

7575 NORTHCLIFF AVE.

Brooklyn, OH 44144



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

PREMIER CLASS A OFFICE BUILDING

- 4 story professional building with 60,000 RSF.
- Centrally located just seconds from the I-480 Ridge Road exit.
- Conference facility available free of charge to tenants.
- Close proximity to hotels, restaurants and retail.
- Spaces benefit from ribbon glass windows allowing abundant natural light into tenant spaces.
- Impressive four story atrium.
- Large surface parking area available to tenant's and guests.

OFFERING SUMMARY

Lease Rate:	Call For Info
Available SF:	934 - 40,000 SF
Building Size:	60,681 SF

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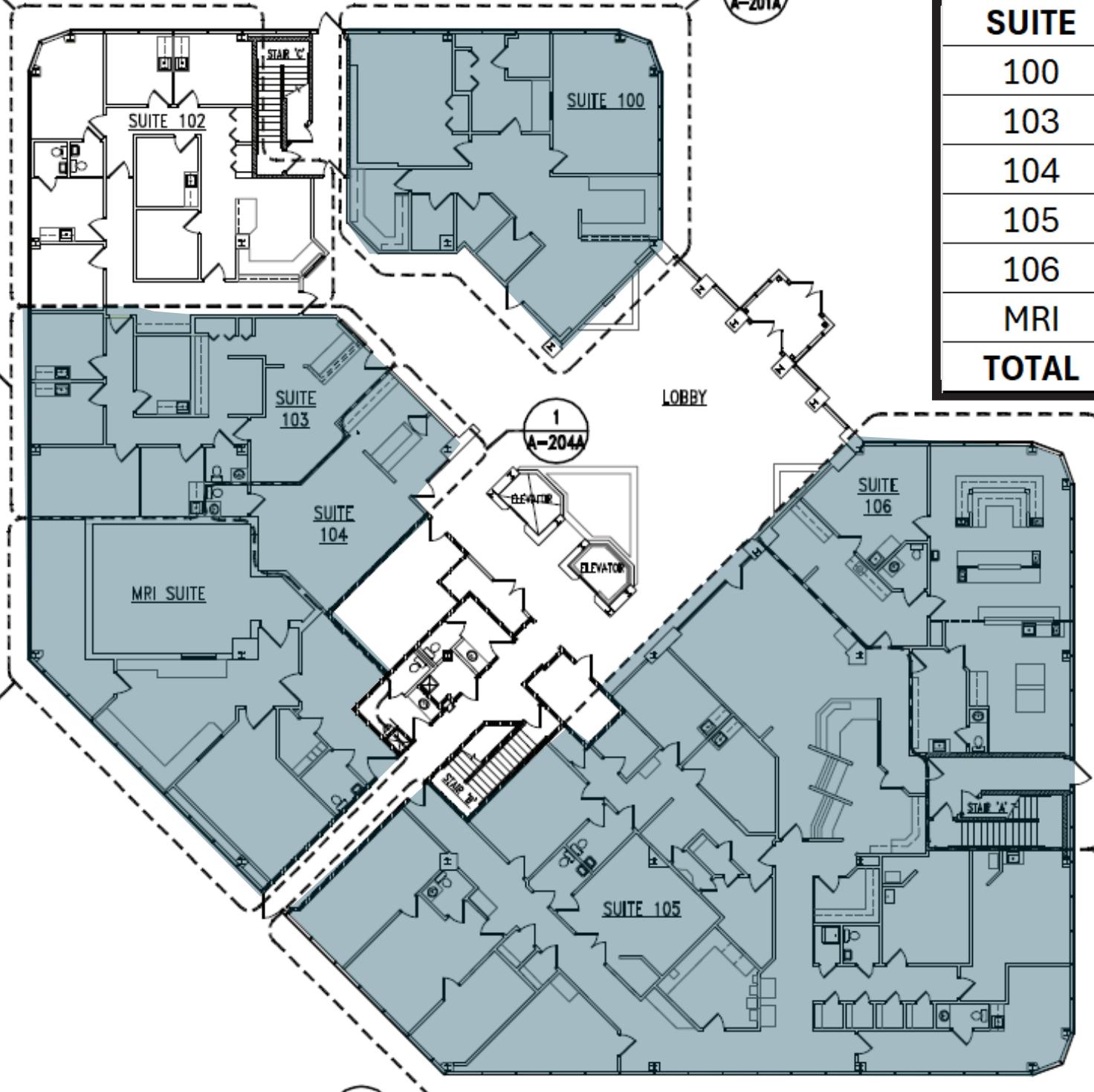
LOBBY

