



**50 PEARL ROAD
BRUNSWICK, OH 44212**

LEASE RATE: \$1,065 + CAM



PROPERTY HIGHLIGHTS

- Available: 949 SF
- Price per SF: \$13.47/SF
- CAM Fees: \$5.50/SF
- Suite 111 Consists of 2 offices, 1 large conference room, reception, and in-suite storage
- Utilities: Included in CAM
- Signage: Monument signage
- Parking: ± 190
- Traffic Count: $\pm 14,000$
- Highway Access: Direct access to SR-42



LISTING AGENTS

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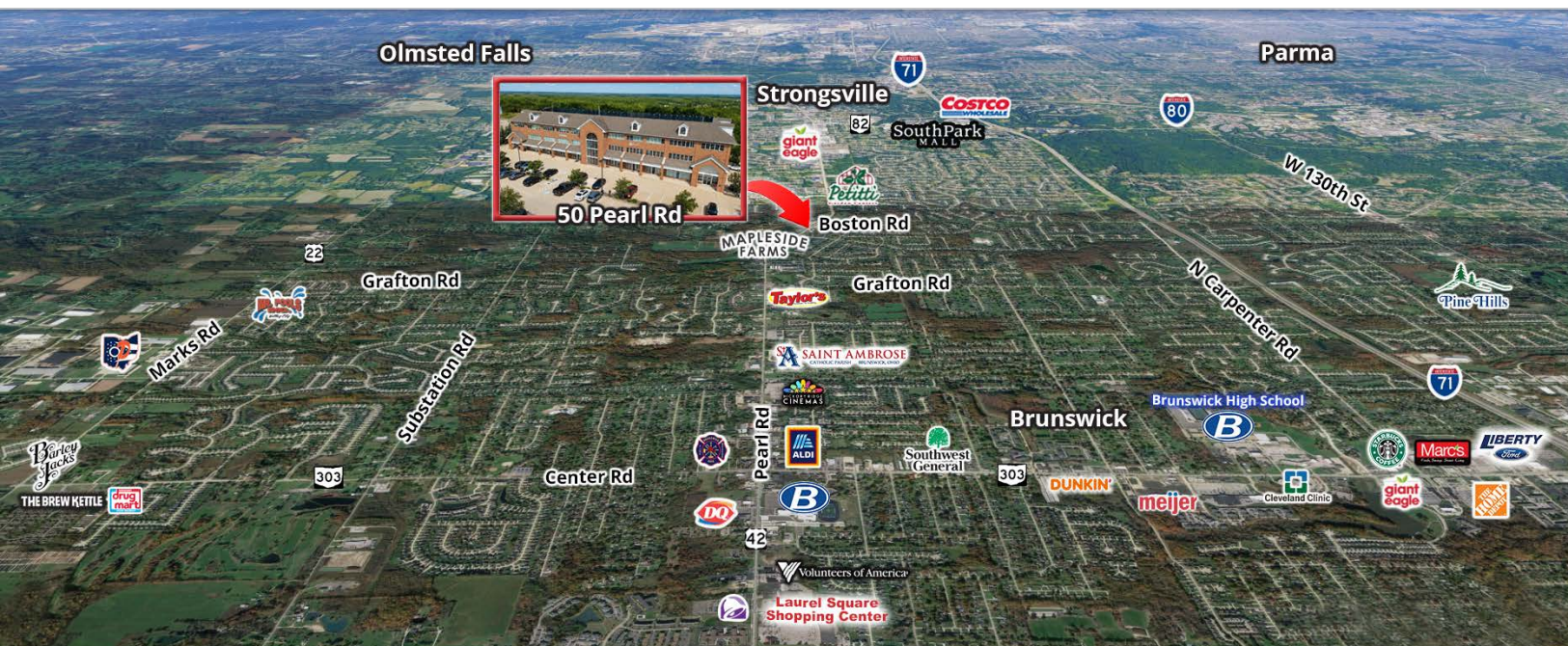


BEAUTIFUL TURNKEY OFFICE FOR LEASE



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PROPERTY OVERVIEW

Suite 111 offers 949 SF of professional office space for lease at \$13.47 per square foot, plus \$5.50/SF in CAM fees. The suite features two private offices, a large conference room, a reception area, and in-suite storage, making it well-suited for a variety of professional and administrative users. Utilities are included in the CAM fees. The property offers monument signage, approximately 190 shared parking spaces, and benefits from traffic counts of approximately $\pm 14,000$ vehicles per day. With direct access to Pearl Road (SR-42), the site provides excellent visibility and convenient access for employees, clients, and visitors.

LOCATION OVERVIEW

Located along Pearl Road (U.S. Route 42) in Brunswick, the property benefits from excellent visibility within a well-established commercial corridor serving both Medina and Cuyahoga counties. The site offers convenient access to Interstate 71 via nearby State Route 303, providing efficient connectivity to Cleveland, Akron, and surrounding Northeast Ohio communities. Surrounded by a strong mix of national retailers, restaurants, service providers, and residential neighborhoods, the location offers exceptional accessibility, visibility, and exposure for businesses seeking a highly traveled Brunswick address.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,759	57,369	101,889
Total Units	3,343	24,027	44,177
Median Income	\$110,467	\$104,840	\$99,544

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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