

OFFICE & MEDICAL SPACE FOR LEASE

25001 CEDAR ROAD
LYNDHURST | OH 44124



 CUSHMAN & WAKEFIELD

 CRESCO
Real Estate

NEO INDUSTRIAL & OFFICE ADVISORY

FIRST INTERSTATE
PROPERTIES, LTD. 



WHERE BUSINESS MEETS LIFESTYLE

Elevate your brand at Northeast Ohio's **preeminent** destination for commerce, care, and culture. Legacy Village offers a unique, integrated environment where high-profile office users and state-of-the-art medical suites sit alongside world-class dining, boutique retail, and premier wellness amenities.

From the **high-visibility opportunities** at the center's gateway to **tranquil, standalone retreats** nestled in wooded surroundings, our diverse offerings are designed to meet the demands of today's modern workforce.

Here, productivity is fueled by convenience: step into an **amenity-rich environment**, host clients at the region's finest restaurants, welcome patients to an **inviting atmosphere they look forward to visiting**, and attract top-tier talent with a workplace that feels like a destination.

4,001 SF

2ND FLOOR OFFICE SUITE

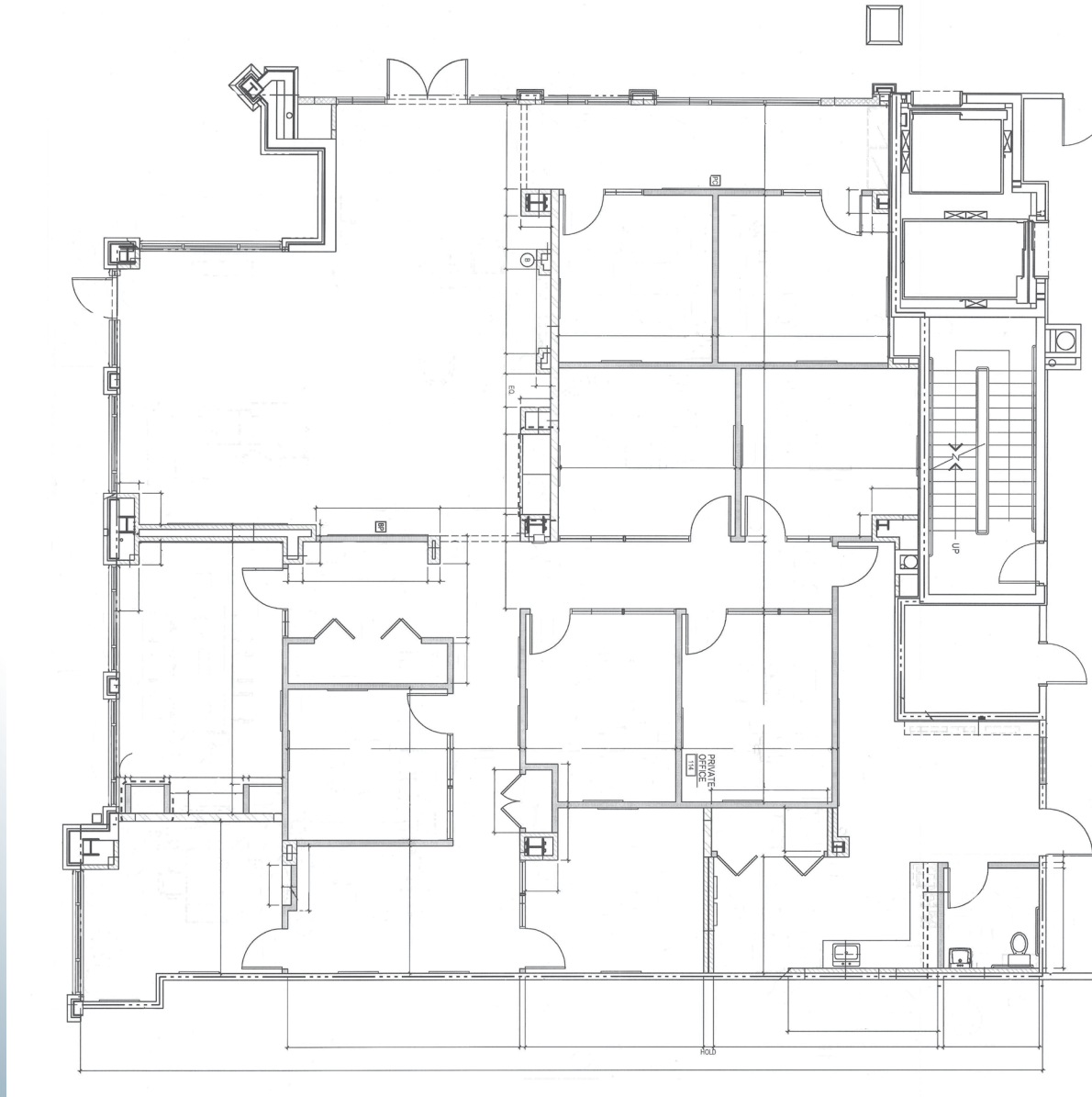
SUITE HIGHLIGHTS

- **Seamless Accessibility:** Perfectly positioned at the heart of Legacy Village with prime second-floor access and a direct elevator connection to the climate-controlled garage
- **Refined Executive Layout:** An optimal configuration featuring a high ratio of private offices, a grand reception, and multiple conference rooms perfectly tailored for high-touch, client-facing firms
