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COMMERCIAL DIVISIONSM

King James Office Park

24700 Center Ridge Road, Westlake, OH 44145

Exclusively Represented By:

Richard Abou-Jaoude

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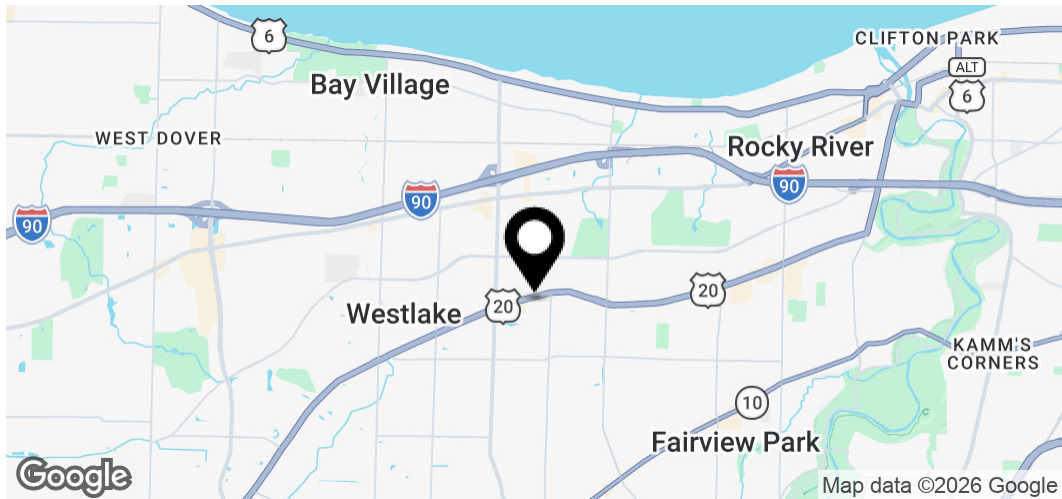
OFFICE SPACE FOR LEASE

King James Office Park

24700 Center Ridge Road, Westlake, OH 44145

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$21.54 SF/yr
Lease Type	MG
RSF Available	1,426 SF
Site Size	6.02 Acres
Year Built	1973
# of Floors	4

Property Overview

Well-maintained office suite available in a highly desirable Westlake location along Center Ridge Road. This 1,426 square foot space is ideal for professional services, medical, or small business office users seeking convenience, visibility, and accessibility.

Property Highlights

- Professional office environment
- Ample on-site parking
- Well-maintained property
- Easy access to major roadways including I-90 and I-480

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FOR LEASE

Lease Spaces

Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,426 SF	Lease Rate:	\$21.54 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
24700 Center Ridge Rd	Available	1,426 SF	Modified Gross	\$21.54 SF/yr	Efficient 1,426 SF layout, Private offices and open workspace potential, Reception/waiting area opportunity, Ample natural light, Move-in ready. \$2,560.00/month plus wifi and electric (includes 50% of HOA fee and Regency Club membership). Rate includes all expenses except wifi and electric (billed separately by HOA)

