



## Office Condominium for Sale/Lease

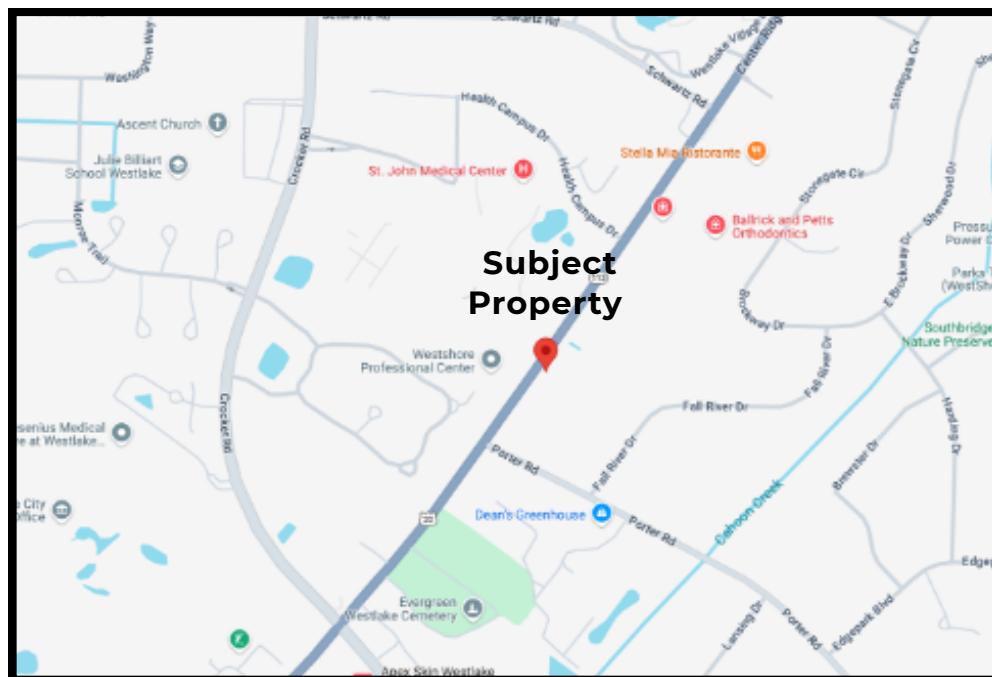
**Sale Price: \$99,500**  
**Lease Price: \$20SF/YR NNN**

### Property Features

- 1,757 SF Office Condominium
- 7 Office Areas - 5 with Direct Water Access
- Features an IT Room & Lab Area
- 2 In-Suite Bathrooms (Not Handicap Accessible)
- Main and Side Door Entrances
- No Reserved Parking
- Recently Updated with New Flooring and Paint
- Conveniently located between Crocker Rd. & Center Ridge Rd. adjacent to University Hospital St. John Medical Center

Contact: Gary Pescatrice  
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(216) 402-8000

Trinity Commercial Realty  
30200 Detroit Rd., Suite E  
Westlake, Ohio 44145  
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**Easy Access to Major Highways**

**2.7 mile to I-90**

**3.4 miles to I-480**

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## Floor Plan