- **Exclusive Outdoor Amenity:** The suite opens directly onto the 2nd floor terrace overlooking the manicured front lawn, offering a rare and stunning outdoor retreat for employees
- **Commanding Brand Presence:** A high-visibility location providing prominent signage opportunities to elevate your firm's profile in a high-traffic destination
- **Vibrant Workplace Culture:** Situated steps from elite dining and retail, offering the ultimate backdrop for client entertainment and a compelling "return-to-office" experience



4,001 SF

2ND FLOOR OFFICE SUITE



1,471 SF

3RD FLOOR OFFICE SUITE

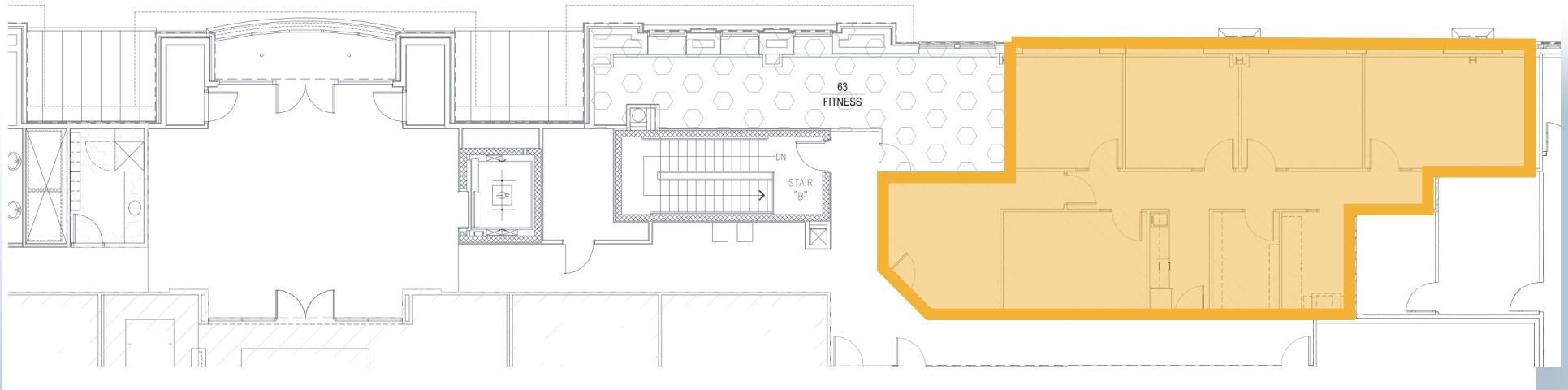
SUITE HIGHLIGHTS

- **Seamless Accessibility:** Perfectly positioned at the heart of Legacy Village on the 3rd floor and a direct elevator connection to the climate-controlled garage
- **Premier Lobby Access:** Located directly off the welcoming common area lobby that provides a prestigious arrival experience for both clients and staff
- **Professional Build-Out:** A refined configuration featuring private executive offices, conference room, kitchenette and a welcoming reception area
- **A Destination Workspace:** Situated moments from the vibrant dining and retail of Legacy Village, creating the perfect setting for attracting top talent and fostering a dynamic “return-to-office” culture



