

OFFICE CONDO
FOR SALE OR LEASE

24610

Detroit Road, Suite 1200, Unit 110
Westlake, OH 44145

TEAL
PLACE



\$18.00/SF

LEASE RATE

\$620,000

SALE RATE

CONTACT US

FRED HERRERA
Senior Vice President
+1 216 533 7689
fred.herrera@cbre.com

NICK SMITH
Associate
+1 440 212 6715
nick.smith1@cbre.com

CBRE, INC.
950 Main Avenue
Suite 200
Cleveland, Ohio 44113



CBRE

PROPERTY HIGHLIGHTS



6,200 SF

Suite Size



1989/2012

Year Built/Renovated



140

Surface Parking Spaces



\$18.00/SF

Asking Lease Rate



\$620,000

Asking Sale Price

- + 24-Hour Access
- + Active Security System
- + Visible Signage
- + Located within Cleveland's West Office Submarket in Westlake
- + Just 15 miles west of downtown Cleveland's Central Business District
- + Overlooks 0.50-acre pond and scenic landscaping



TRADE AERIAL



HOTELS

10 Hotels/1,190 Rooms

1. Holiday Inn Express - 91 Rooms
2. Extended Stay America - 73 Rooms
3. Sonesta ES Suites - 104 Rooms
4. DoubleTree - 269 Rooms
5. Red Roof Inn - 98 Rooms
6. Hampton Inn - 122 Rooms
7. Hyatt Place - 110 Rooms
8. Super 8 - 115 Rooms
9. Courtyard - 122 Rooms
10. Townplace Suites - 86 Rooms

MAJOR EMPLOYERS

1. American Greetings - 4,500
2. Hyland Software - 1,800
3. Scott Fetzer Co - 1,318
4. St. John Medical Cir - 1,050 (off map)
5. Energizer Battery - 500

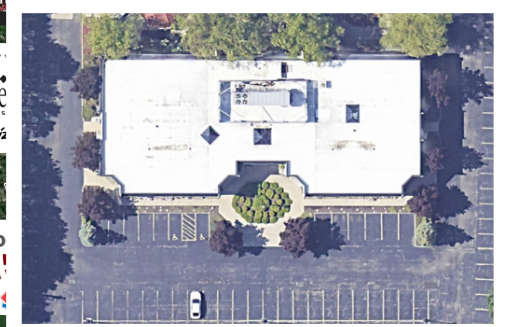
MAJOR OFFICE BLDGS

±3.8 MSF (3 Miles; Source: CoStar)

1. Atrium of Westlake - 60,000 SF
2. Crocker Park - 772,376 SF
3. Gemini I & II - 148,498
4. Crocker Corporate Center - 63,251 SF
5. LaCentre Office Plaza - 139,805 SF
6. King James South - 274,947 SF
7. Point 5 & 6 - 188,758 SF

WEST BAY PLAZA

FRESH THYME
KIRKLAND'S
PET SUPPLIES PLUS
HOMESENSE
ULTA
McDonald's
Cafe Tandoor



SAVANNAH COMMONS

ALDI
UPS
Orangetheory
CVS pharmacy
TITLE

PROMENADE AT CROCKER PARK

MARKET DISTRICT
BED BATH & BEYOND
OfficeMax
ME
FIVE GUYS
rack

CROCKER PARK

TRADER JOE'S
DICK'S SPORTSWEAR
BARNES & NOBLE BOOKSELLERS
DSW
H&M
ARHAUS
LA FITNESS
BARROCO
Starbucks
3 Palms
BONEFISH GRILL
Texas de Brazil
BLUE GRILL
HYDE PARK
FirstWatch
DIRTY GOODS
WORLD MARKET