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SUITE	RSF
100	1,832
103	1,393
104	652
105	5,908
106	1,673
MRI	2,011
TOTAL	13,468



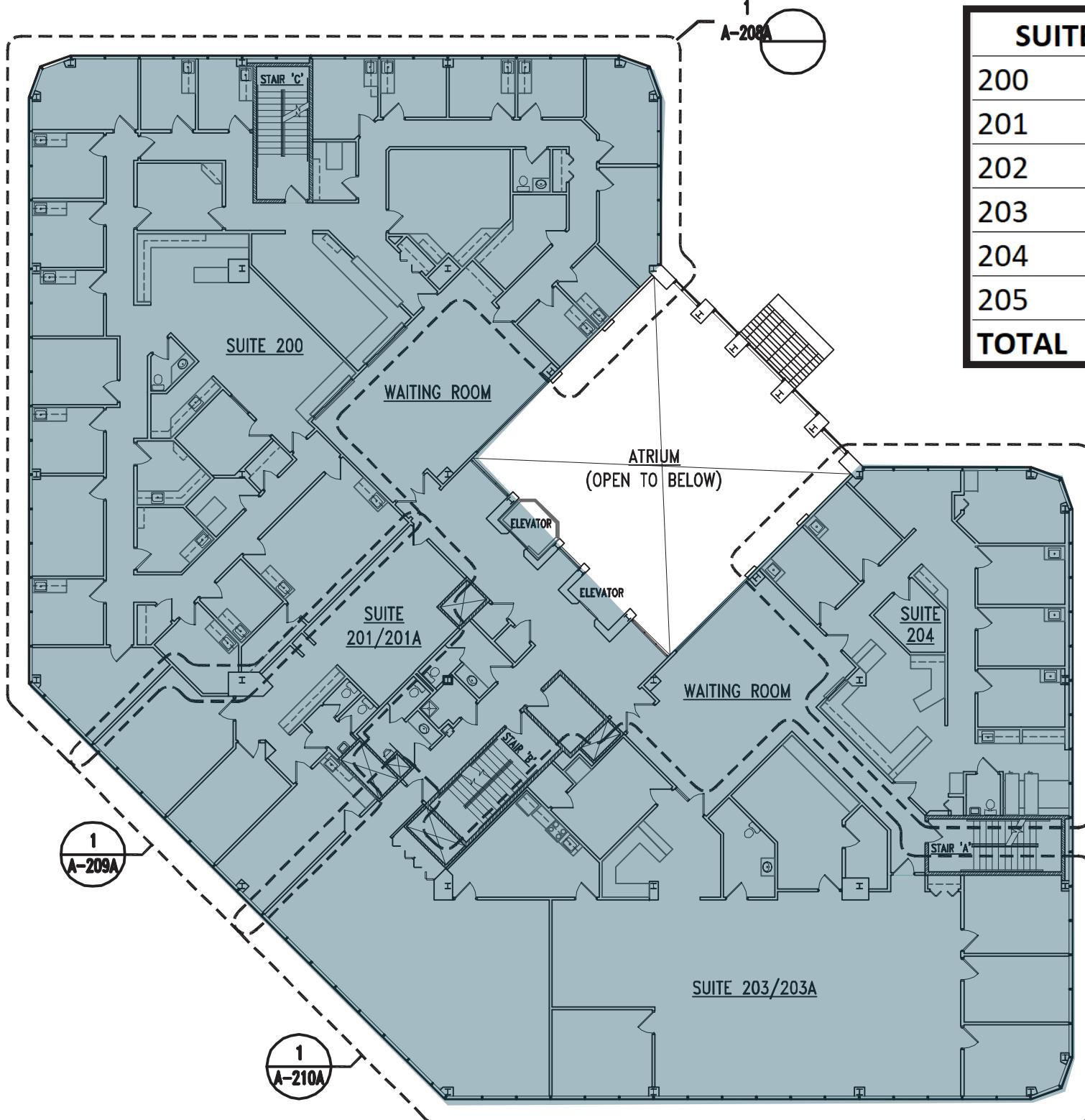
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