

Office Space - For LEASE

3631 Brookwall Drive
Fairlawn (Copley), OH 44333



PROPERTY SUMMARY

Professional office suites available in a well-maintained building in the heart of Montrose. Ideal for small businesses or executive use.

Convenient highway access and surrounded by abundant retail and dining amenities.

AVAILABLE:	686-1,165 SF
LEASE TYPE:	MODIFIED GROSS
BUILDING SIZE:	12,136 SF
ZONING:	C4 COMMERCIAL
ELEVATOR:	YES

PROPERTY HIGHLIGHTS

- Suite 101: 1,165 SF - Offers mixed-use potential, suitable for office or restaurant use (subject to zoning and permitting).
- Suite 201: 686 SF open layout - perfect for an executive office or collaborative workspace
- Suite 104: 850 SF - A versatile flex space featuring garage/storage, a private office, and a full bathroom with shower.
- Excellent highway access: I-77, Route 18, and Cleveland-Massillon Rd.

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- **Private restroom facilities**
 - **Direct access layout - no common hallways**
 - **Ground-floor location offering optimal accessibility**



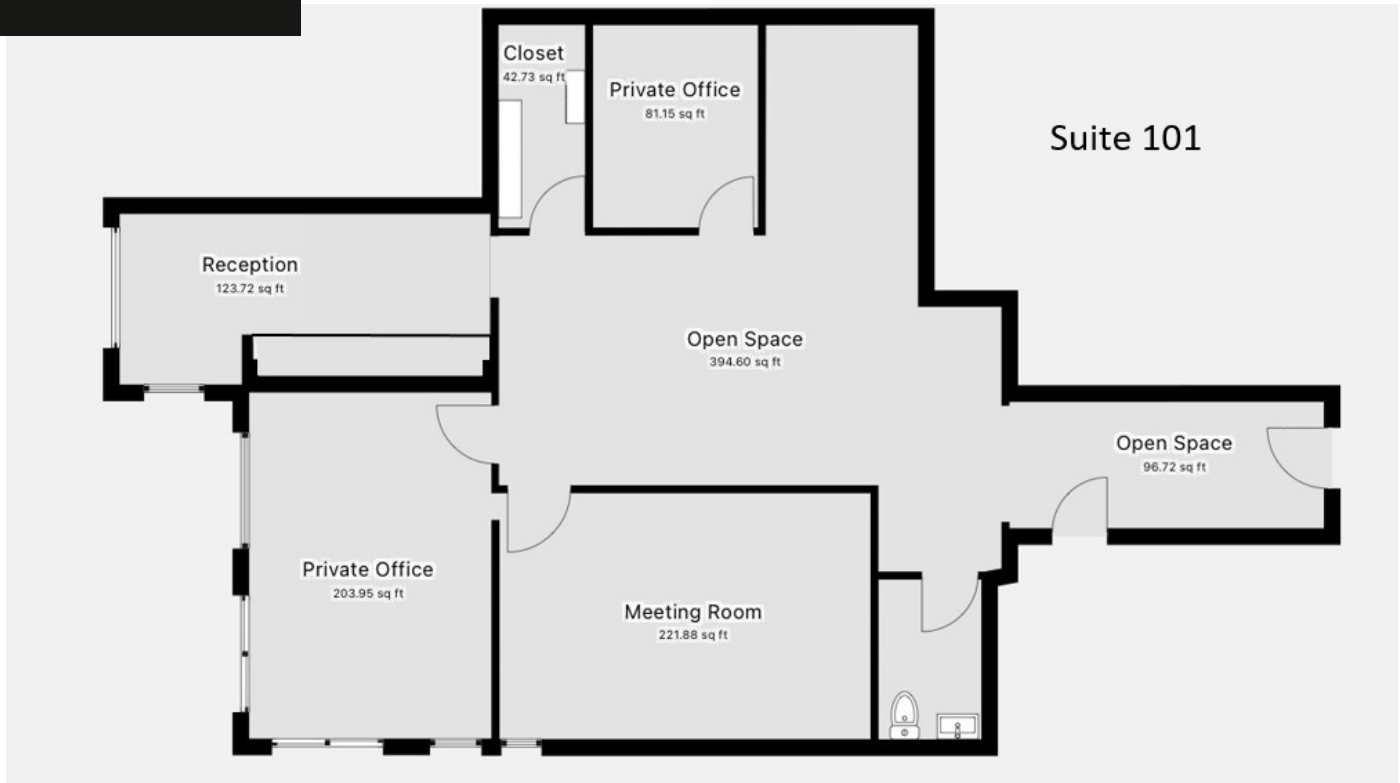
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Lease Space - Suite 101

3631 Brookwall Drive
Fairlawn (Copley), OH 44333



LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,165 SF	LEASE RATE:	\$2,105 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	1,165 SF	Modified Gross	\$2,105 per month	Offers mixed-use potential, suitable for office or restaurant use.