1,471 SF

3RD FLOOR OFFICE SUITE

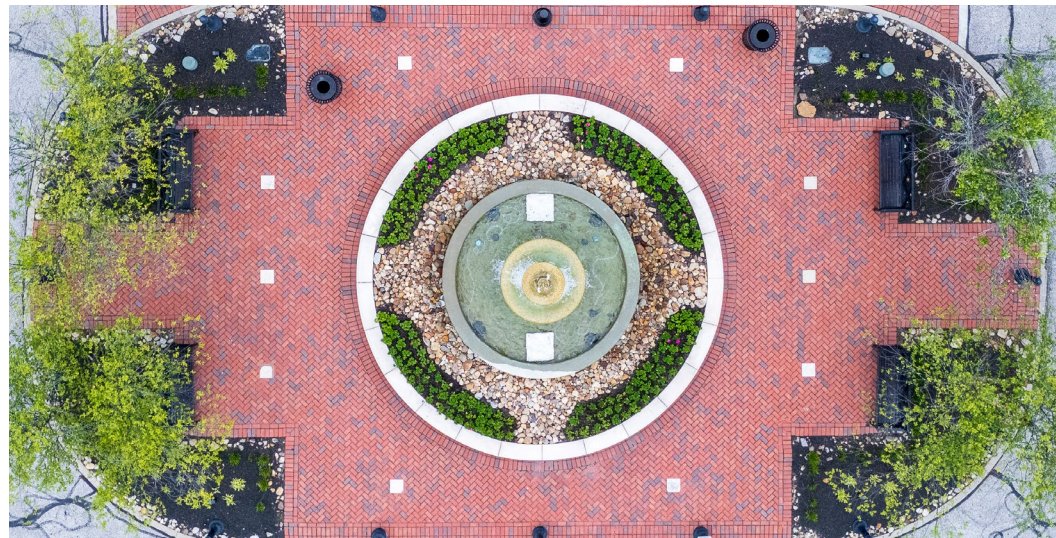


6,046 SF

2ND FLOOR MEDICAL/ OFFICE SUITE

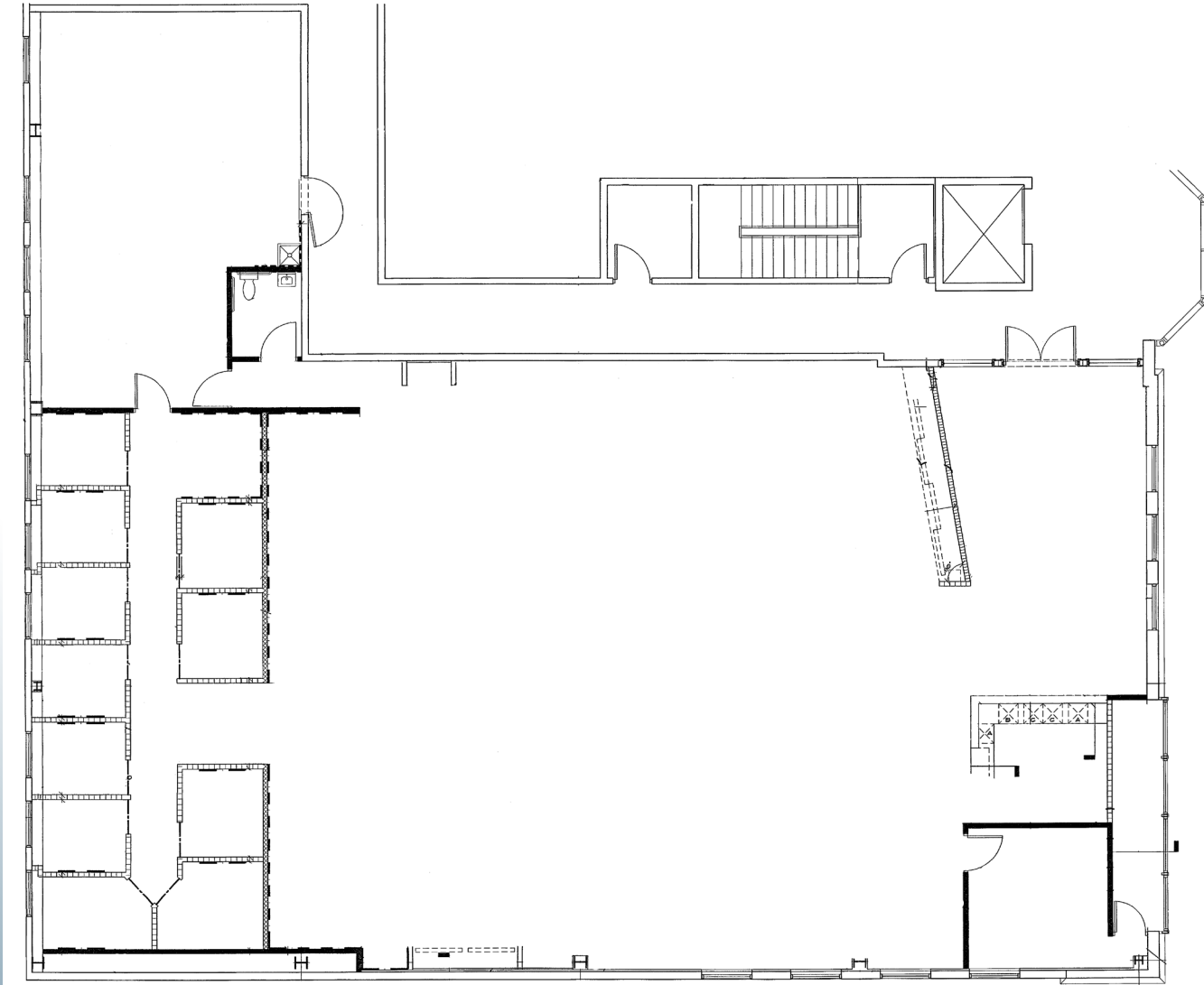
SUITE HIGHLIGHTS

- **A Signature Gateway Location:** An expansive 6,046 SF footprint perfectly positioned at the primary entranceway of Legacy Village, offering a high-profile destination for medical and office users
- **Distinguished Branding & Visibility:** Capitalize on a high-traffic, front-facing location with prominent exterior signage opportunities that provide unrivaled brand exposure
- **Versatile Professional Canvas:** An optimal layout for large-scale medical or office use, featuring perimeter windows that flood the entire 6,046 SF floorplate with abundant natural light
- **Sophisticated Arrival Experience:** A dedicated 1st floor lobby shared with long-standing tenant, Ladies & Gentlemen Salon, ensuring ease of access and wayfinding for patients/clients with ample surface parking available directly in front of suite
- **Lifestyle-Driven Productivity:** Situated at the heart of Northeast Ohio's premier lifestyle center, providing your team with immediate, walkable access to high-end dining, retail, and wellness amenities



