



600 East Granger Road
Brooklyn Heights, OH 44131

FOR SALE

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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

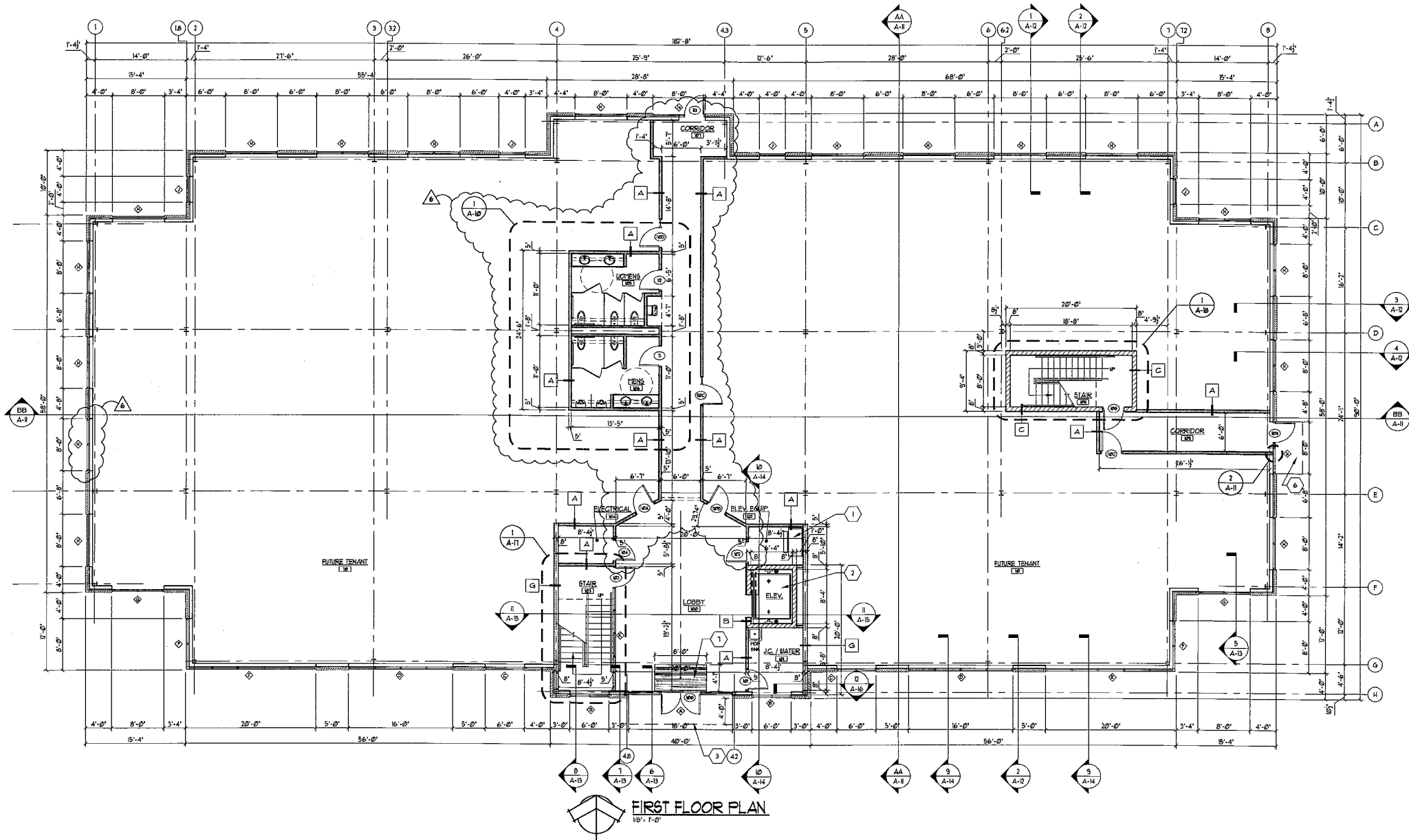
# OF TAX PARCELS	2
APN	531-22-011 & 531-22-062
TAX VALUE	\$2,590,400
ANNUAL TAXES (2024)	\$54,453.88
ZONING	Retail Business

