



FOR LEASE

Hudson Westpark

85-115 Executive Parkway
Hudson, Ohio 44236

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Hudson is an affluent suburban community ideally located between Cleveland and Akron.

Four single story buildings with separated entrances/utilities for each suite. Variety of suite sizes with plentiful natural light immediately available with aggressive rates. Great access to Route 8, Ohio Turnpike, and I-271. Just minutes from downtown Hudson. Beautiful suburban office setting. Conveniently located with shopping, restaurants and medical facilities nearby.

Hudson boasts an outstanding, nationally ranked education system, historic neighborhoods, high-end shopping and dining, and an overall outstanding quality of life.

BENEFITS

Velocity Broadband - Hudson offers symmetrical high speed 100% fiber optic broadband voice servers to its' local businesses. For companies planning expansions or relocations in Hudson, there are many incentives available.



DETAILS

Property name	Hudson Westpark
Location	85-115 Executive Parkway Hudson, Ohio 44236
Total building size	Four buildings (15,600 SF each)
Available Suites	Building 85: Suite - 4,949 SF Building 95: Suite 200 - 4,300 SF Building 105: Suite 200 - 3,885 SF & Suite 300 - 7,718 SF
Floors	1
Zoning	Commercial/office zoning
Building class	B
Lease type	Modified gross
Parking	More than 350 surface parking spaces
Ceiling height	9'
Built/Renovated	1997/2005
Nearby amenities	Shops, restaurants, bars, hotels
Tenant mix	Multi-tenant



DEMOGRAPHICS



Estimated Population

1-Mile 1,888
2-Mile 17,998
3-Mile 32,807



Median Household Income

1-Mile \$141,376
2-Mile \$169,251
3-Mile \$112,375



Daytime Population

1-Mile 2,800
2-Mile 21,988
3-Mile 51,910



**Minutes from 1-80,
Route 8 and I-271**





LOCATION

Hudson is centrally located, just 30 miles south of Cleveland and 15 miles north of Akron, making it a convenient and desirable place to live and work. The city is home to Western Reserve Academy, a prestigious boarding and college preparatory school that originally housed Western Reserve College—now known as Case Western Reserve University in Cleveland. Additionally, Hudson's public school system ranks in the top 2% of Ohio districts, offering excellent educational opportunities for students.