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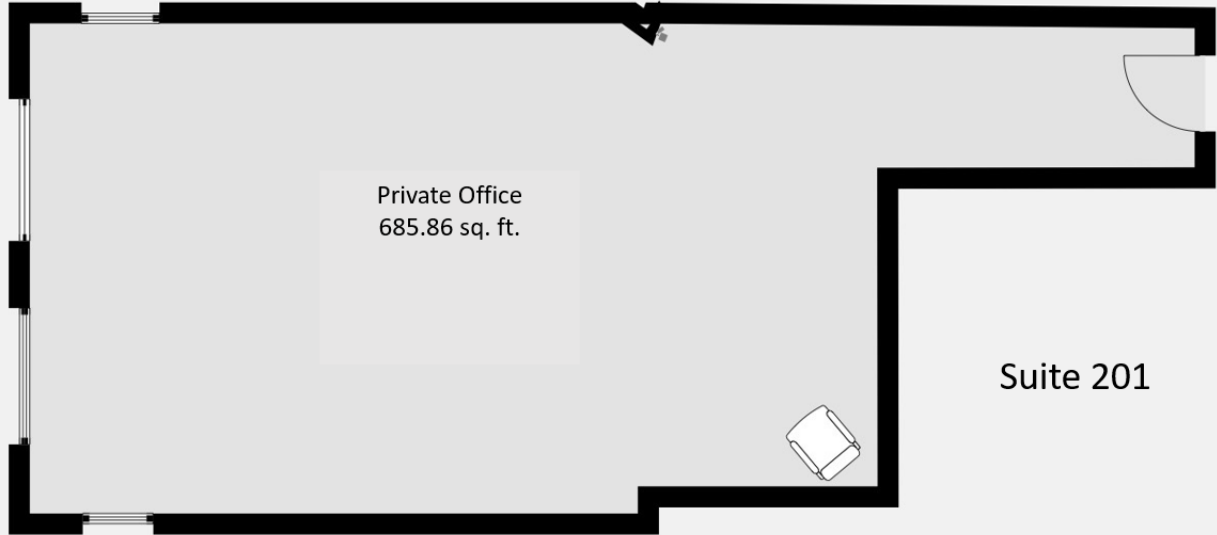
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Lease Space - Suite 201

3631 Brookwall Drive

3631 Brookwall Drive, Fairlawn (Copley), OH 44333



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	686 SF	LEASE RATE:	\$700 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
201	Available	686 SF	Modified Gross	\$700 per month	686 SF open layout - perfect for an executive office or collaborative workspace



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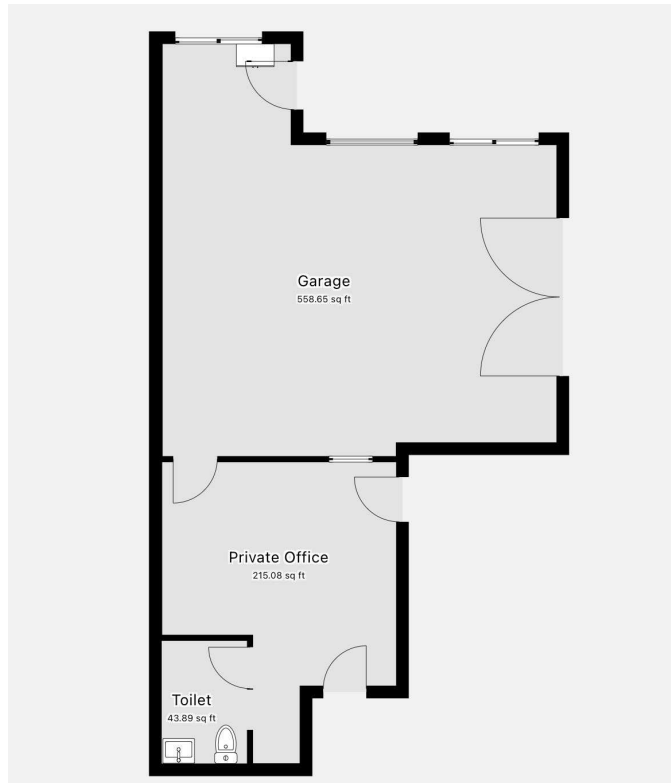




Lease Space - Suite 104

3631 Brookwall Drive

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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	850 SF	LEASE RATE:	\$1,275 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	850 SF	Modified Gross	\$1,275 per month	A versatile flex space featuring garage/storage, a private office, and a full bathroom with shower.