6,046 SF

2ND FLOOR MEDICAL/
OFFICE SUITE



4,116 SF

FREESTANDING MEDICAL/ OFFICE BUILDING

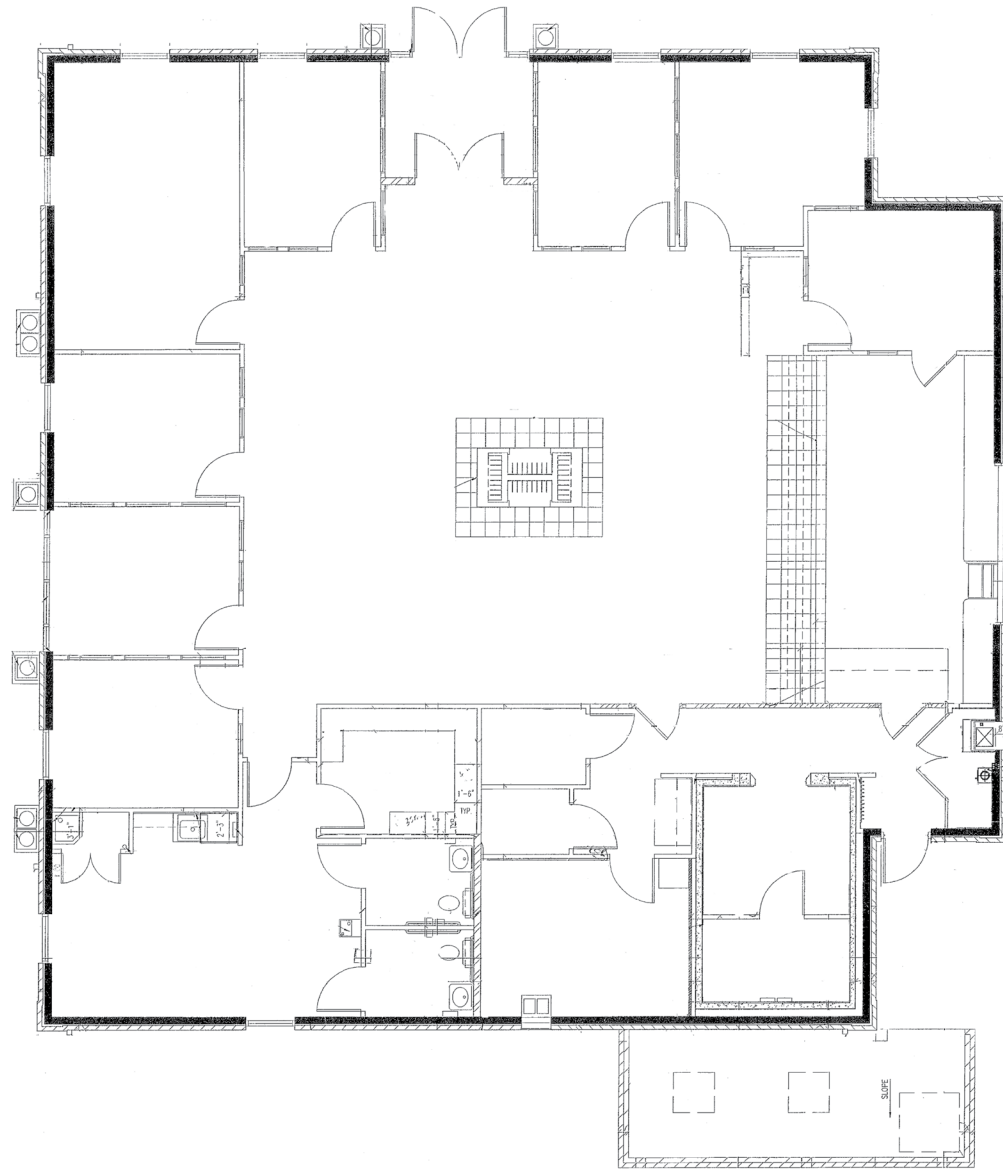
SUITE HIGHLIGHTS

- **Commanding Standalone Presence:** A rare freestanding opportunity nestled in a serene, wooded setting directly off Cedar Road, offering the perfect balance of privacy and accessibility
- **Versatile Professional Layout:** An optimal footprint for medical or executive office use, featuring a welcoming exterior and a bright, expansive interior
- **Tranquil yet Central:** Enjoy a tranquil, “campus-like” atmosphere without sacrificing high-visibility branding and ease of access for clients
- **Dedicated On-Site Parking:** Exclusive, private parking lot providing seamless access for patients, clients, and staff
- **A Destination Workplace:** Architecturally designed to invite abundant natural light, creating a high-energy and inviting workspace



4,116 SF

FREESTANDING MEDICAL/
OFFICE BUILDING



WHERE YOU WORK IS THE ULTIMATE PERK



6:45AM • 7:00AM •

Arrive at Legacy Village's **parking garage** where you will start your morning loop.



8:00AM •

Check in at **Barre3** for an early-morning workout.



11:00AM •

Grab coffee and a light breakfast at **Starbucks** to start your day off right and keep your energy high all morning.



12:00PM •

Take a quick trip to **Lee Hayden Gallery** to grab a winning client gift for business closing.



2:30PM •

Stroll over to **EVOO** and meet your out-of-town clients for a quick bite.



4:30PM •

Meet with clients at the **Hyatt Place Hotel**, an easy, walkable extension of the workday.



5:00PM •

Stop by **Arhaus, Crate & Barrel, and Ethan Allen** to pick up items to spruce up your home.



6:30PM

Gather co-workers at **The Cheesecake Factory** for an impromptu Happy Hour of drinks and appetizers to celebrate a big closing.



Pick up a healthy and delicious dinner for the family at **Giant Eagle**.

