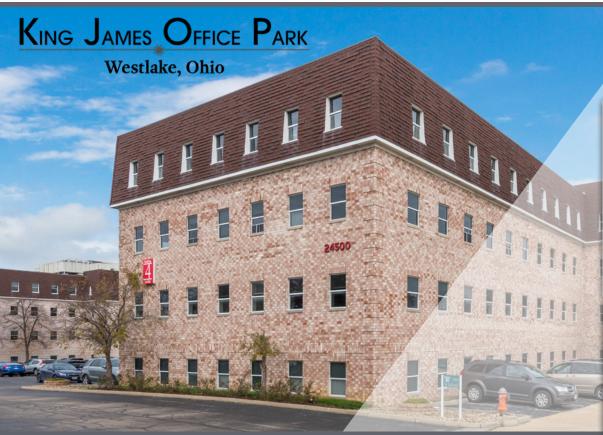


FOR LEASE

READY TO OCCUPY, SMALL OFFICE SUITES UP TO FULL-FLOOR AVAILABILITY







OUTSTANDING PROPERTY FEATURES AND AMENITIES

- Office Park Details: Two (2) Four (4) story multi-tenant office buildings comprising approximately 175,000 combined square feet located on over 7 acres in ideal Westlake location.
- Amenities: Extensive amenities available to all tenants including multiple conferencing and shared breakroom facilities, adjacent parks/walking trails, outdoor garden gathering area, available covered parking + ample free surface parking. Near to many restaurants and shopping including being located just 4 miles from Crocker Park.
- Location: Central Westlake between Clague and Columbia Roads with easy access to Interstates 90 and 480.
- Technology: Redundant, diverse-path, all fiber, high-speed bandwidth
- Space Availability: Move-in-ready office suites available from approximately 650 rentable square feet up to full-floor comprising approximately 22,000 rentable square feet.
- Rental Rates: \$13.50 per rentable square foot, annually full-service net only of in-suite cleaning and in-suite electricity.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



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Featured Suites: SUITE 470 | 6,000 RSF Expandable to FULL FLOOR

> View <u>FLOOR PLAN</u> View <u>INTERIOR IMAGES</u>

SUITE 370 | 2,671 RSF

Expandable to 8,347 RSF

View <u>FLOOR PLAN</u> View <u>INTERIOR IMAGES</u>

SUITE 225 | 1,931 RSF

View <u>FLOOR PLAN</u> View <u>INTERIOR IMAGES</u>

SUITE 150 | 1,880 RSF

Expandable to 2,980 RSF

View <u>FLOOR PLAN</u> View <u>INTERIOR IMAGES</u>

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Westlake, Ohio



Featured Suites: SUITE 490 | 1,973 RSF Expandable to 4,095 RSF

> View <u>FLOOR PLAN</u> View <u>INTERIOR IMAGES</u>

SUITE 305 | 8,000 RSF

View FLOOR PLAN View INTERIOR IMAGES

SUITE 240 | 1,391 RSF Expandable to 3,142 RSF

View <u>FLOOR PLAN</u> View <u>INTERIOR IMAGES</u>

SUITE 145 | 754 RSF

Expandable to 1,480 RSF

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