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Additional Photos

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Suite 101



Suite 101



Suite 201



Suite 201



Suite 104



Suite 104



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Google

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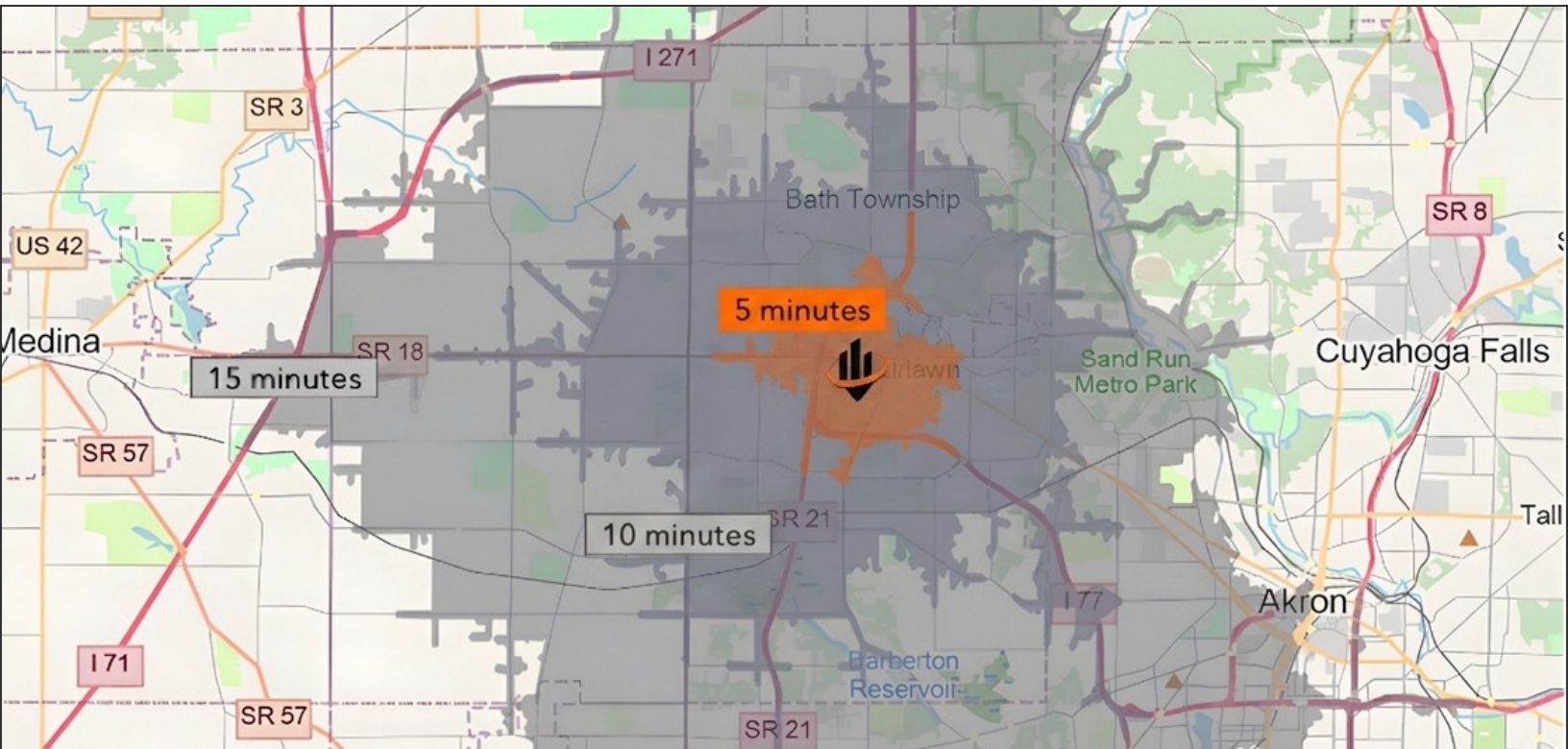
Location & Drive Time Map



