



RECEIVER-DIRECTED INVESTMENT SALE OPPORTUNITY

Great Northern Corporate Center

24950-25050 Country Club Boulevard
North Olmsted, OH 44070

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The Court-Appointed Receiver presents **Great Northern Corporate Center**, a three-building office complex located on Country Club Boulevard in North Olmsted, Ohio. This is a prime, **value-add opportunity** to acquire a well-located suburban office asset through a receivership sale.

Constructed circa 1986, Great Northern Corporate Center consists of three 4-story, Class B office buildings featuring glass atriums, abundant natural light, and a strong amenity set including an on-site café, modern lobby furniture and décor, a shared conference room, and mail services. Situated on 12.45 acres, the property provides over 910 surface parking spaces, offering tenants exceptional parking ratios and ease of access.

Current occupancy sits at 42%, creating significant upside for investors through targeted lease-up, re-tenanting, and selective modernization. Vacant suites ranging from 737 SF to 28,860 SF allow a new owner to pursue a diversified leasing strategy targeting small professional firms, mid-size users, and full-floor tenants seeking competitive suburban office space. The property's configuration, acreage, and zoning also present long-term optionality for repositioning or alternative uses, subject to municipal approval.

Located across from Great Northern Mall and minutes from major transportation corridors including I-480, I-90, and the Ohio Turnpike, Great Northern Corporate Center provides outstanding regional accessibility and connectivity to Cleveland's western suburbs. Proximity to Cleveland Hopkins International Airport further enhances its appeal for regional and national tenants.

PROPERTY OVERVIEW

Property name	Great Northern Corporate Center
Location	24950-25050 Country Club Boulevard North Olmsted, OH 44070
Total property size	284,727 SF
Land area	12.45 AC
Parcel number	236-14-003
Tax value (2025)	\$12,300,000 (*appeal pending)
Annual taxes (2025)	\$462,194.04 (*appeal pending)
Zoning	Mixed Use A
Floors	4
Building class	B
Parking	Over 910 surface spaces
Elevators	3 passenger 2 freight
Fully sprinklered	Yes
Nearby amenities	Shops, restaurants, bars, hotels
Tenant mix	Multi-tenant
Occupancy	42% (approximate)
Gross monthly income	\$206,000 (approximate)



