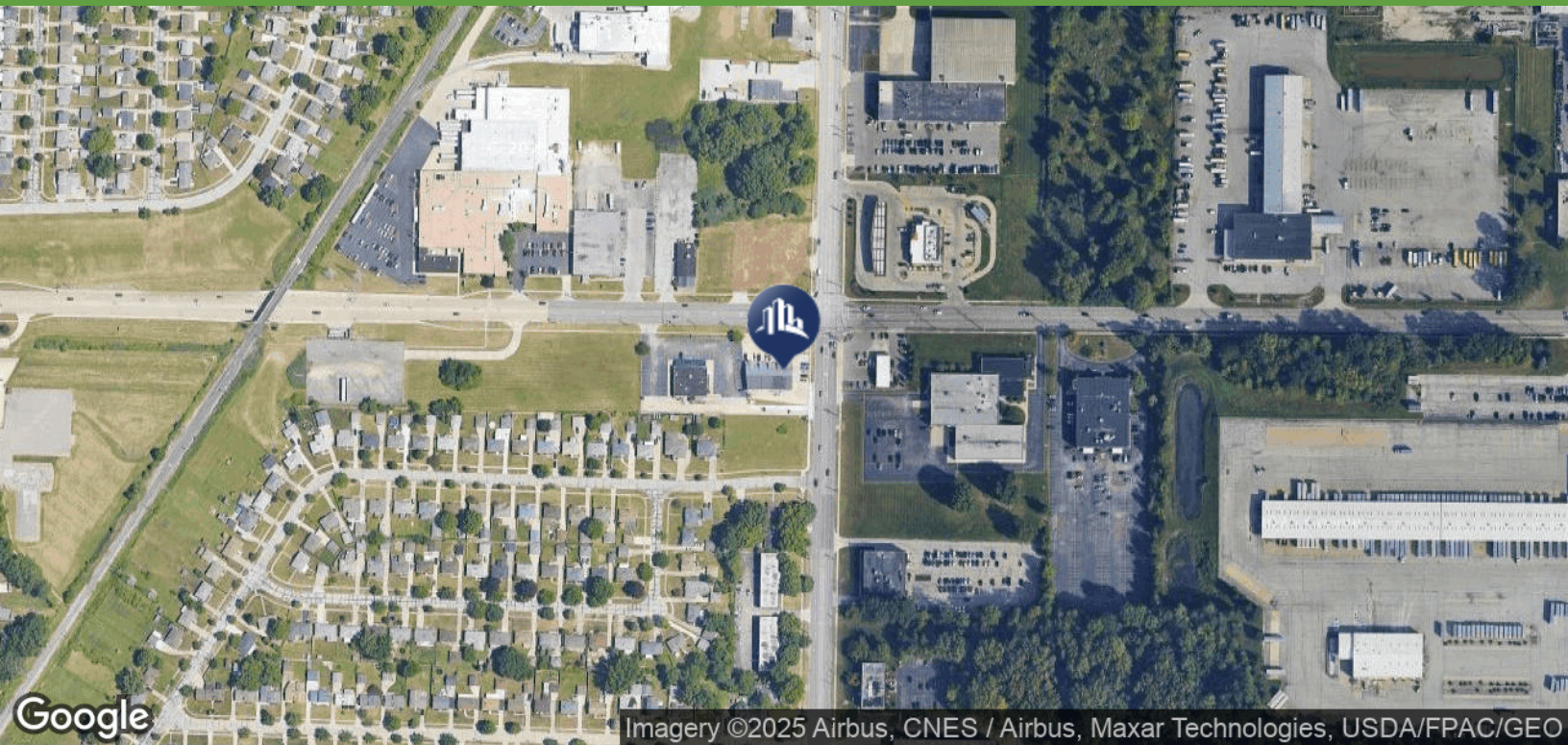
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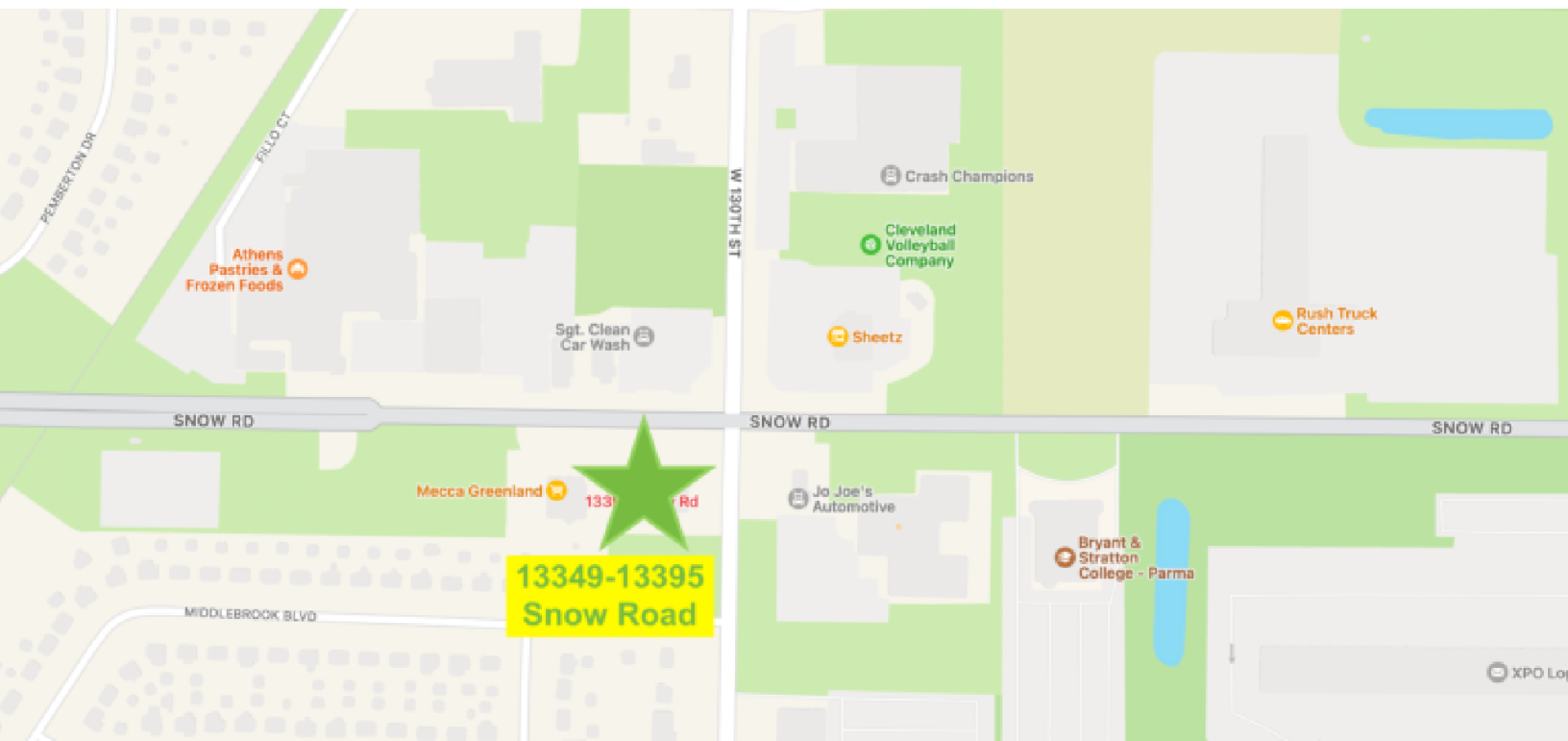
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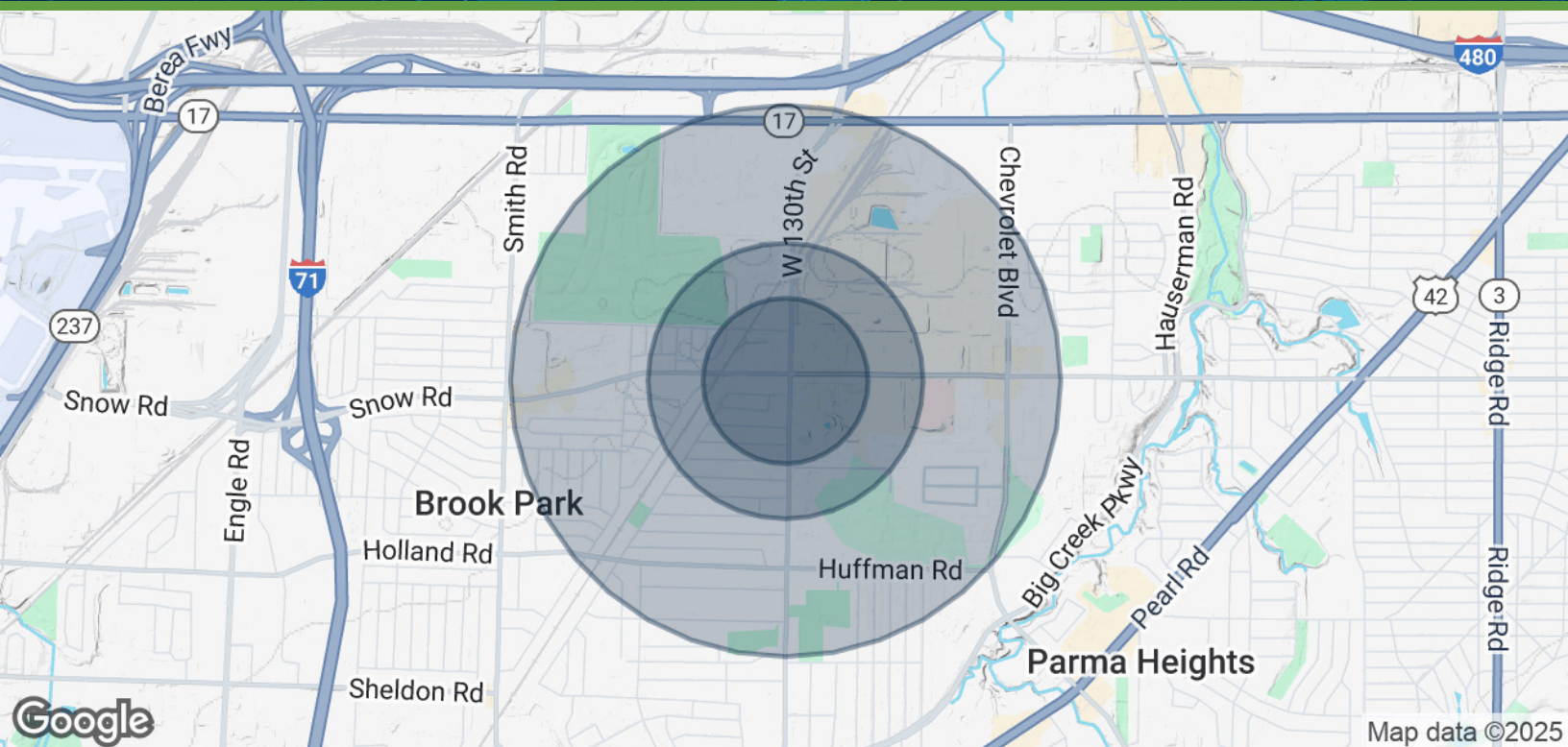
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	670	1,634	8,887
Average Age	44	44	44
Average Age (Male)	42	42	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	753	4,087
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$79,057	\$77,930	\$80,686
Average House Value	\$174,342	\$171,355	\$177,577

Demographics data derived from AlphaMap



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