

**FOR  
LEASE**

# **MENTOR BUSINESS PARK**

7800 TYLER BLVD, MENTOR, OH 44060

## **OFFICE SPACE AVAILABLE UP TO ±74,352 SF (DIVISIBLE)**



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**CBRE**

# PROPERTY HIGHLIGHTS

- $\pm 2$  Miles from SR-2 with Highway Visibility,  $\pm 3$  Miles from I-90
- Parking: Ample surface parking available (125 dedicated spaces)
- Park neighbors include MWD Logistics, ORBIS, Interpak, Summit Steel, Accurate Metal, Infasco Distribution and USALCO
- Owned by Industrial Realty Group (IRG), one of the largest CRE owners/developers in the US and professionally managed by IRG Realty Advisors (IRGRA).
- **NNNs: \$1.31 / SF (2025 Est)**

## ZONING:

- [Zoning Map](#)
- [Codified Ordinances](#)



# SPACE DETAILS UNIT A1



**DESCRIPTION** Open Layout Office

**MAX CONTIGUOUS** 74,352 SF±

**MIN DIVISIBLE** 7,500 SF

**FLOORS** 2 (37,176 SF Per Floor)

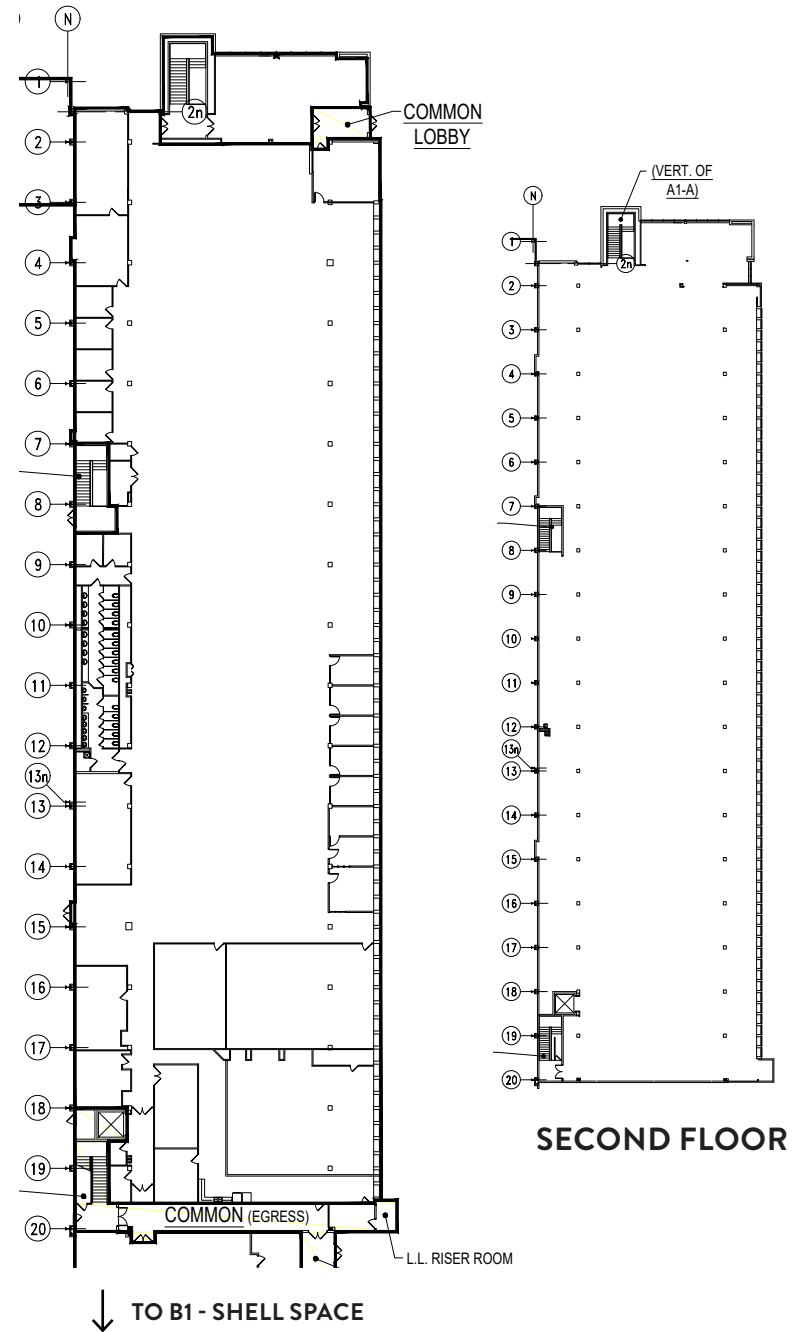
**LAYOUT**

Mostly Open Layout With 13 Private Offices, Classrooms/Training Areas, Cafeteria, Kitchenette, Private Restrooms, Private Entrance, & Various Mixed-Use Rooms

