

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

KING JAMES OFFICE PARK

Westlake, Ohio



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.

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BUILDING 4
24500 Center Ridge

Featured Suites:

SUITE 470 | 6,000 RSF
Expandable to FULL FLOOR

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SUITE 370 | 2,671 RSF
Expandable to 8,347 RSF

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SUITE 225 | 1,931 RSF

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SUITE 150 | 1,880 RSF
Expandable to 2,980 RSF

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BUILDING 3
24600 Center Ridge

Featured Suites:

SUITE 490 | 1,973 RSF
Expandable to 4,095 RSF

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SUITE 305 | 8,000 RSF

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

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SUITE 145 | 754 RSF
Expandable to 1,480 RSF

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