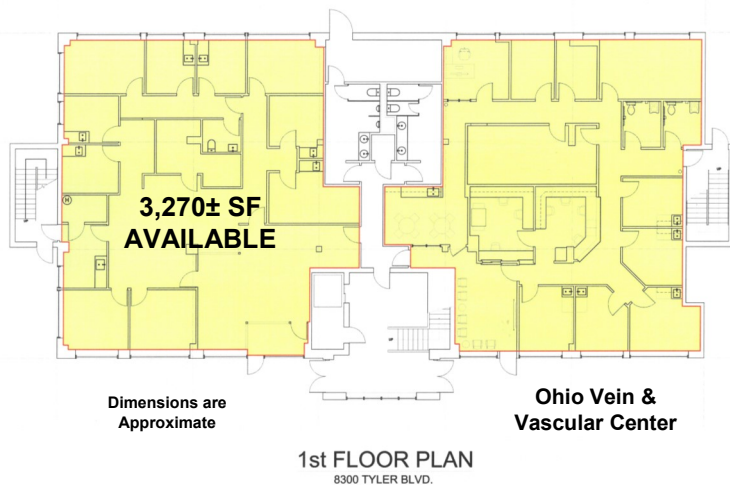


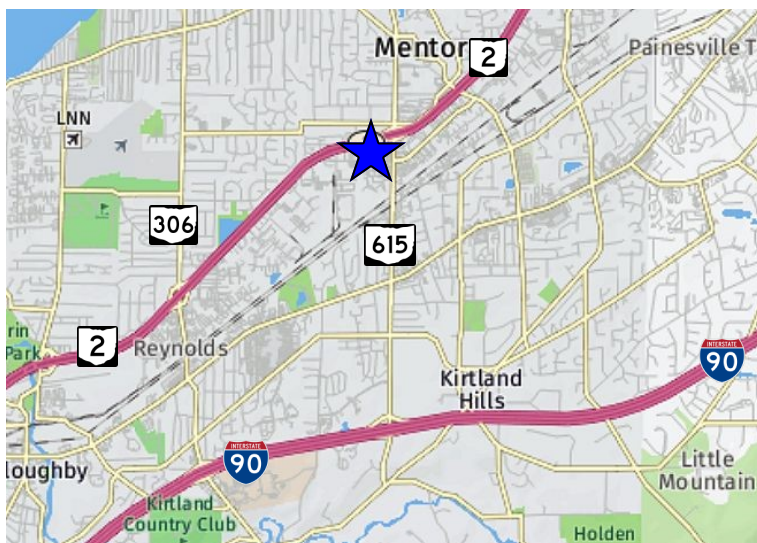
8300 Tyler Boulevard - **Suite 102**
Mentor Tyler Professional Center
3,270± SF Office/Medical Space For Lease
Mentor, Ohio 44060 (Lake County)



Property Features:

- 3,270± SF First Floor Space Available
- Total Building Size: Three-Story - 18,696± SF
- Heated Front Walkway
- Most Offices with Windows
- Adjacent to the Ohio Vein & Vascular Center
- On Public Transportation Line Served by Laketran
- ADA Restrooms
- Other Tenants Include Lake Obstetrics and Gynecology, Dr. Charles M. Pap, DDS and State Farm
- Neighboring Stores Include Giant Eagle, Taco Bell, Starbuck's, Raising Canes Chicken, Wendy's and UH Urgent Care
- Three Road Access Ingress and Egress of Property including a Traffic Signal
- Building Well Maintained with many Major Improvements to HVAC, Parking Lot and Landscaping within the past 12 months
- Contact Neil Sawicki for Leasing Information

