

8836 TYLER BLVD

Mentor, OH 44060

Leasing
Brochure



MATTHEWS™

Property Overview

±6,000 SF

Available

±\$16.00 NNN

Lease Rate

±10,213 VPD

Traffic

Project Scope

- Former light medical / physical therapy space, easily convertible to traditional office space
- Space features a receptionist area, kitchenette, bullpen area, 10 perimeter offices, and ample storage space
- Landlord is willing to make improvements for Tenant specific needs
- Location: Excellent visibility and frontage on Tyler Blvd, one of Mentor's main commercial corridors. The site has convenient access to major routes, including Interstate 90 and State Routes 2 & 615, which enhances accessibility for staff, patients, and customers.
- Zoned M-2, offers flexible zoning options allowing for a variety of different business uses

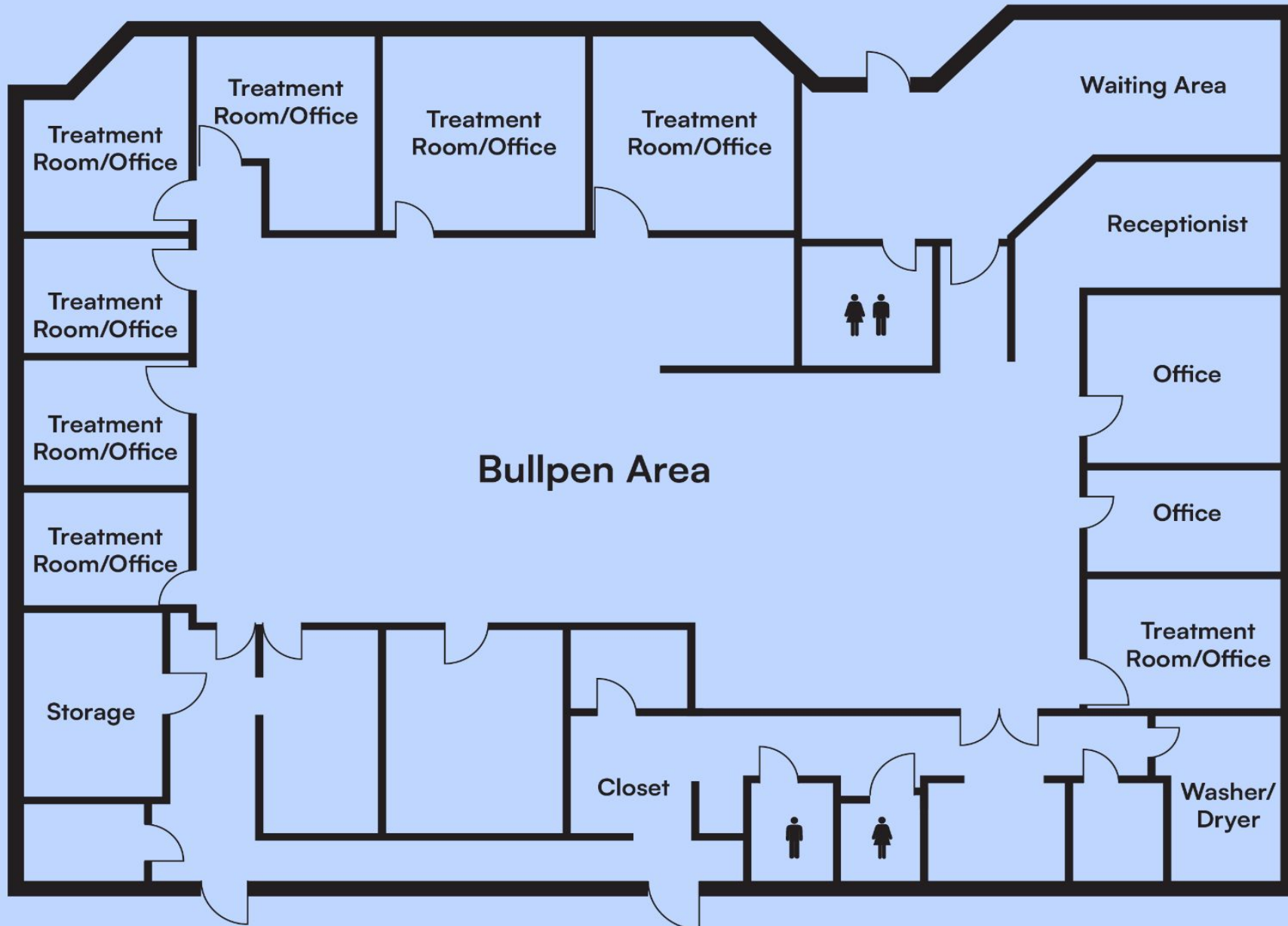


For Lease

MATTHEWS™

8836 Tyler Blvd

Mentor, OH 44060



Caleb Ogan

Senior Associate

(216) 260-0923

caleb.ogan@matthews.com

License No. SAL.2022005346 (OH)

Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)

Broker of Record

Matthew Wallace

License No. REC.2022007141 (OH)

Firm Lic. No.: REC.2022007141 (OH)

For Lease

MATTHEWS™

8836 Tyler Blvd

Mentor, OH 44060



Caleb Ogan

Senior Associate

(216) 260-0923

caleb.ogan@matthews.com

License No. SAL.2022005346 (OH)

Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)

Broker of Record

Matthew Wallace

License No. REC.2022007141 (OH)

Firm Lic. No.: REC.2022007141 (OH)

For Lease

MATTHEWS™

8836 Tyler Blvd

Mentor, OH 44060



Google Earth

Caleb Ogan

Senior Associate

(216) 260-0923

caleb.ogan@matthews.com

License No. SAL.2022005346 (OH)

Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)

Broker of Record

Matthew Wallace

License No. REC.2022007141 (OH)

Firm Lic. No.: REC.2022007141 (OH)

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **8836 Tyler Blvd, Mentor-on-the-Lake, OH, 44060** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

Caleb Ogan

Senior Associate

(216) 260-0923

caleb.ogan@matthews.com

License No. SAL.2022005346 (OH)

Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)

Broker of Record

Matthew Wallace

License No. REC.2022007141 (OH)

Firm Lic. No.: REC.2022007141 (OH)