**ADDITIONAL FEATURES**

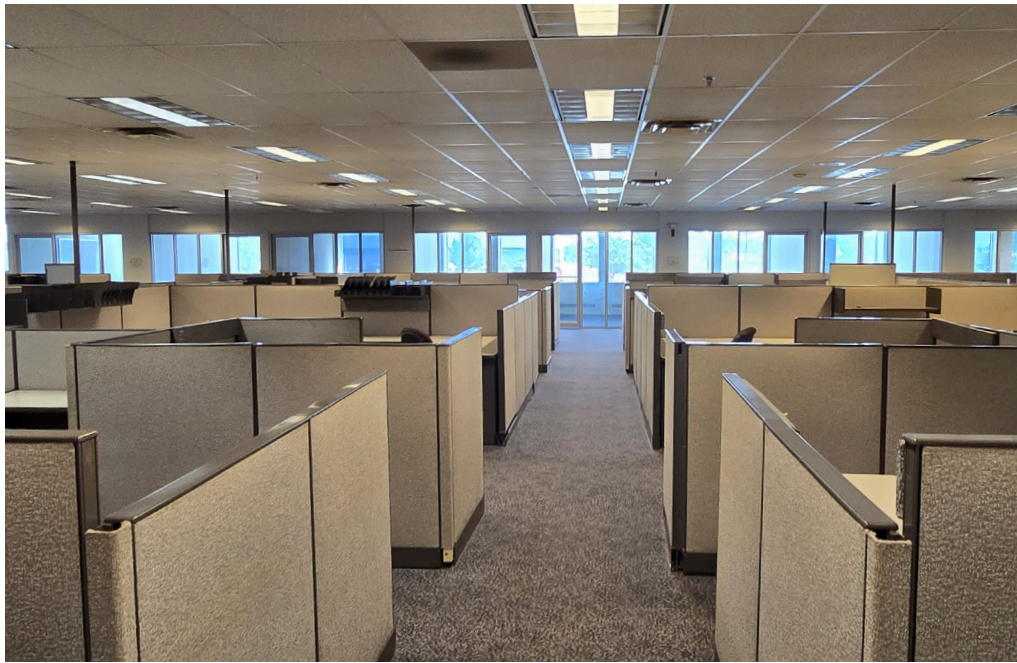
- Signage Available at Tyler Boulevard With Highway Visibility (SR-2)
- Space Has Private Parking Lot & Entry
- Office Furniture May Be Available
- Can Be Leased With Unit B1 For a Total of 49,335 SF on the First Floor