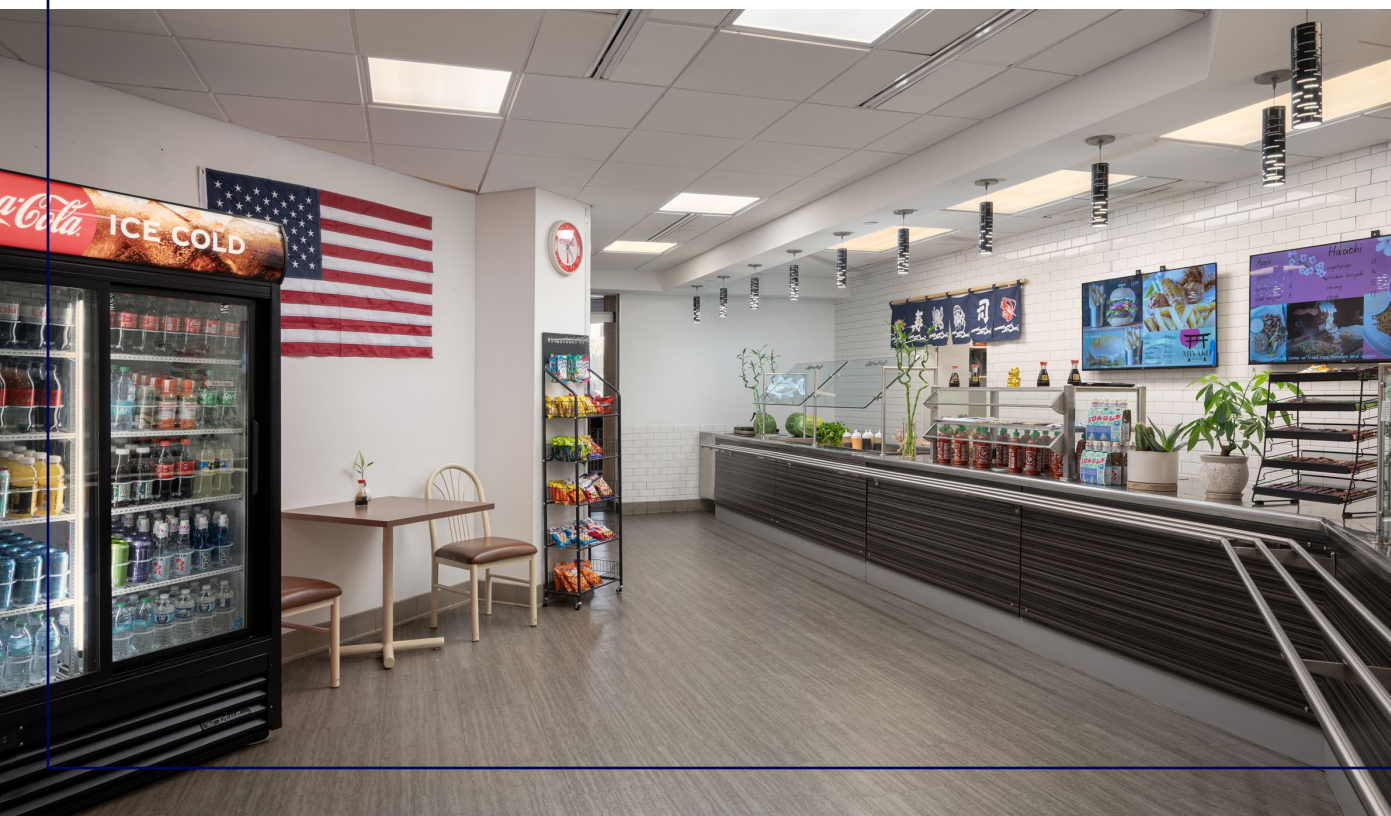
PROPERTY PHOTOS



PROPERTY PHOTOS



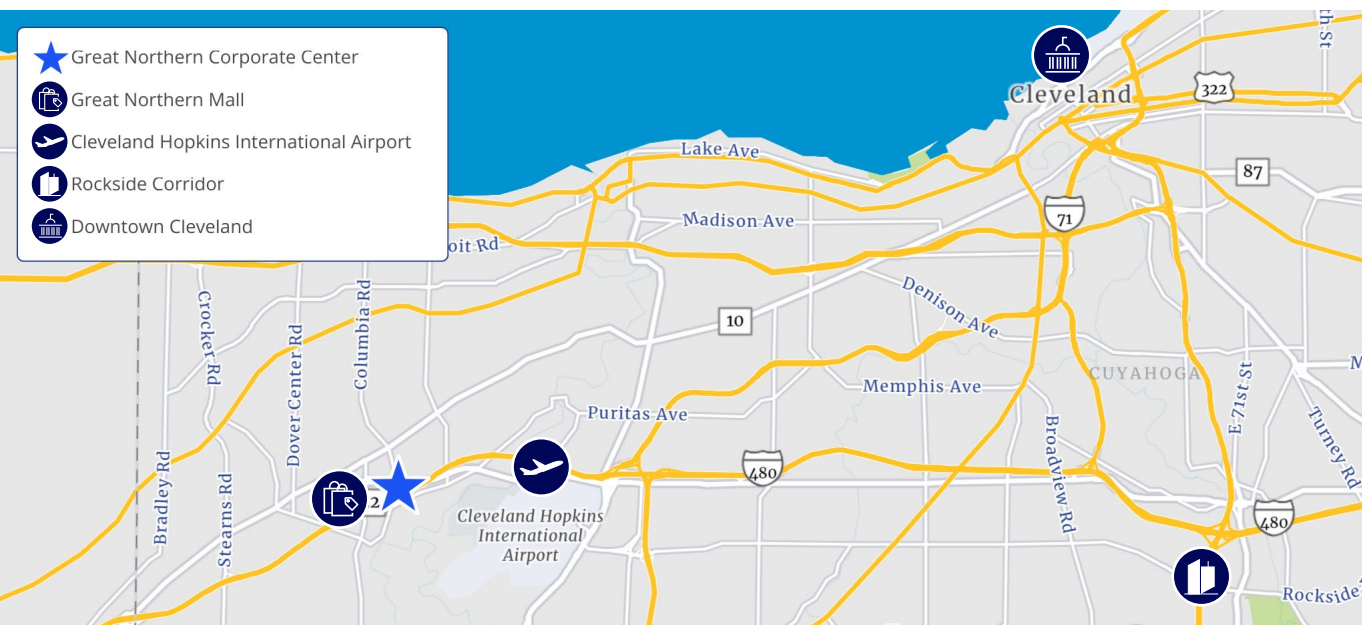
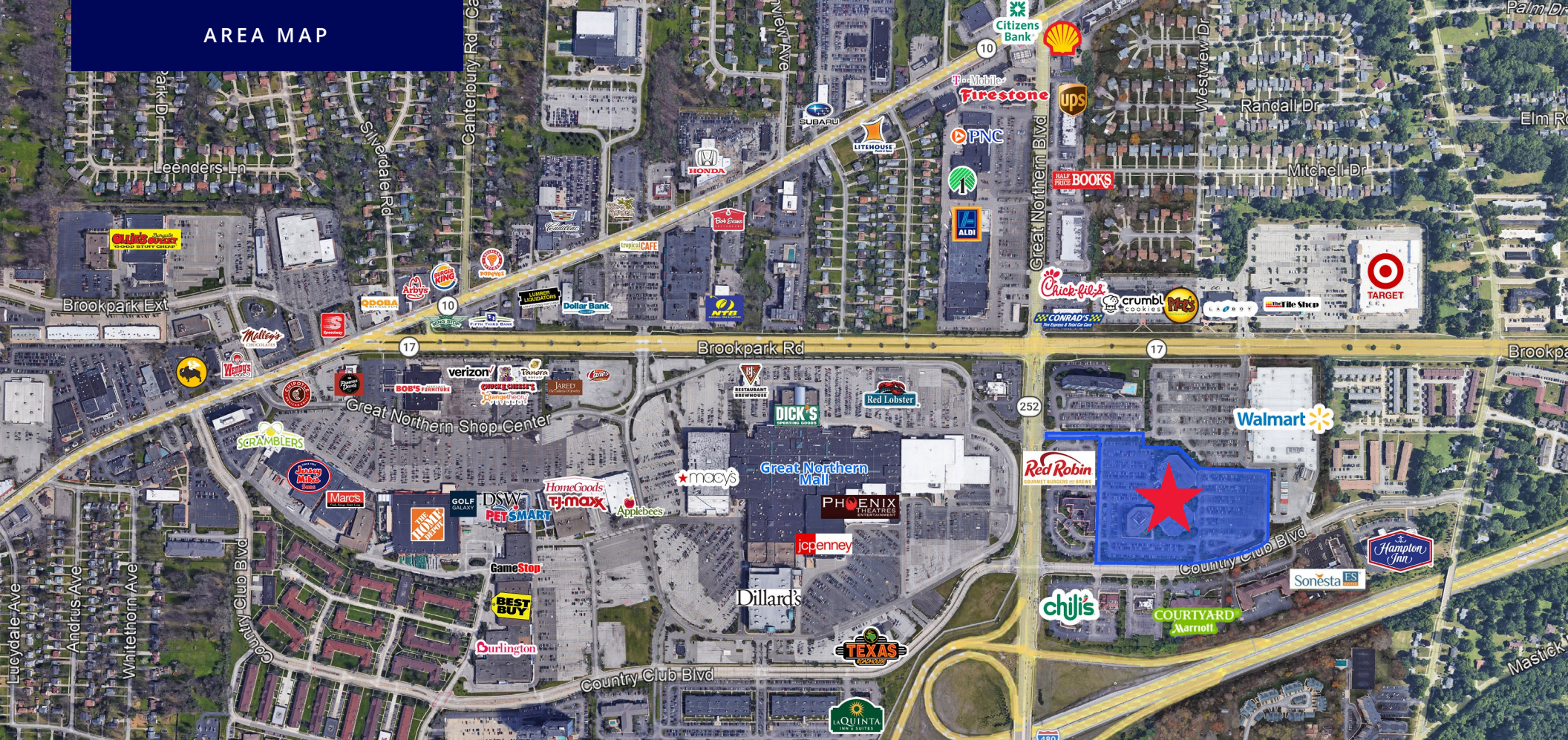
PROPERTY PHOTOS



PROPERTY PHOTOS



AREA MAP



- ★ Great Northern Corporate Center
- ★ Great Northern Mall
- ✈ Cleveland Hopkins International Airport
- 🏢 Rockside Corridor
- 🏠 Downtown Cleveland



Great Northern Mall
3 minutes | 0.7 miles



Cleveland Hopkins International Airport
12 minutes | 6 miles



Rockside Corridor
15 minutes | 15 miles



Downtown Cleveland
20 minutes | 16 miles



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