



600 East Granger Road
Brooklyn Heights, OH 44131

FOR SALE

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Colliers

Accelerating success.

Offering Highlights

- Newer construction (2007) two-story office building situated on a 3.17 AC site
- 28,868 RSF of Class A office space with entire first floor available for immediate occupancy
- \$198,000 annual rental income in place through 2028 with two renewal options
- Ideal for owner-occupier or value-add investor
- Excellent location in the heart of Cuyahoga County with easy access to Rockside Road, I-480, SR-176, and I-77



Property Summary

THE OFFERING

PROPERTY ADDRESS 600 E. Granger Road, Brooklyn Heights, Ohio 44131

PROPERTY TYPE Multi-Tenant Office

SALE PRICE Contact Broker For Details

SITE DESCRIPTION

RENTABLE SQUARE FEET 28,868 SF

VACANT SQUARE FEET 13,172 SF

ACREAGE 3.17 AC

PARKING SPACES 142

PARKING RATIO 4.92/1,000 SF

PARCELS

OF TAX PARCELS 2

APN 531-22-011 & 531-22-062

TAX VALUE \$2,590,400

ANNUAL TAXES (2024) \$54,453.88

ZONING Retail Business

BUILDING

CONSTRUCTION Masonry

FLOORS 2

ELEVATOR 1

ROOF Original

HVAC Original

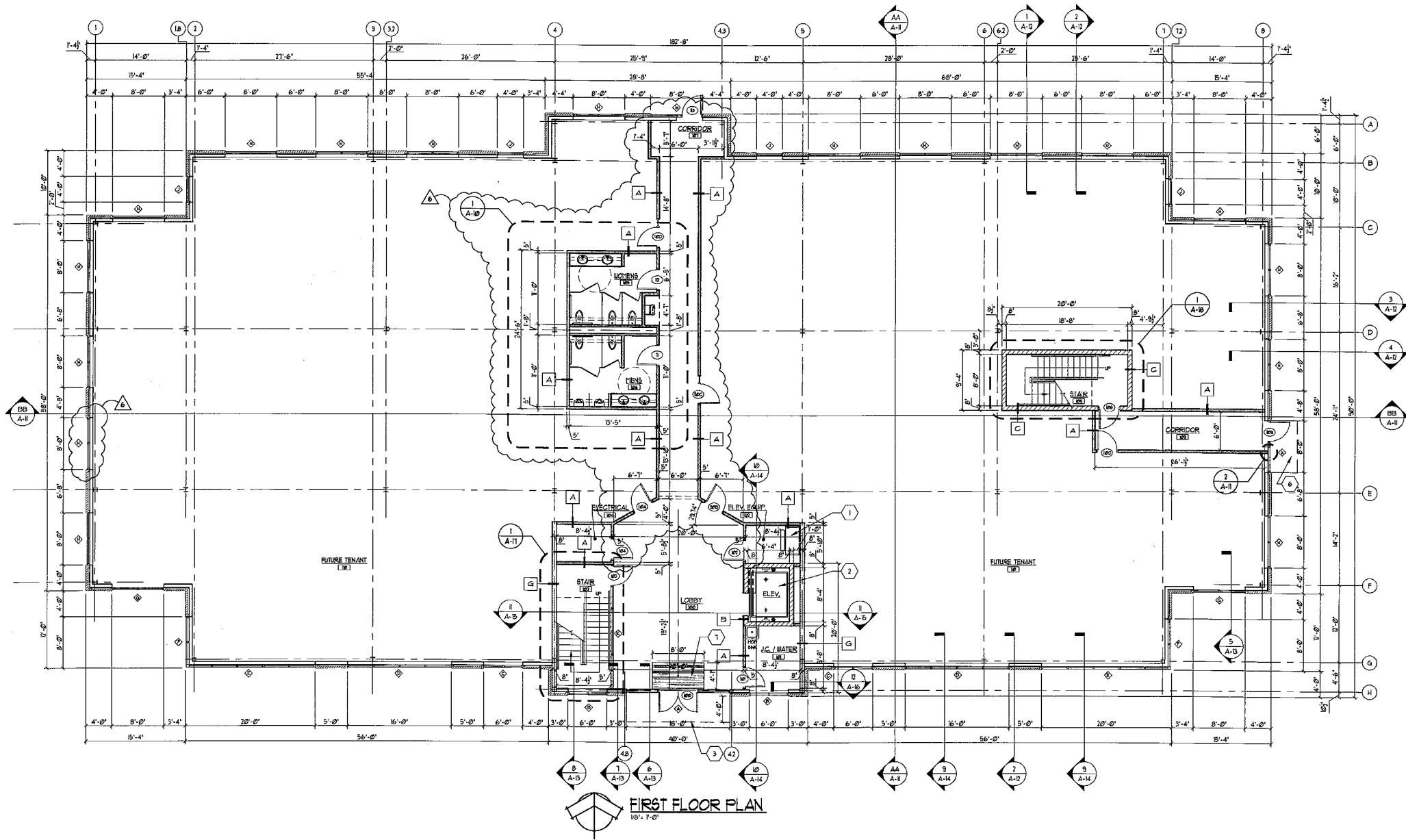
SPRINKLERED Fully

PARKING SURFACE Pavement (Resealed October 2024)