BUILDING

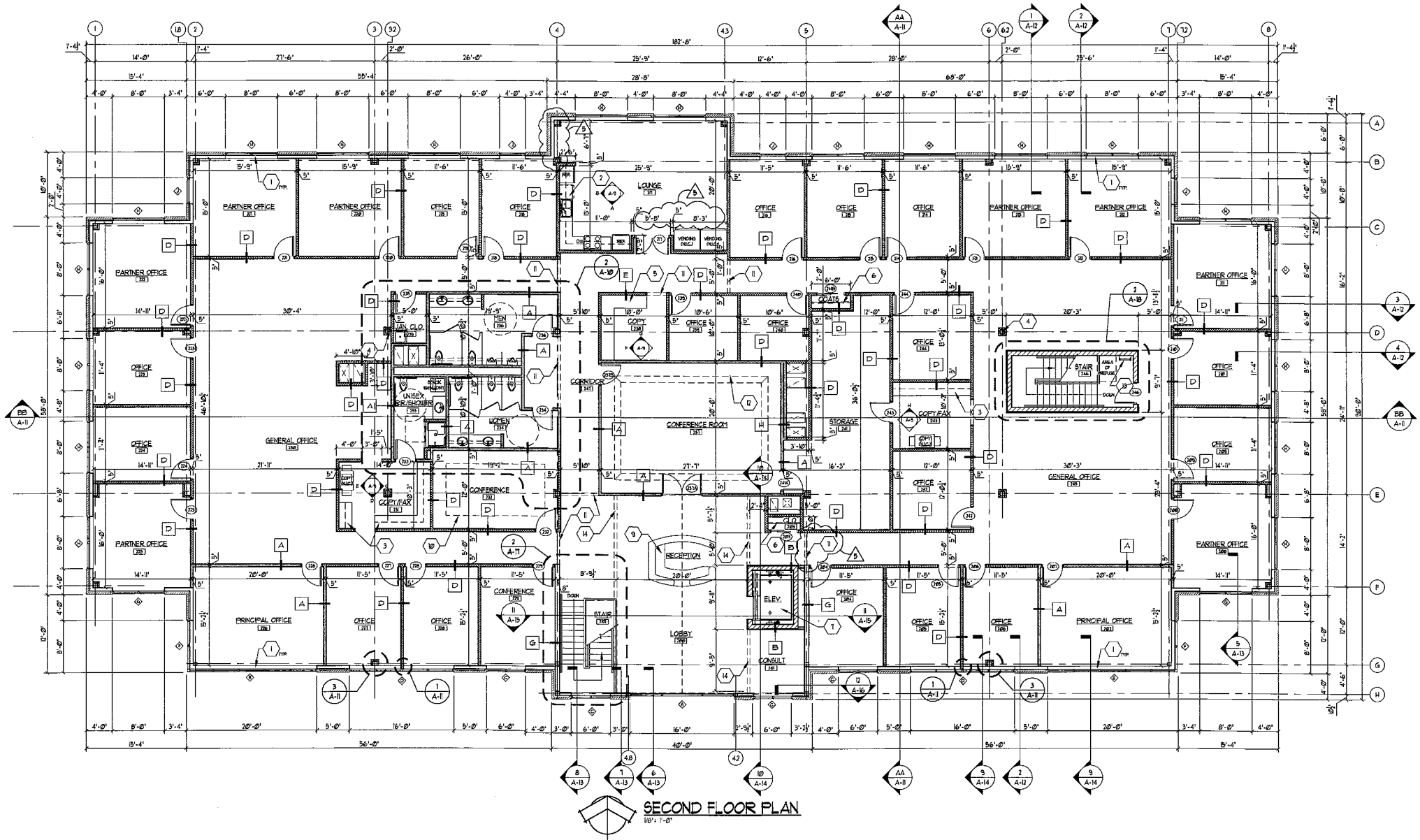
CONSTRUCTION	Masonry
FLOORS	2
ELEVATOR	1
ROOF	Original
HVAC	Original
SPRINKLERED	Fully
PARKING SURFACE	Pavement (Resealed October 2024)
YEAR BUILT	2007



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](#)





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