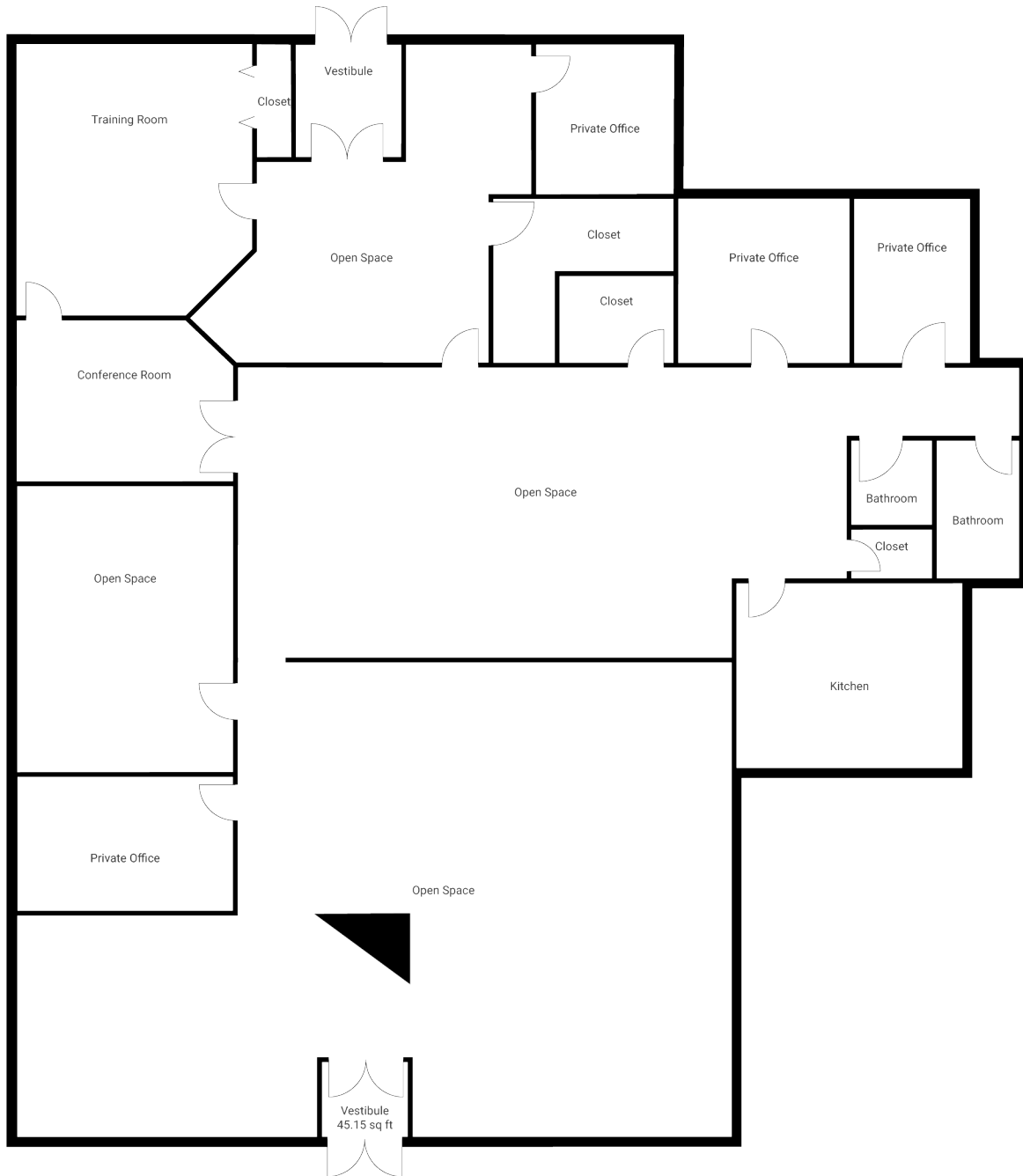
Hudson boasts a thriving business community, including the corporate headquarters of PartsSource and Arhaus. The city's historic downtown is home to the Merchants of Hudson, featuring more than 90 unique businesses offering shopping, dining, and services in a charming walking district. Residents and businesses also benefit from Velocity Broadband, a city-owned, high-speed, all-fiber internet service that provides reliable connectivity for work, education, and entertainment.



