

AVAILABLE FOR LEASE WESTWOOD CENTRE CORPORATE PARK

29299 - 29313 Clemens Rd., Westlake, OH 44145



OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (MG)
Available SF:	2,340 SF
Office SF:	1,620 SF
Warehouse SF:	720 SF
Loading:	1 Drive-In Door

SPACE OVERVIEW

The available suite at Westwood Corporate Center in Westlake offers 2,340 SF, including approximately 1,620 SF of office space and 720 SF of warehouse space.

The professionally maintained Property features wet sprinkler systems, ample on-site parking, highway visibility, and convenient access to I-90, making it an ideal location for a variety of office, light industrial, warehouse, distribution, and service-related users.

PROPERTY HIGHLIGHTS

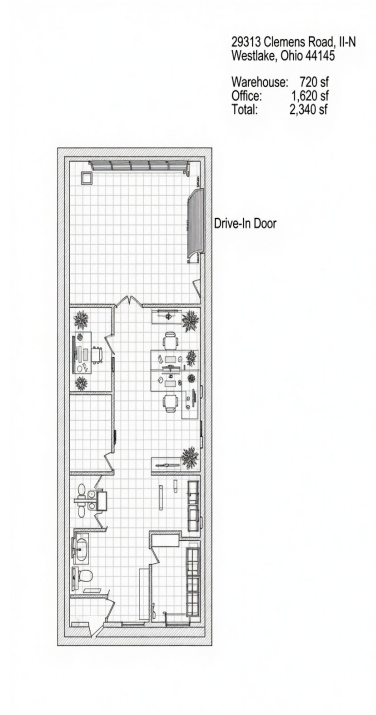
- Well Maintained
- Open Flexible Office Configurations
- Masonry Construction
- Newer Roofs & Parking Lots
- Sprinkled Buildings
- Professionally Managed
- Highway Visibility

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,340 SF	Lease Rate:	\$9 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2-N	Available	2,340 SF	Modified Gross	\$9.00 SF/yr