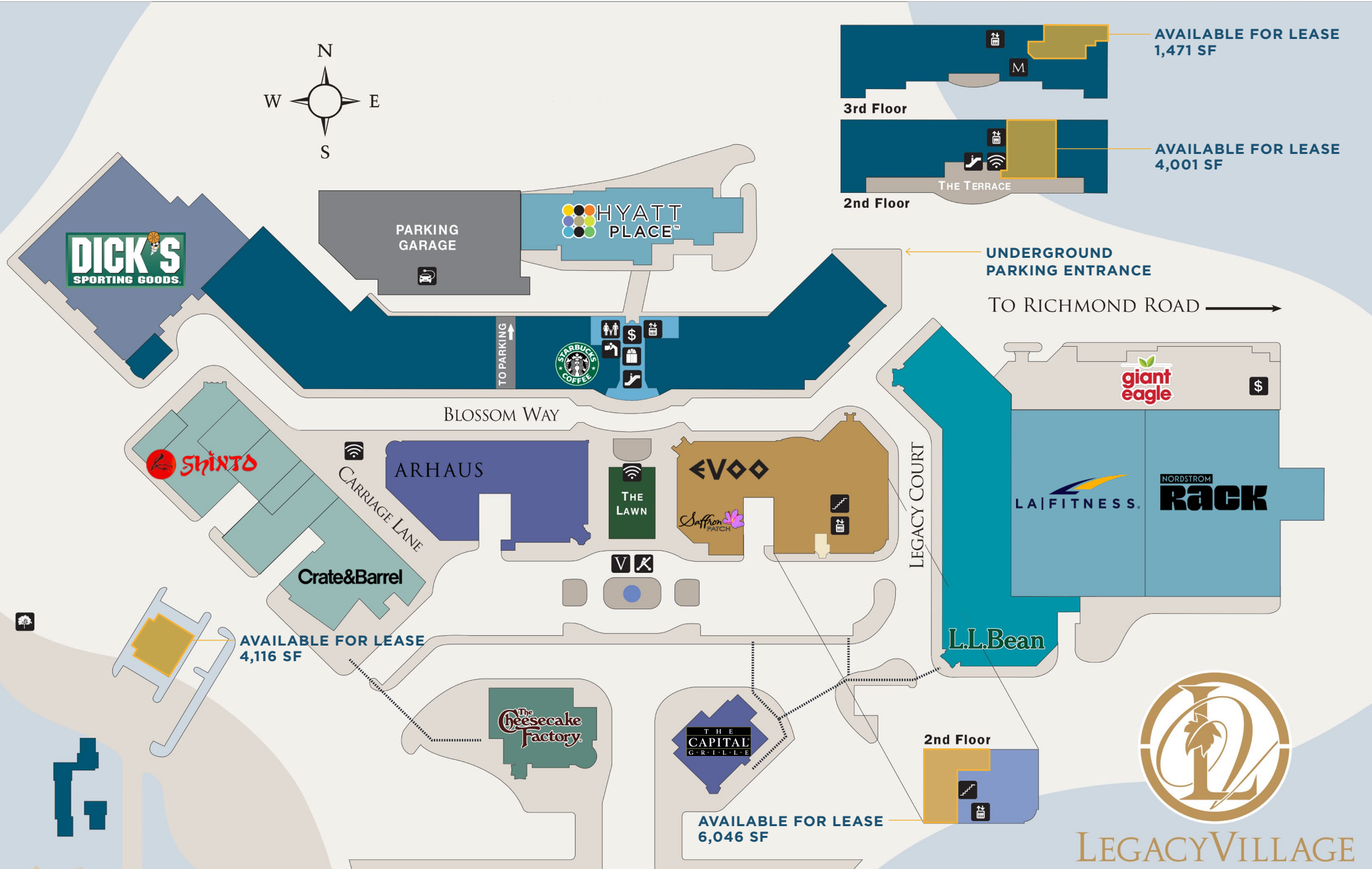
JOIN THE MOMENTUM

FLOW
YOGA STUDIO



saatva





LEGACYVILLAGE



240,645
POPULATION



108,421
HOUSEHOLDS



120,212
AVERAGE HH INCOME



11,726
BUSINESSES



132,410
EMPLOYEES



LEGACY VILLAGE

OFFICE & MEDICAL LEGACY
OPPORTUNITIES AWAIT

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