Building 85

AVAILABLE SPACES

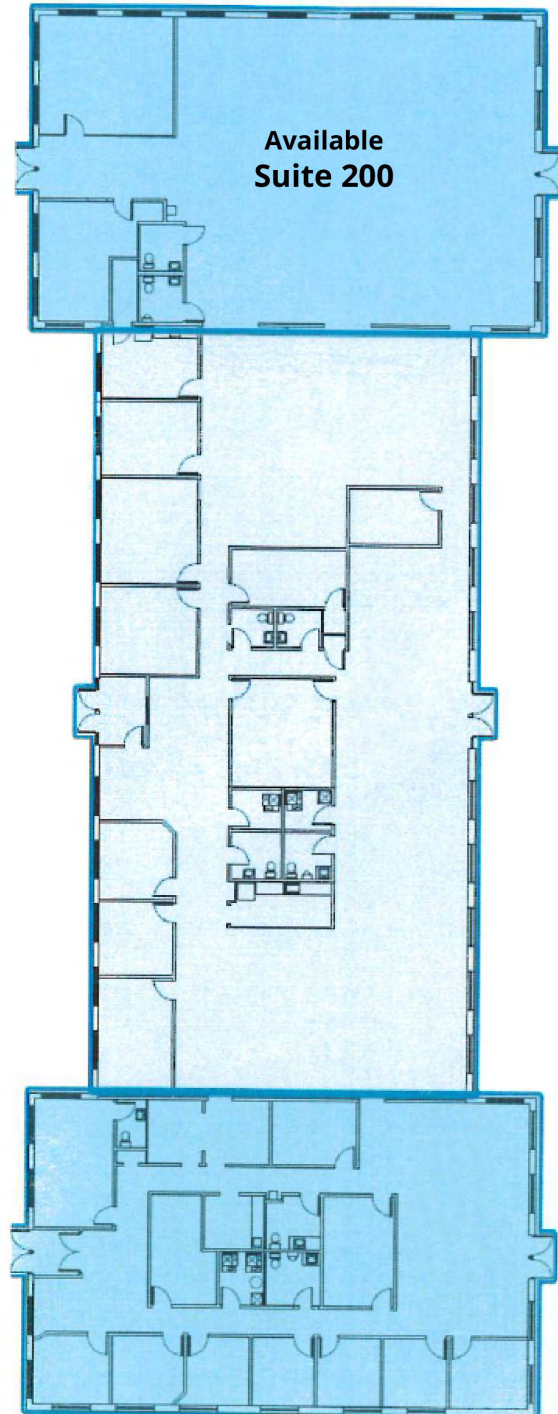
- Suite 200 – 4,949 SF



Building 95

AVAILABLE SPACES

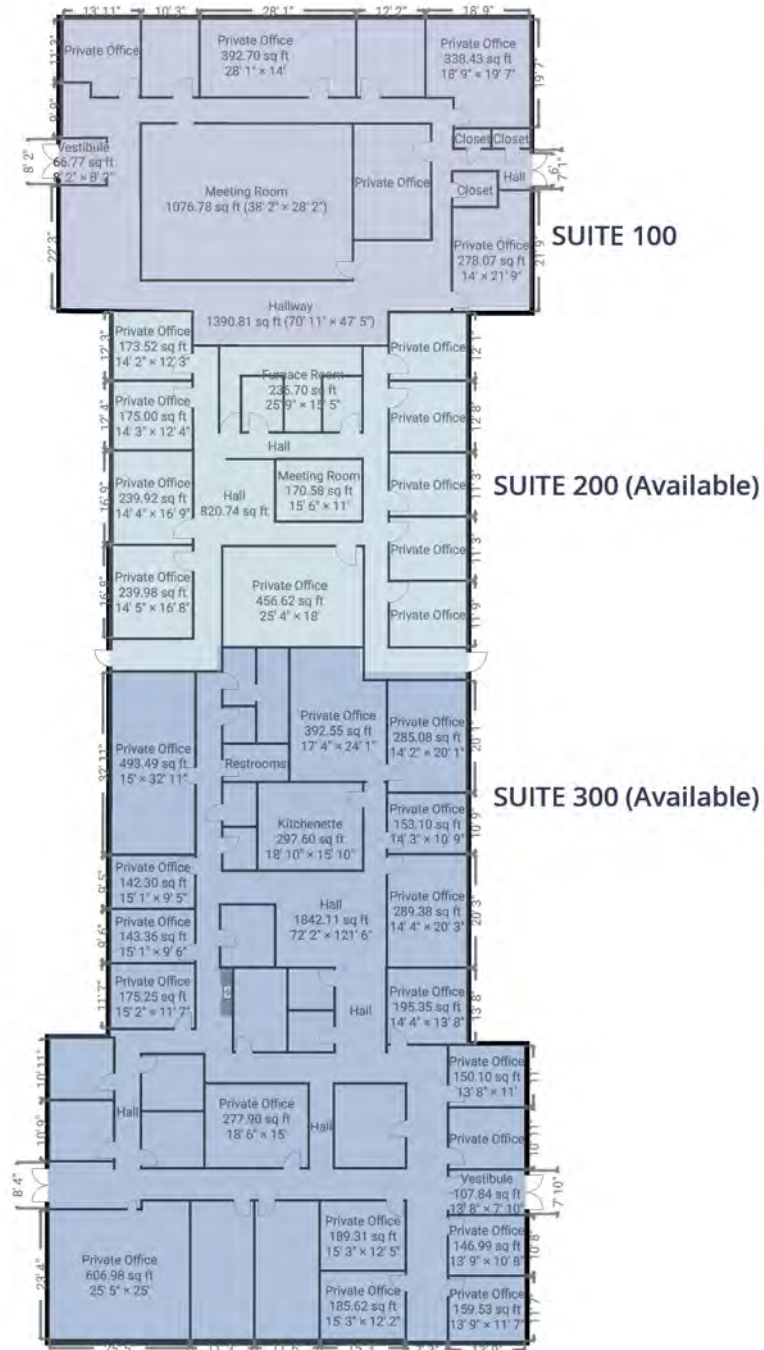
- Suite 200 – 4,300 SF



Building 105

AVAILABLE SPACES

- Suite 200 - 3,855 SF
- Suite 300 - 7,718 SF





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View online at colliers.com/pusa-85-115

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