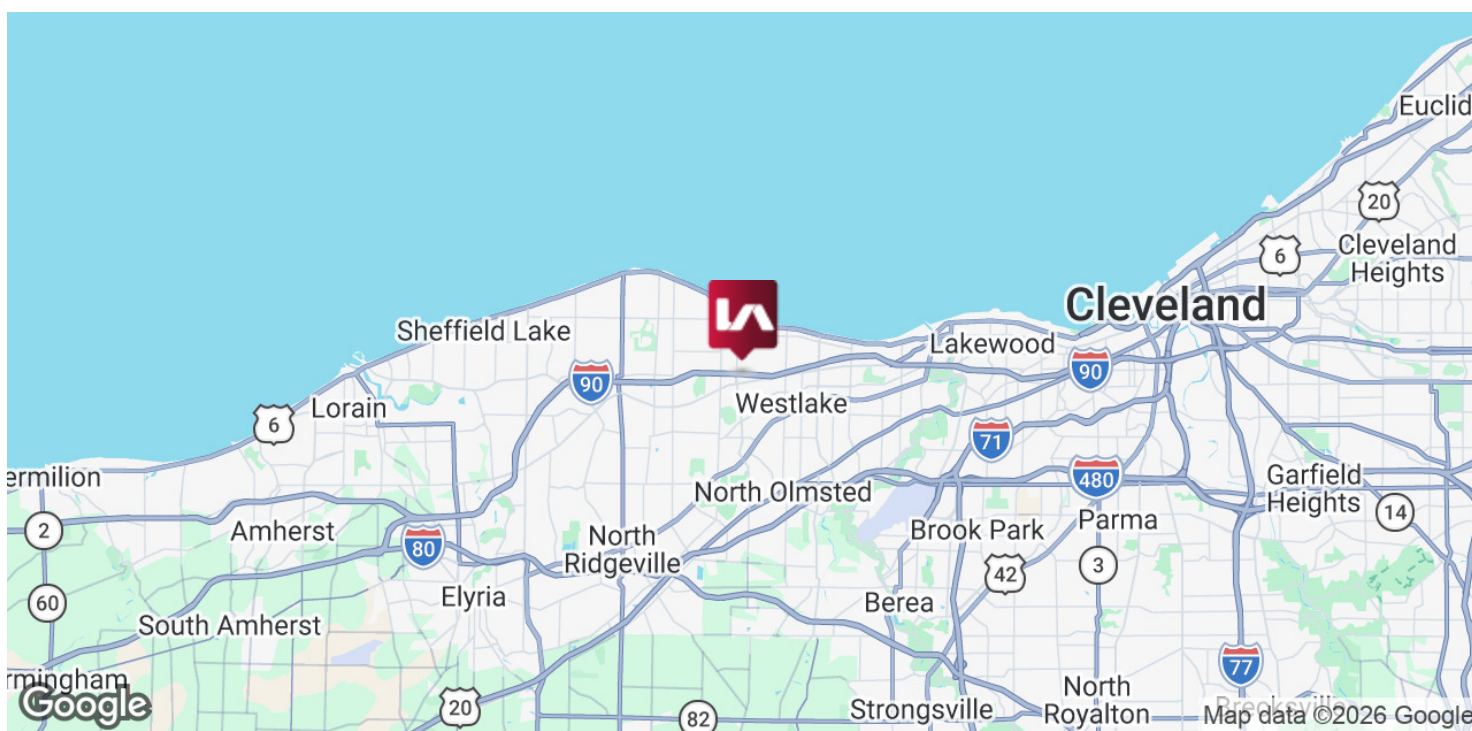
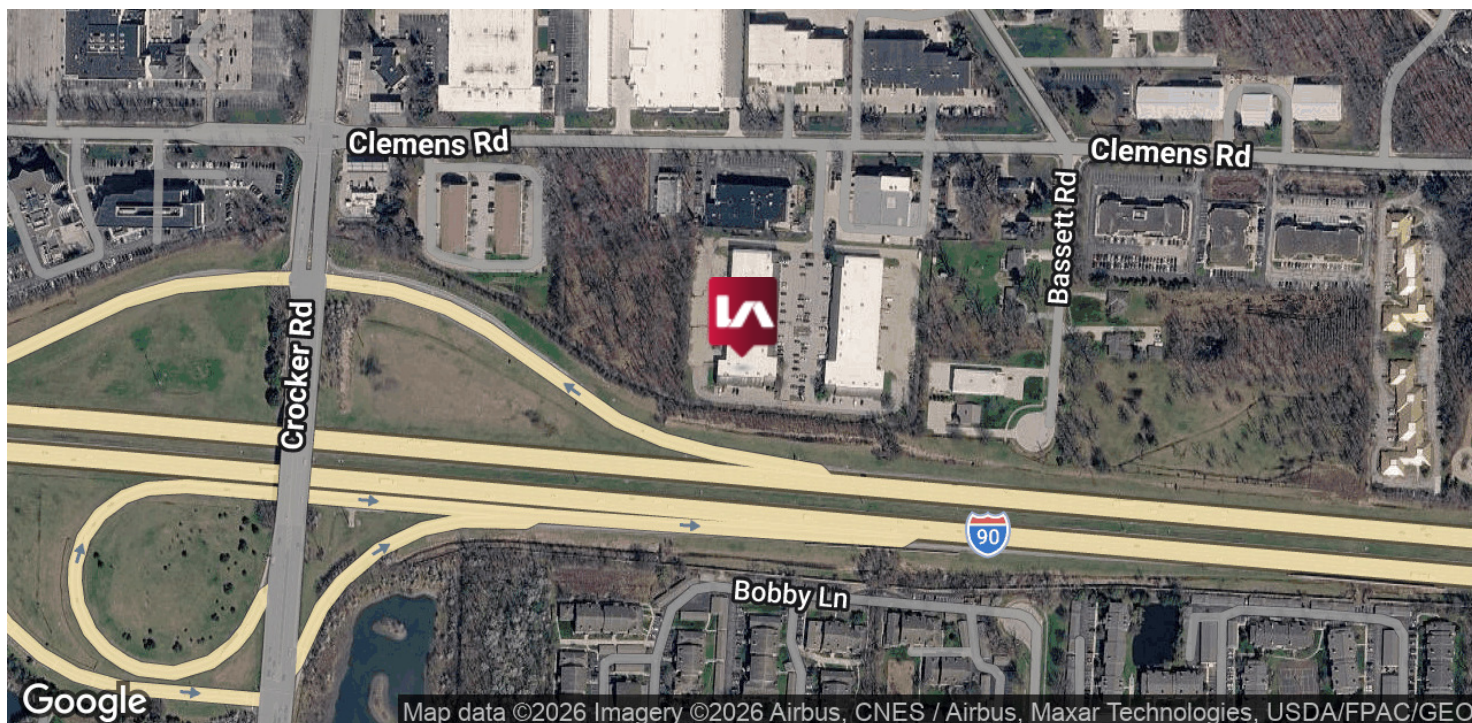
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