8300 Tyler Blvd, Suite 102
Mentor, OH 44060



Contact:
Neil Sawicki, SIOR, Broker

440-255-5552 x13 Office
440-339-8585 Cell
Neil@GlobalCommercialRE.com



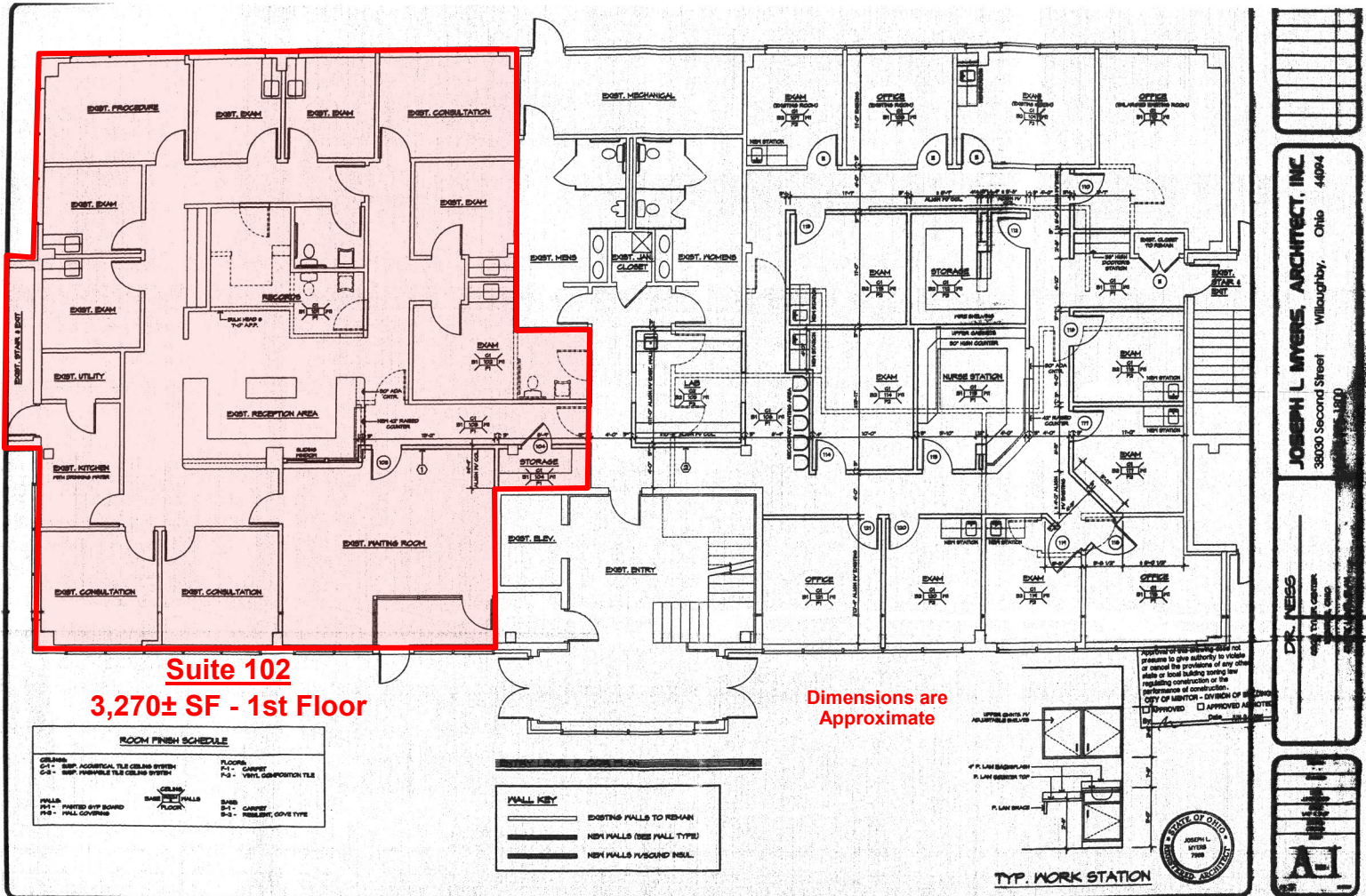
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440-255-5552

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Office Space For Lease • Long and Short Term

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Mentor, Ohio.....

Mentor, Ohio is an excellent place to move or start a business because it combines a strong local economy, strategic location, and a supportive business environment. Located along the Lake Erie shoreline just northeast of Cleveland, Mentor provides easy access to major highways including Interstate 90 and State Route 2, allowing businesses to quickly connect with regional and national markets. Its proximity to Cleveland also gives companies access to a large metropolitan workforce, transportation hubs, and major suppliers while still benefiting from Mentor's lower operating costs and suburban stability.

Another advantage of Mentor is its diverse and resilient local economy. The city is home to a strong mix of manufacturing, retail, healthcare, and technology businesses, which helps create a stable economic base. Companies benefit from an established industrial and commercial infrastructure, including well-developed business parks and retail corridors. Mentor's workforce is skilled and reliable, supported by nearby colleges and training programs in the Greater Cleveland area that help businesses find qualified employees.

Mentor also offers a business-friendly environment with city leadership that actively supports economic development. The city works with businesses on incentives, development assistance, and streamlined processes to help companies grow and succeed. Organizations such as the Mentor Economic Development Department provide resources for site selection, expansion, and networking, making it easier for new businesses to get established and integrate into the local economy.

Finally, Mentor's high quality of life makes it attractive for both employers and employees. The city offers safe neighborhoods, excellent schools, abundant parks, and access to Lake Erie recreation. Employees are more likely to stay long-term in communities that provide a good balance between work and lifestyle, which helps businesses reduce turnover and build a stable team. For these reasons, Mentor stands out as a strong, welcoming location for businesses looking to grow in Northeast Ohio.

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2025 Projected Demographics by STDB	1 Mile	3 Mile	5 Mile
Population	6,104	54,755	105,297
Total Households	2,600	23,241	44,122
Average Household Income	\$95,589	\$99,003	\$99,184
Total Housing Units	2,746	24,794	47,273

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