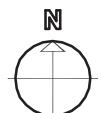
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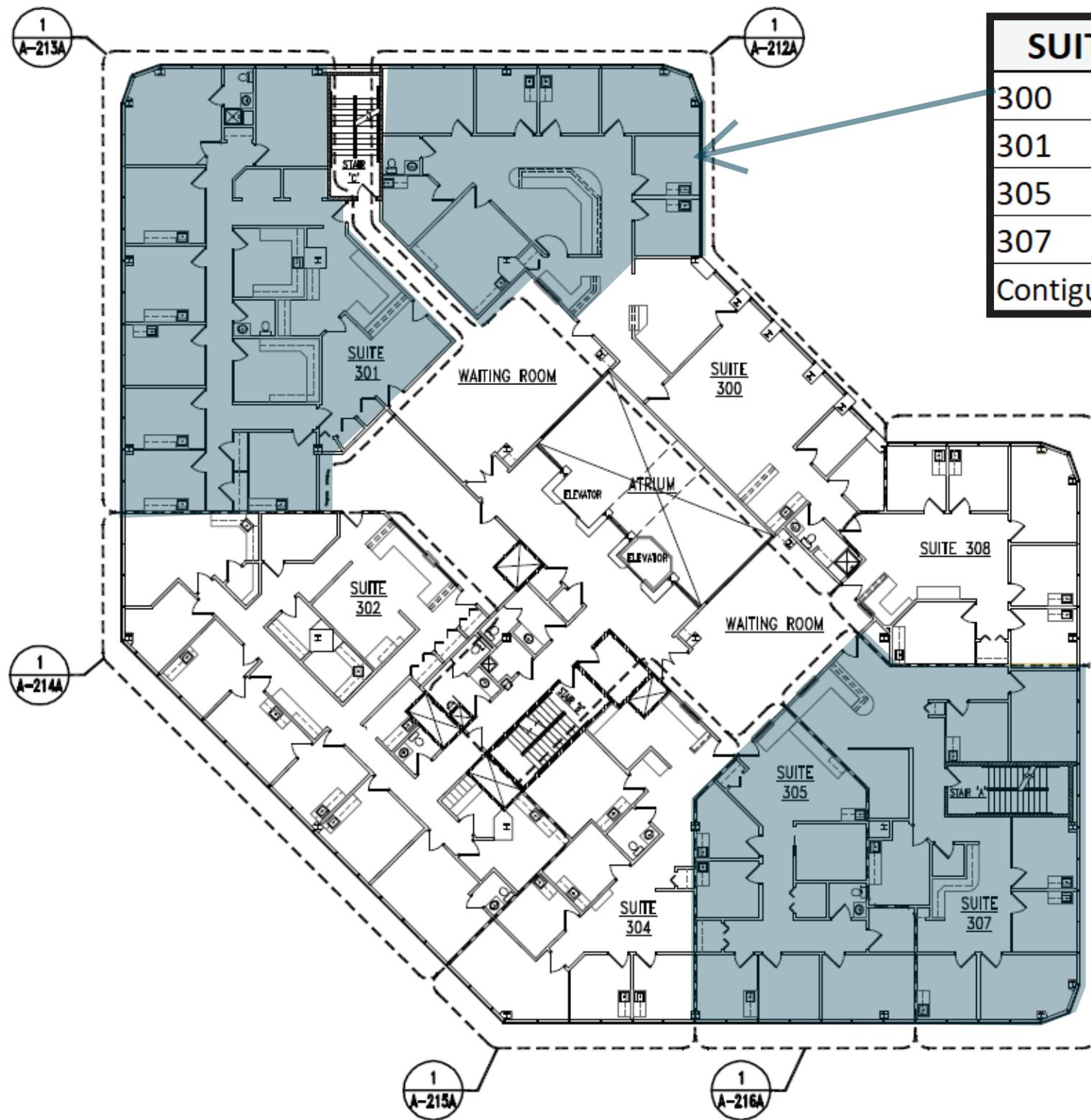
SUITE	RSF
200	6,531
201	1,147
202	3,331
203	4,156
204	1,973
205	1,169
TOTAL	18,307