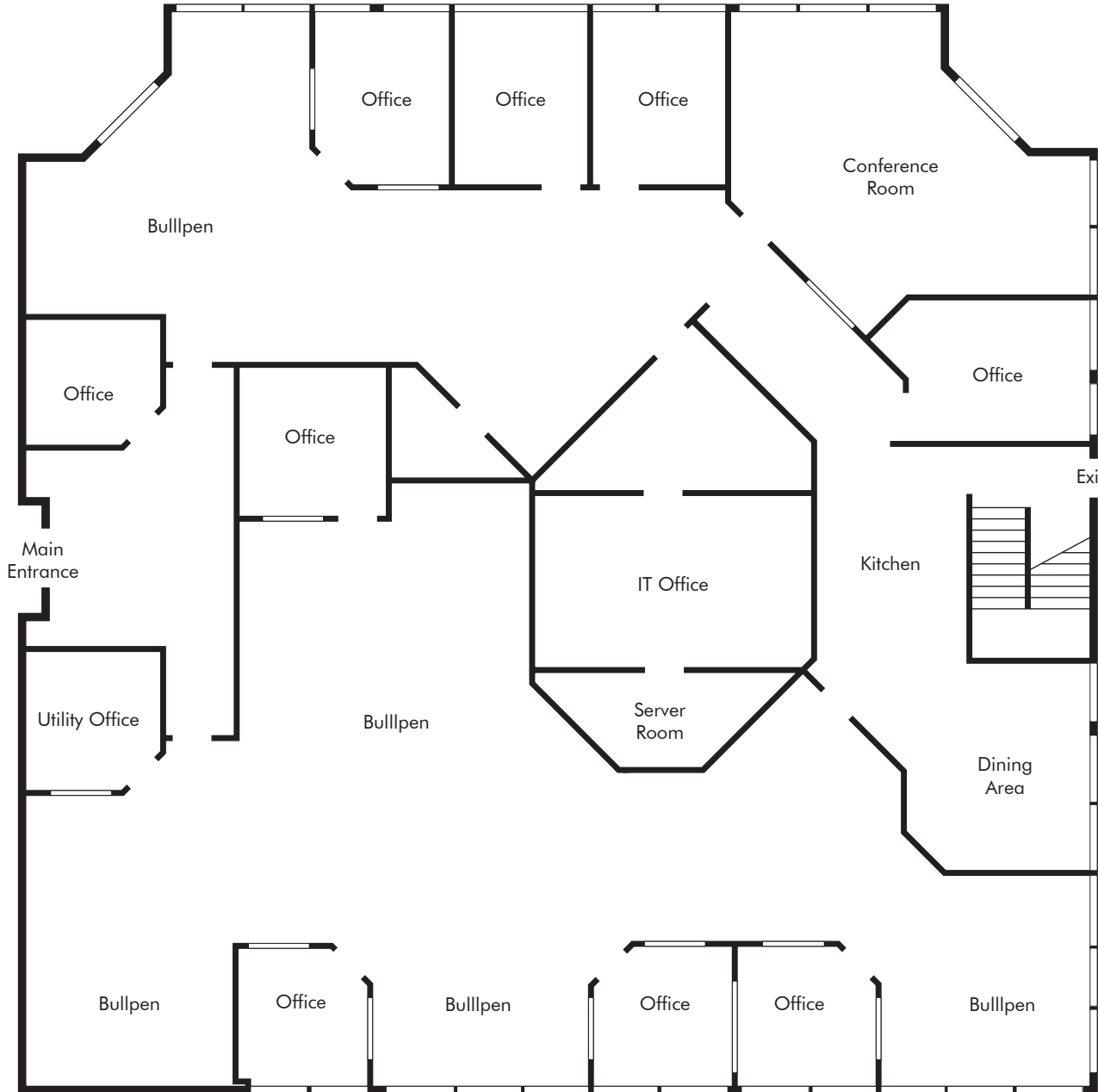
PROPOSED DEVELOPMENT

CHE LAAH
BEYOND
MISSION BBQ
SHAKE SHACK

LUCA WEST

OUTBACK
S'ENOR TACOS & TEQUILA BAR
CARRARA'S ITALIAN GRILL
Arby's
KFC
McDonald's
Shinto

FLOOR PLAN



11
Private Offices



1
Conference Room



1
Fully furnished kitchenette



1
Breakroom



Multiple
Bullpens for open office