

8300 Tyler Boulevard - Mentor Tyler Center
Professional Office Suites Available For Lease
Mentor, Ohio 44060 (Lake County)

**New
Ownership**



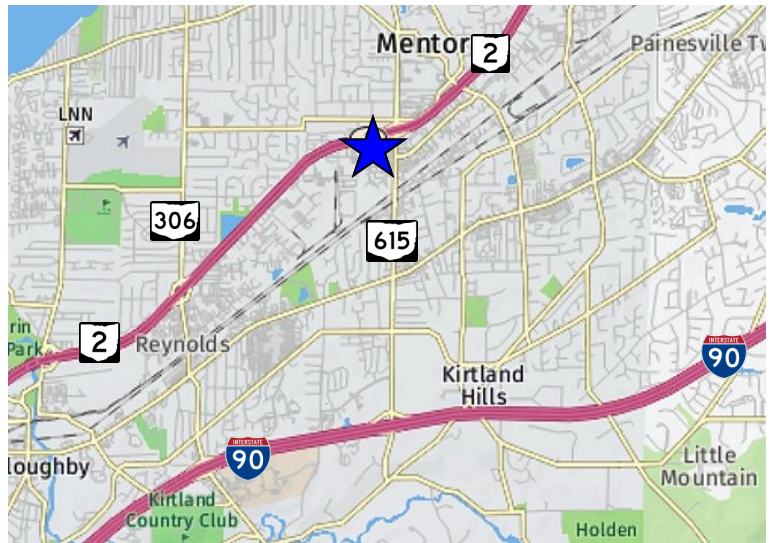
8300 Tyler Boulevard, Mentor, OH 44060

Property Features:

- 18,696± SF Total Building Size
- **Suites Available**
- **Suite 100** - 6,232± SF (will subdivide)
 - Ground Floor Suite
 - Four (4) Separate Entrances
 - Build Out Allowance Available for Qualified Tenant
 - ADA Restrooms
 - Plenty of Window Space
- **Suite 200** - 1,450± SF (can be combined with Suite 210)
 - Second Floor Unit
 - Elevator and Stairs
 - Common Area ADA Restrooms in Hall
 - Plenty of Window Space

Continued....

Contact:
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GLOBAL

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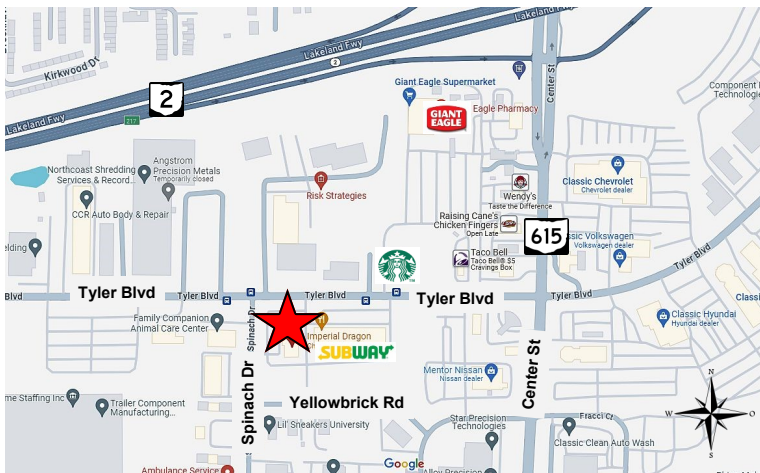
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Property Features Continued:

- **Suite 210** - 1,650± SF - Former Dental Space (can be combined with Suite 200)
Second Floor Unit
Elevator and Stairs
Common Area ADA Restrooms in Hall
Unit has a Separate Restroom in Unit
Plenty of Window Space
Plumbing Available in Most Rooms

Building and Location Features:

- Building Fully ADA Compliant
- ADA Elevators
- Ample Parking Surrounding the Building
- Newly Installed Traffic Signal Aligned with "The City Market" Development on Tyler Blvd
- Close Proximity to State Route 615 (Center St)
- Access Drives onto Spinach Drive and Yellowbrook Road - "Easy In and Out of Location"
- Visible from State Routes 2 and 615
- Located on Laketran Public Transportation Bus Route
- Fast Growing Area - Located Across from Newly Opened Starbucks



2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,148	54,545	104,754
Total Households	2,600	23,145	43,902
Average Household Income	\$96,196	\$98,954	\$99,165
Total Housing Units	2,742	24,679	47,033

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