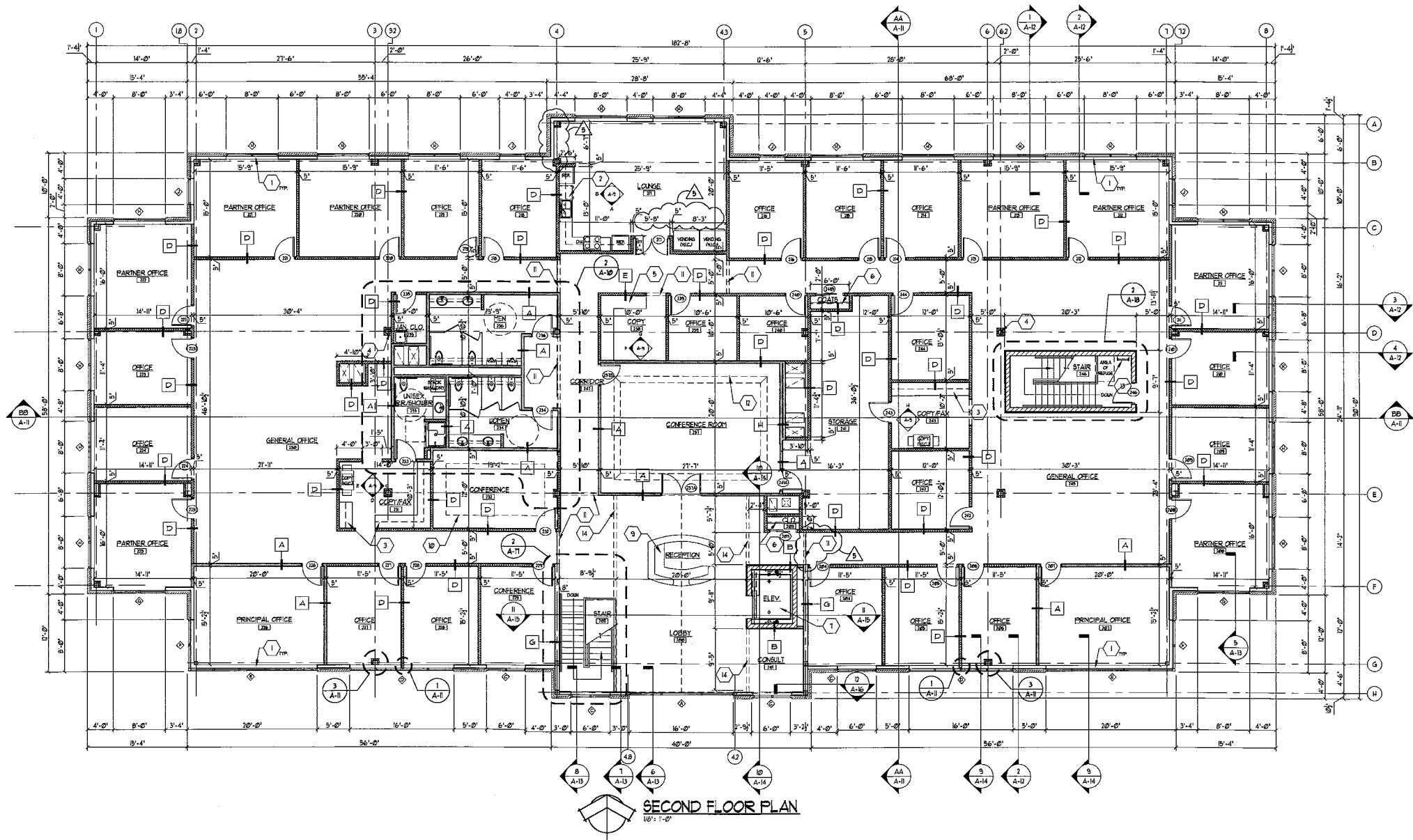
YEAR BUILT 2007



First Floor Plan



Second Floor Plan





Demographics

Population

15k
within a 3-mile radius

Households

6k
within a 3-mile radius

Average Household Income

\$199k
within a 3-mile radius

Median Age

49.2
within a 3-mile radius

Total Daytime Population

16k
within a 3-mile radius

Full Demographic Report

Colliers

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