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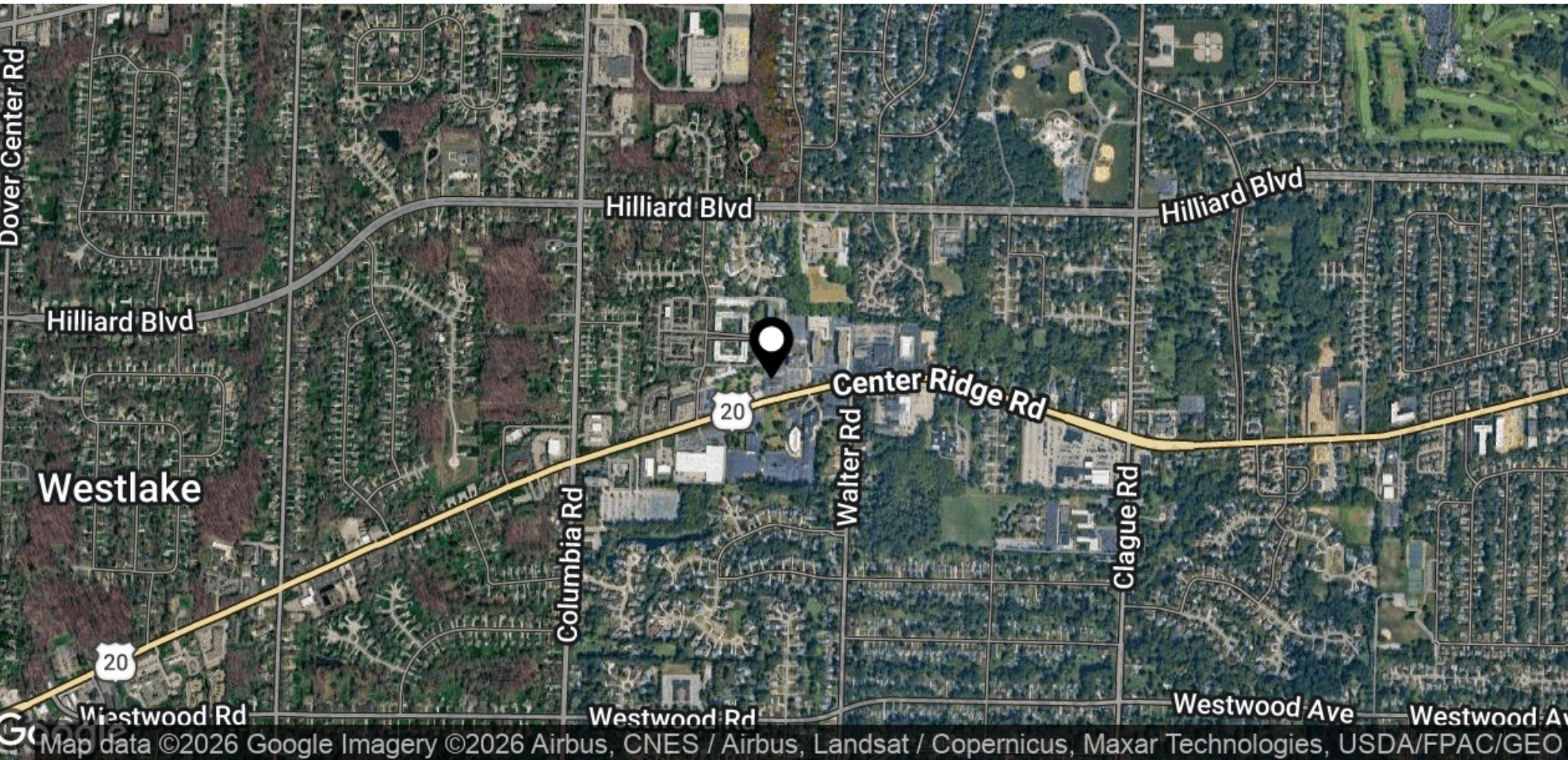


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Location Map



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Additional Photos



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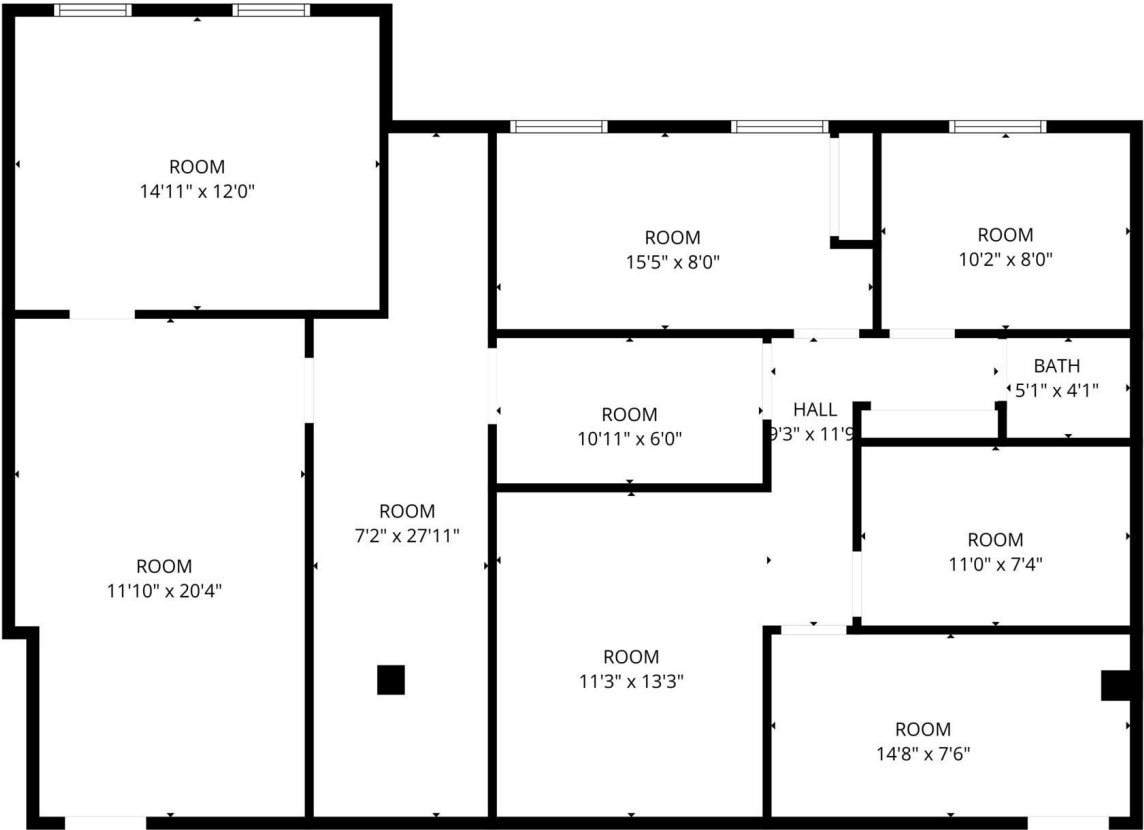
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Floor Plan



