

HIGHLY VISIBLE OFFICE SUITE AVAILABLE



FOR LEASE
10883 PEARL ROAD
STRONGSVILLE, OH 44136
LEASE RATE: \$1,860/MO + CAM & UTILITIES



PROPERTY HIGHLIGHTS:

- Available: 1,395 SF
- CAM: \$720.75/MO
- \$16/SF + \$6.20/SF NNN
- **Suite 303:** Second floor space with 3 private offices with windows, small reception area, small kitchenette, storage, and server room
- Elevator and stair access on first floor
- Landlord takes care of landscaping & snowplow
- Built in 2009, Renovated in 2019
- Fiber to the building
- Parking: ±65 spaces
- Traffic Count: ±18,420
- Highway Access: 2 Miles South to the I-71/ SR-42 Interchange
- 3 year term minimum



LISTING AGENTS

Emily Faust
emily@gerspachergroup.com

Kaitlyn Begue
kaitlyn@gerspachergroup.com

330.722.5002



HIGHLY VISIBLE OFFICE SUITE AVAILABLE



FOR LEASE
10883 PEARL ROAD
STRONGSVILLE, OH 44136
LEASE RATE: \$1,860/MO + CAM & UTILITIES



PROPERTY OVERVIEW

Built in 2009, Fallspointe Office building in Strongsville fronting Pearl Road, has one suite available. Suite 303 is 1,395 SF and is a second-floor suite with both stair and elevator access. The space has an industrial feel with high open ceilings, and plenty of natural light overlooking the Metroparks. It includes a small reception area as you walk in, 3 private offices with windows, a storage/server room, and small kitchenette. Shared restrooms are on the same floor. This space is highly functional for many types of businesses. Tenants in the building include, but are not limited to Chicago Title, Streeter|Petropouleas, LLC Attorneys at Law, Radius Communications, and PSE Credit Union.

LOCATION OVERVIEW

10883 Pearl Road is on the east side of Pearl Road and is adjacent to the Cleveland Metroparks and Rocky River. This location is only two miles south of the I-71 at US-42 interchange, giving one easy access to Columbus, downtown Cleveland, I-480, the Ohio Turnpike, and Cleveland Hopkins Airport. Pearl Road is a major north/south secondary thoroughfare that runs the length of Ohio. This is an extremely high traffic and high visibility location.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,283	23,856	62,744
Total Population	4,898	55,773	147,663
Average HH Income	\$102,161	\$110,192	\$106,896

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



HIGHLY VISIBLE OFFICE SUITE AVAILABLE



FOR LEASE
10883 PEARL ROAD
STRONGSVILLE, OH 44136
LEASE RATE: \$1,860/MO + CAM & UTILITIES