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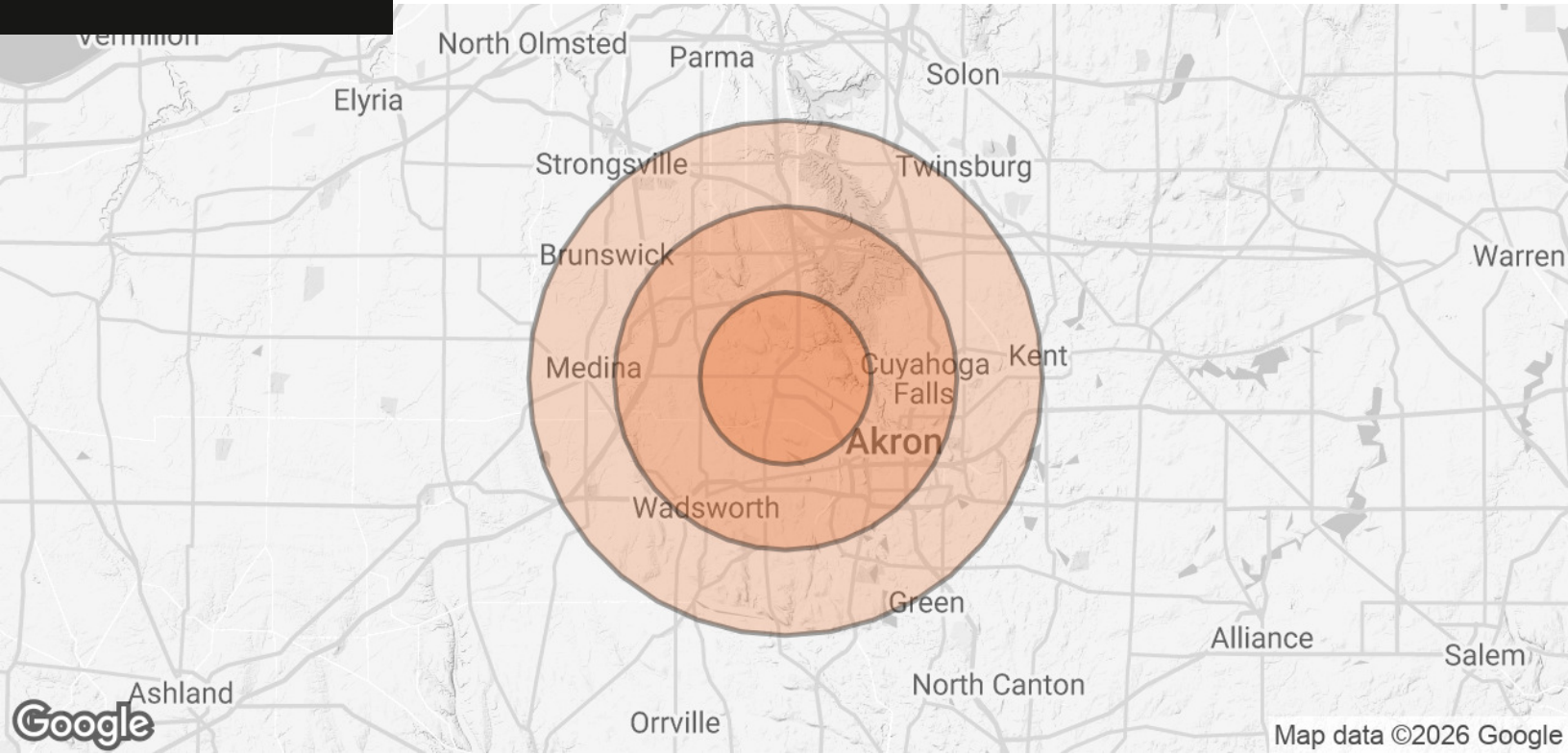
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For Lease

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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	60,203	358,832	742,989
AVERAGE AGE	44	42	42
AVERAGE AGE (MALE)	42	40	41
AVERAGE AGE (FEMALE)	45	43	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	25,844	154,111	313,028
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$137,299	\$91,674	\$104,916
AVERAGE HOUSE VALUE	\$342,767	\$228,932	\$263,524

2020 American Community Survey (ACS)



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