Total GLA: 1416 sq. ft | Total: 1416 sq. ft
1st floor: 1416 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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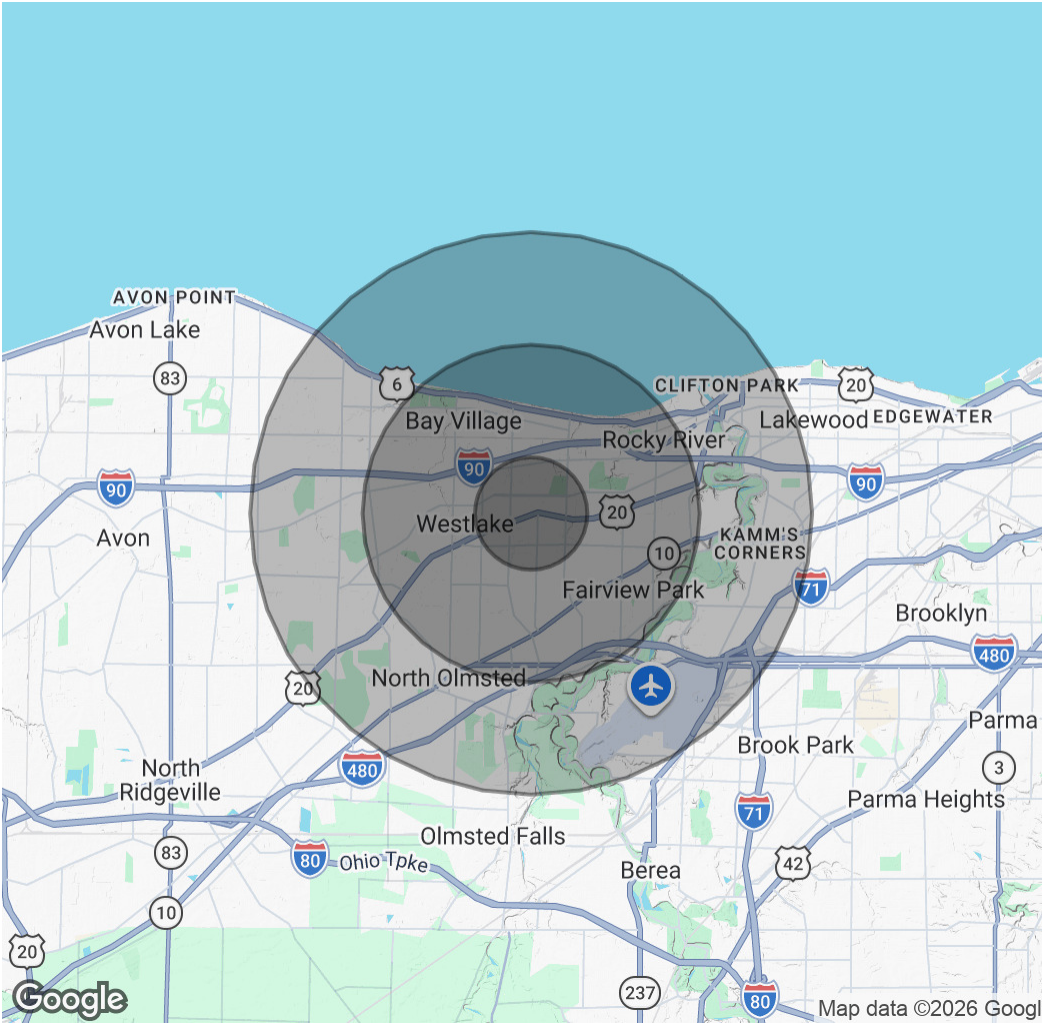
FOR LEASE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,593	83,736	165,782
Average Age	44.6	44.7	43.6
Average Age (Male)	43.1	42.8	42
Average Age (Female)	42.8	45.8	44.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,034	36,009	72,683
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$160,016	\$130,731	\$125,165
Average House Value	\$289,731	\$295,856	\$300,646

2023 American Community Survey (ACS)



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