



A Headquarters Built for Community, Growth & Impact

Flexible offices, collaborative work areas, conference rooms, and open layouts come together to create a warm, inspiring environment for growing organizations and teams.

A SPACE THAT INSPIRES



ORIGINAL CHARACTER

Exposed brick, hardwood floors and timber beams create warmth and authenticity.



NATURAL LIGHT

Skylights and abundant natural light brighten every space.



FLEXIBLE LAYOUTS

Offices, meeting areas and open spaces adapt to your mission and team.



PRIME LOCATION

In Rocky River, close to restaurants, banks, medical offices, the Metroparks and major routes.



The first floor includes office and operational space with acid-stained concrete flooring, while select second floor suites offer private bathrooms and full kitchens.



Built for connection. More than workspace, the building creates an environment where teams, clients, volunteers, and community partners feel welcomed and connected.



Its visibility along Lake Road also creates a strong community and brand presence.

ADDITIONAL FEATURES



Secured access monitored by Gilmore Security



High-speed internet capability



Reliable HVAC systems



Modern electrical infrastructure and ample power access



Flexible layouts suitable for administrative offices, collaborative teams and training spaces

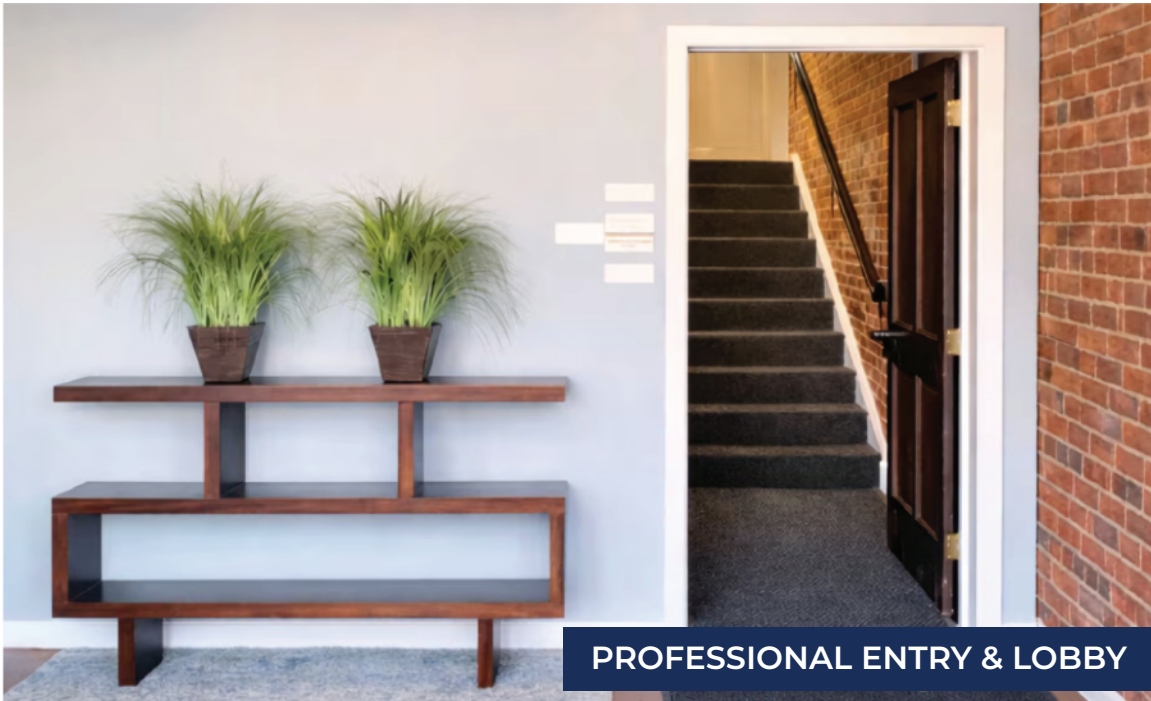


The Right Property
Changes More Than Your Address

A PLACE TO SUPPORT TEAMS, STRENGTHEN COMMUNITY & BUILD FUTURES

FIRST FLOOR

1,920 SF up to 15,350SF



PROFESSIONAL ENTRY & LOBBY



EXPOSED STRUCTURE

Beams, columns, barn doors, and ductwork add architectural appeal.



FLEXIBLE LAYOUTS

From private offices to open collaborative zones.



PRODUCTION ADJACENCY

Direct access to operational areas.



NATURAL LIGHT

Large windows throughout.

SECOND FLOOR: OFFICE SUITE A

2,700 SF



OPEN & BRIGHT

Collaborative layout combined with private offices and abundant natural light.



COMFORT & CONTROL

Well-maintained systems for year-round comfort.



PRIVATE AMENITIES

Includes modern private bathroom and full kitchen.



MOVE IN READY

Hardwood floors, exposed brick, and high-quality finishes.



SECOND FLOOR: OFFICE SUITE B

1,800 SF



OPEN FLOOR PLAN

Spacious, adaptable and full of character.



EXPOSED STRUCTURE

Beams, columns, barn doors, and ductwork add architectural appeal.



FLEXIBLE USE

Ideal for collaborative teams and creative work environments.



NATURAL LIGHT

Large windows throughout.

SECOND FLOOR: OFFICE SUITE C

1,640 SF



PRIVATE OFFICES
Functional layout with ample workspace.



CHARACTER & WARMTH
Exposed brick, wood floors, skylights, and industrial details.



COMFORT & CONTROL
Well-maintained systems for year-round comfort.



READY TO WORK
Move-in ready for your team.

THIRD FLOOR: OFFICE SUITE D

1,650 SF up to 4,850 SF



VERSITILE LAYOUTS
Suites can be combined
for up to 4,305 SF.



SKYLIGHTS
Bring in natural light and create
an open, uplifting feel.



COMFORT & CONTROL
Well-maintained systems
for year-round comfort.



IDEAL FOR TEAMS
Perfect for offices, training,
or mission-driven organizations.