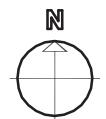
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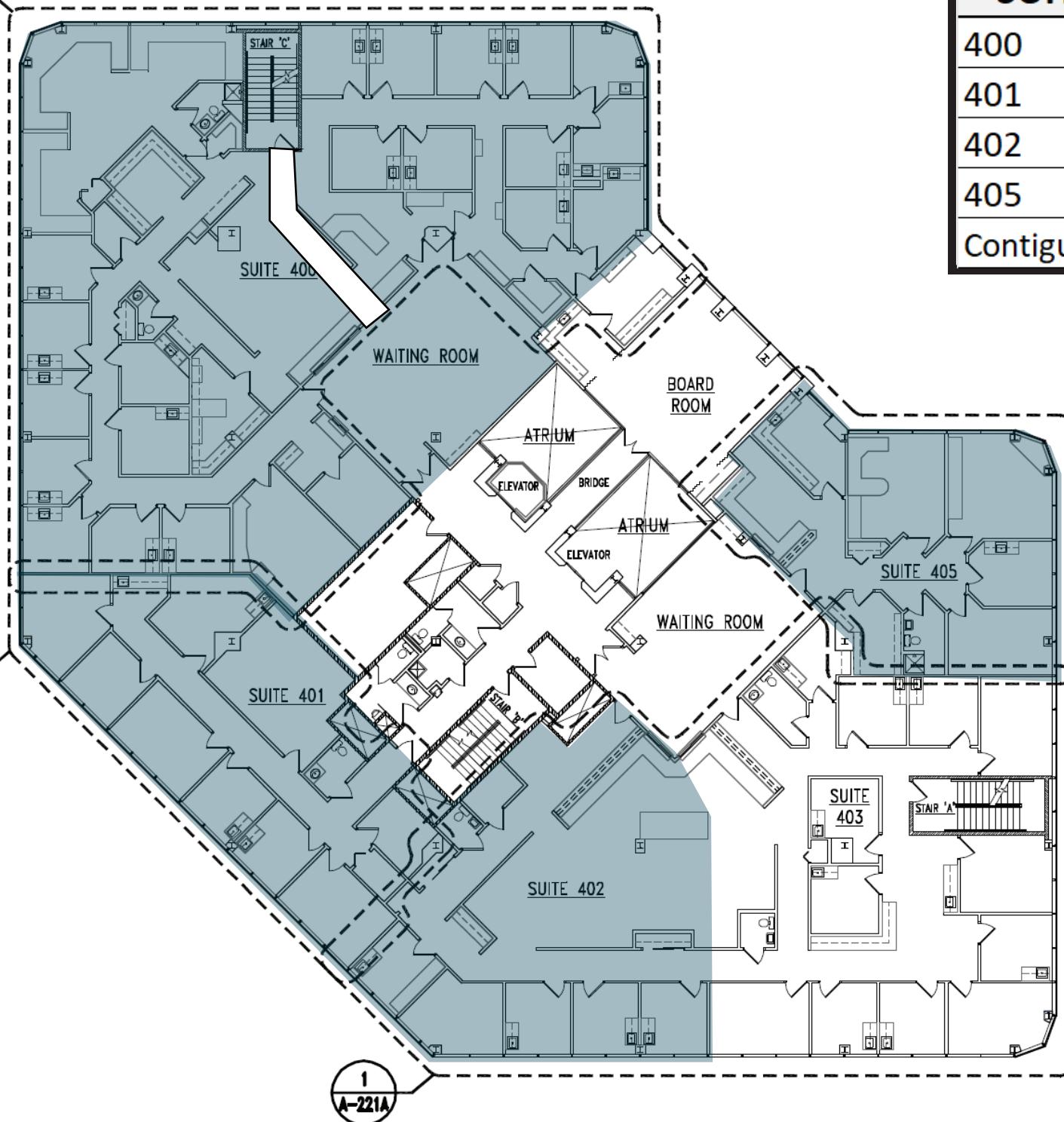


