

FOR LEASE



MENTOR BUSINESS PARK

FIRST CLASS OFFICE AND/OR WAREHOUSE SPACE

±19,968 SF OF AVAILABLE SPACE

8020 TYLER BOULEVARD - MENTOR, OH 44060

CONTACT US

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CBRE

PROPERTY INFORMATION

TOTAL BUILDING SF	±47,045 SF
AVAILABLE SF	±19,968 SF
DOCKS	3
CLEAR HEIGHT	18'
COLUMN SPACING	40' x 40'
POWER	277/480V
LIGHTING	LED
HVAC	Rooftop packaged units
SPRINKLERS	Wet
PARKING CAPACITY	±250

PROPERTY OVERVIEW

- Campus like setting with a natural lake in front of the building
- Located between Route 306 and Route 615 on Tyler Boulevard
- Excellent freeway visibility from State Route 2
- Immediate access to State Route 2 and 615
- Property will accommodate various types of users including office, warehouse, distribution or showroom
- Well-maintained building with modern finishes
- Strategically located in heart of amenity rich Mentor, Ohio
- Mentor, Ohio — named to the “100 Best Places to Live” by Money magazine in 2006 and 2010, and to Smart Money’s “Best Places to Retire in Ohio” in 2012

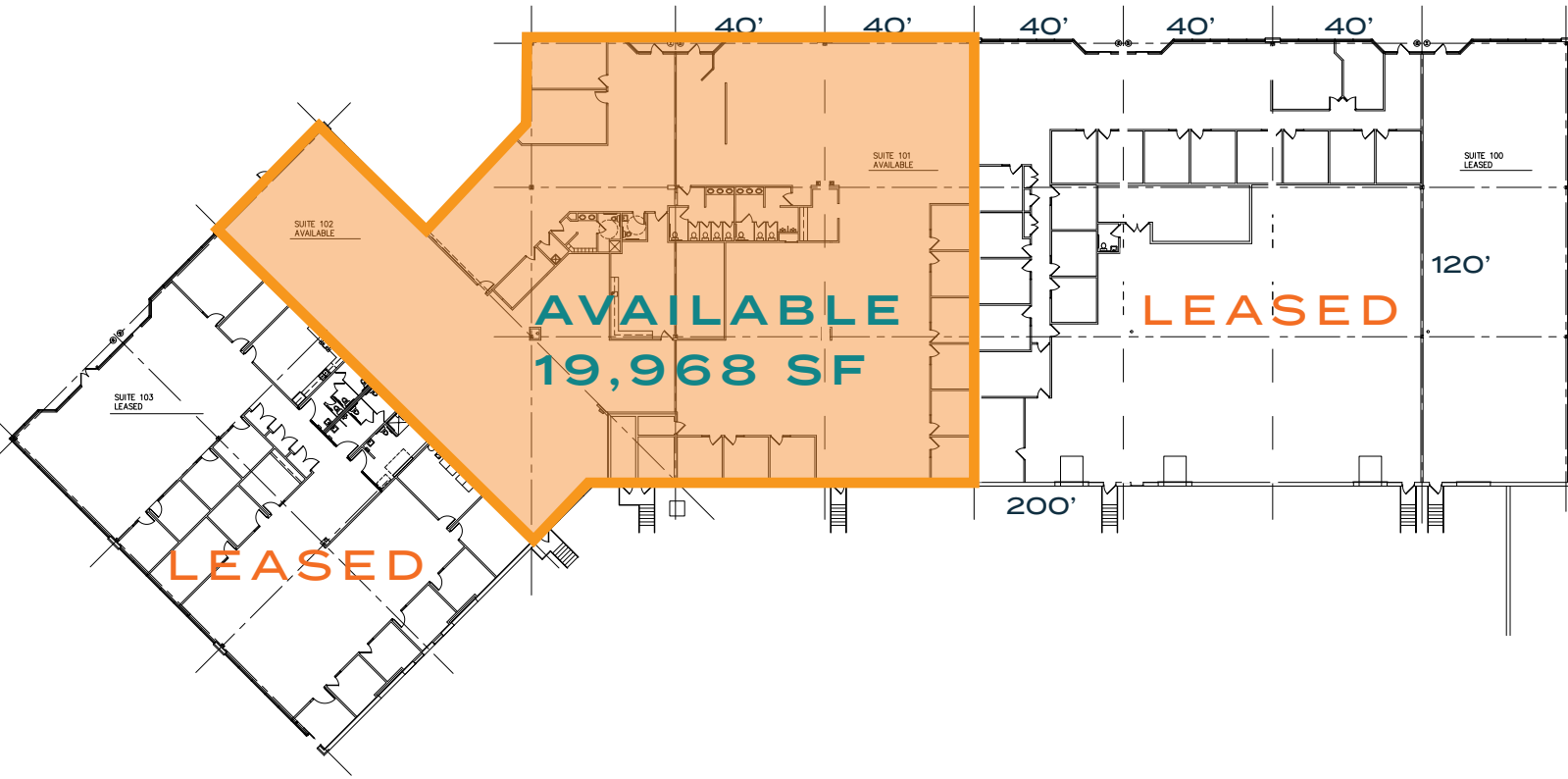
ASKING RATE

\$5.75/SF NNN - Warehouse

\$11.50/SF NNN - Office



AVAILABLE SPACE FLOOR PLAN



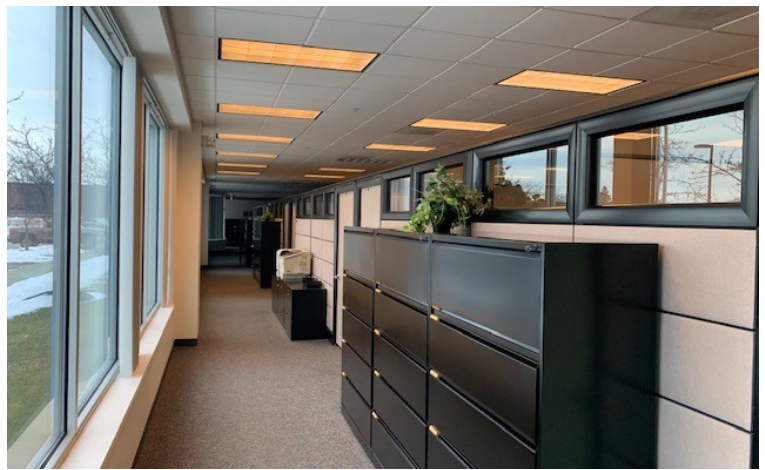
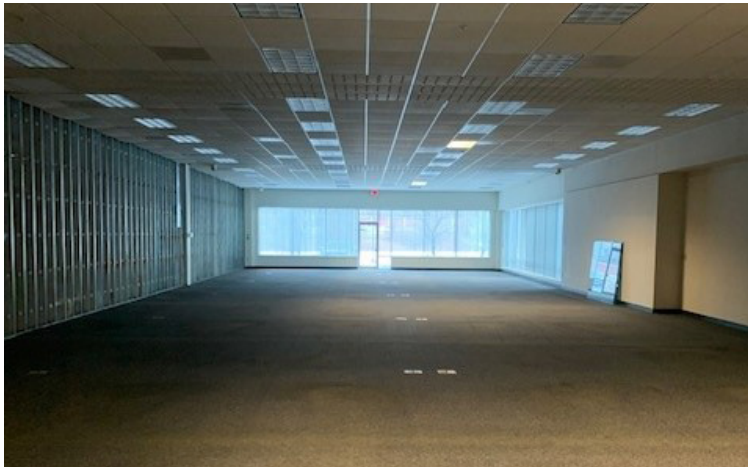
±19,968 SF AVAILABLE



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW

DEMOGRAPHICS (5 MILE RADIUS)



AVG HH INCOME
\$93,778



POPULATION
104,113



AVG HOUSING VALUE
\$240,528



HOUSEHOLDS
45,487



EMPLOYEES
57,065



MEDIAN AGE
46.3