**ASKING RATE** \$12.50 / SF NNN



**SECOND FLOOR**

# UNIT A1 PHOTOS



# SPACE DETAILS UNIT B1



## DESCRIPTION

Office / R&D / Lab

## RENTABLE SF

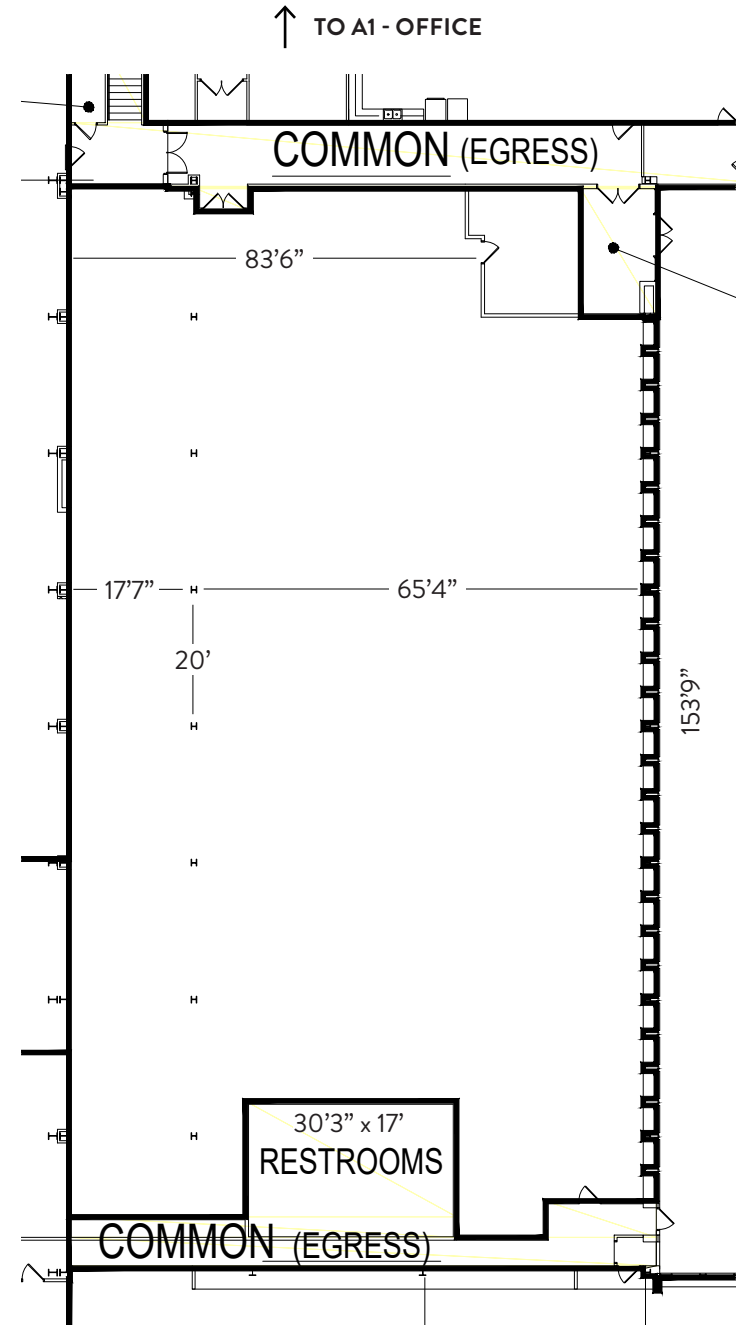
12,159 SF ±

## ADDITIONAL FEATURES

- Space is Currently in Shell Condition, Ready For Build Out
- New LED Lighting
- New Interior Paint
- 10'5" Clear Height
- Exposed Ceilings
- Can Be Leased With Unit A1 For a Total of 49,335 SF on the First Floor

## ASKING RATE

## CONTACT AGENT



# LOCATION OVERVIEW



## DEMOGRAPHICS (5 MILE RADIUS)



AVG HH INCOME  
**\$107,962**



POPULATION  
**103,263**



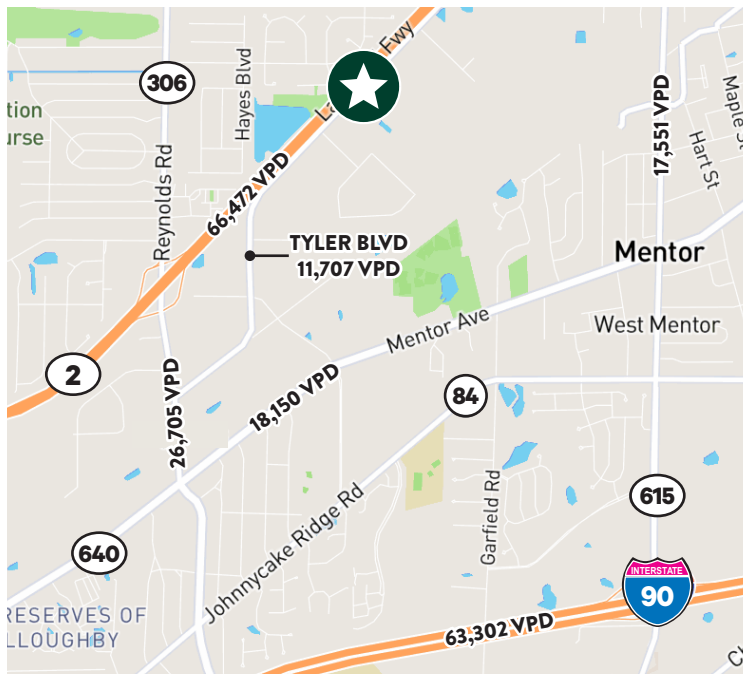
AVG HOUSING VALUE  
**\$284,346**



HOUSEHOLDS  
**46,679**



EMPLOYEES  
**61,338**



# TRADE AERIAL MENTOR



**TRADE AREA INFO**  
Mentor Ave & Center St  
(3 Miles)

- Population: 44,302
- Daytime Population: 49,911
- Total Households: 18,464
- Median HH Income: \$78,024
- Average HH Income: \$107,388
- Total Businesses: 2,214
- Total Employees: 34,421

**MAJOR EMPLOYERS**

1. STERIS - 1,043
2. TriPoint Medical Center - 825
3. Lincoln Electric - 540
4. NHVS International Inc. - 325
5. Avery Dennison - 300

**HOTELS**  
14 Hotels/1,350 Rooms

1. Super 8 - 63
2. Studio 6 - 114
3. Holiday Inn - 132
4. Best Western - 50
5. Residence Inn - 96
6. WoodSpring Suites - 117
7. Hampton Inn - 90
8. Wingate - 83
9. Quail Hollow - 176
10. Comfort Inn - 55
11. Holiday Inn Express - 84

Not on map:  
Mentor Home Inn - 70  
Days Inn - 112  
Red Roof Inn - 108

Planned:  
Homewood Suites - N/A

Traffic Counts: Ohio Department of Transportation (ODOT) 2019-2020

**FOR MORE  
INFORMATION  
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