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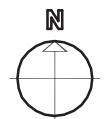
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SUITE	RSF
400	6,018
401	1,716
402	2,307
405	1,678
Contiguous	10,041

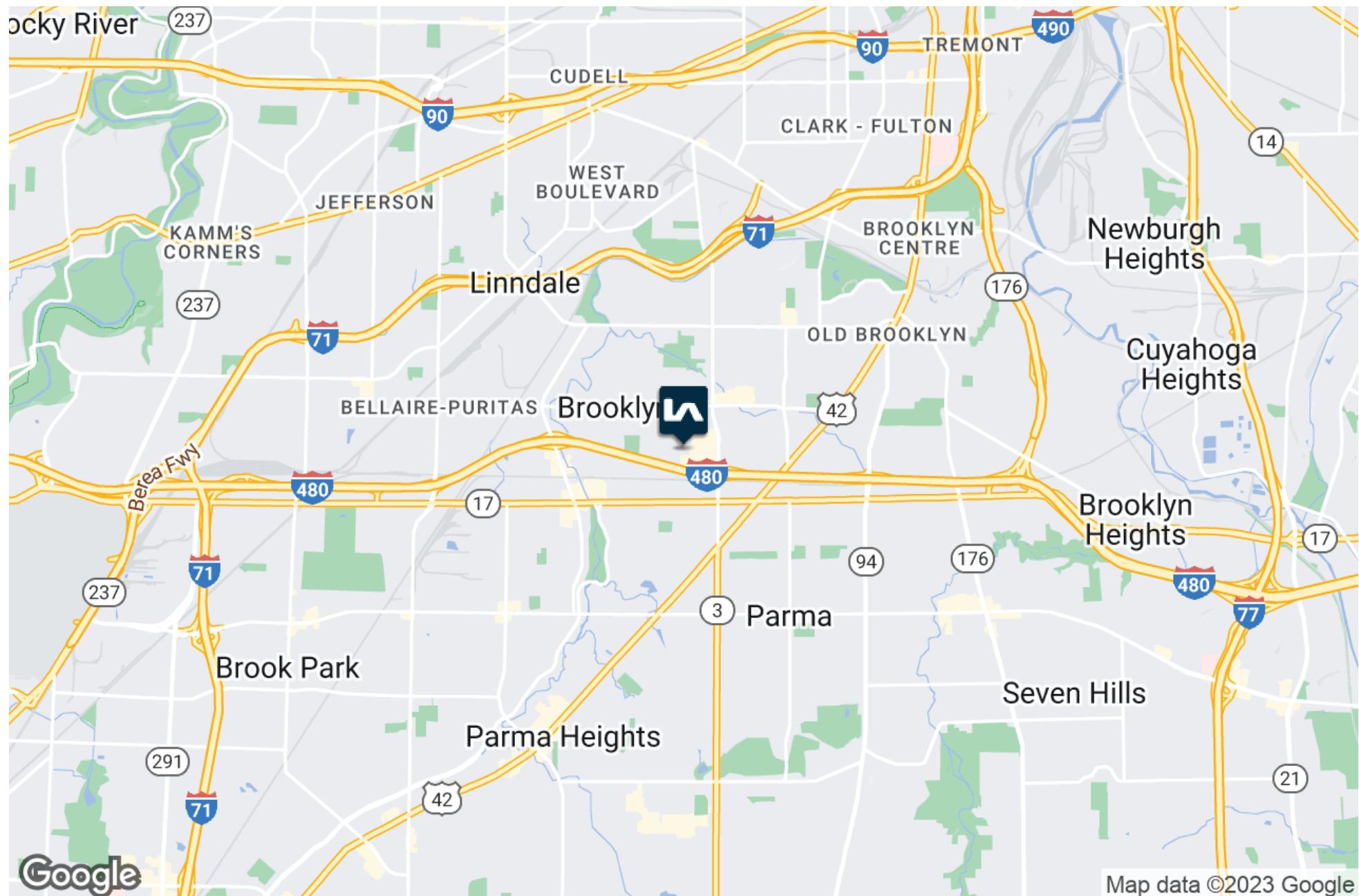


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LOCATION MAP



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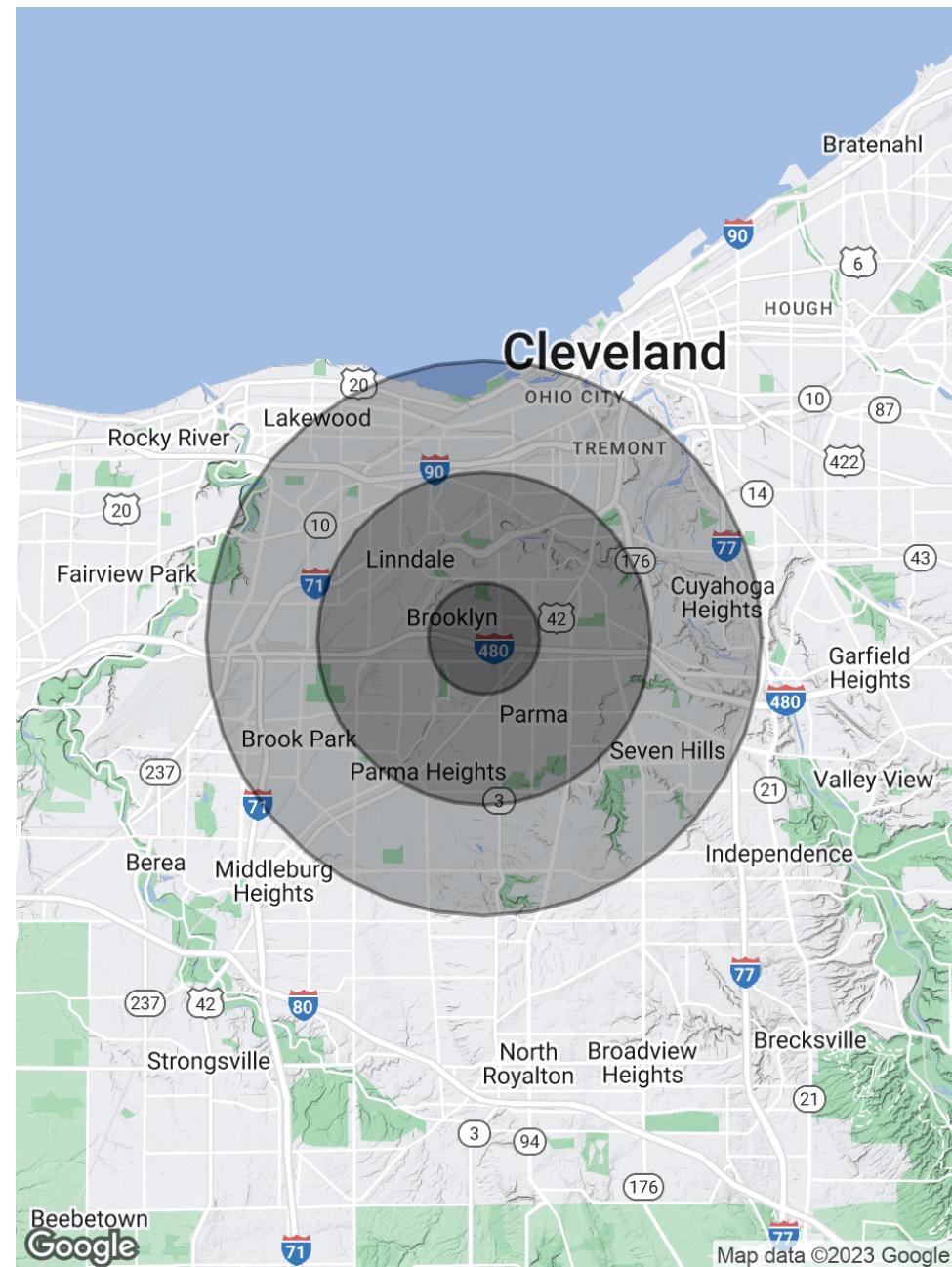
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,963	153,934	378,223
Average Age	39.6	37.8	38.5
Average Age (Male)	38.3	36.4	36.9
Average Age (Female)	41.8	38.9	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,951	62,766	158,183
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$50,960	\$48,419	\$47,085
Average House Value	\$135,482	\$115,777	\$121,019

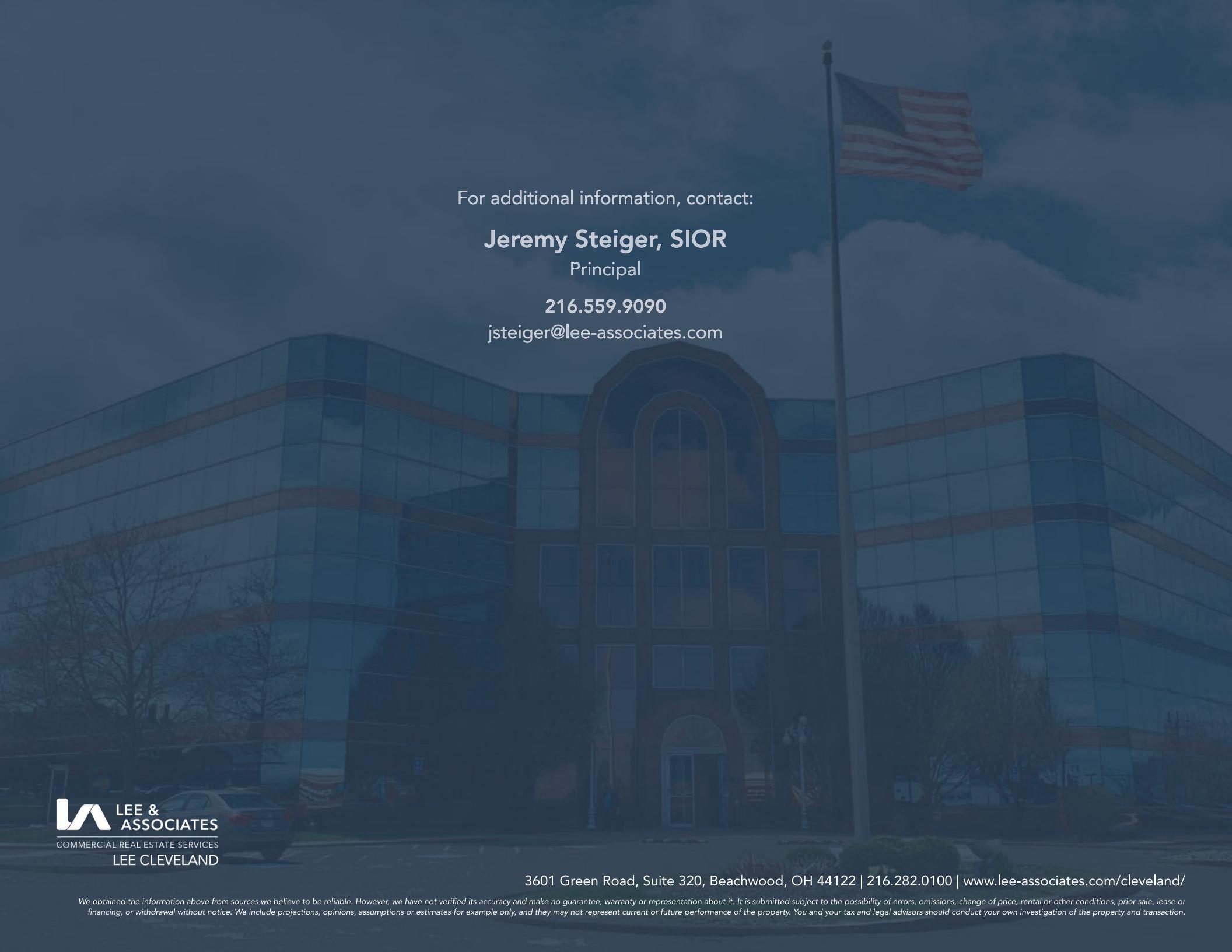
* Demographic data derived from 2020 ACS - US Census



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For additional information, contact:

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