

LARGE OFFICE SUITE IN PRIME BRUNSWICK LOCATION



FOR LEASE
1132-1152 PEARL ROAD
BRUNSWICK, OH 44212

LEASE RATE: \$10.50/SF + CAM



PROPERTY HIGHLIGHTS

- Available: 6,411 SF
- Price per SF: \$10.50/SF
- CAM Fees: \$4.00/SF
- Suite 1152 (6,411 SF) Consists of 9 Offices, Reception Area, 2 Conference Rooms, Kitchenette, 2 Large Workrooms, 4 Restrooms, and Storage Rooms
- Utilities: Paid by Tenant
- Signage: Monument Signage
- Parking: ±90
- Traffic Count: ±15,000
- Highway Access: 7 minutes to I-71



LISTING AGENTS

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PROPERTY OVERVIEW

Suite 1152 offers 6,411 SF of professional office space for lease at \$10.50 per square foot, plus \$4.00/SF in CAM fees. The suite is well-appointed and includes 9 private offices, 4 restrooms, 2 conference rooms, 2 large workrooms, a reception area, a kitchenette, and multiple storage rooms, providing flexibility for a variety of office and administrative users. Utilities are paid directly by the tenant. The property features monument signage, approximately 90 on-site parking spaces, and benefits from traffic counts of approximately 15,000 vehicles per day. Conveniently located just seven minutes from Interstate 71, the site offers excellent accessibility for employees, clients, and visitors throughout Northeast Ohio.

LOCATION OVERVIEW

Located along Pearl Road (U.S. Route 42) in Brunswick, the property benefits from excellent visibility within one of Medina County's primary commercial corridors. The site offers convenient access to Interstate 71 via nearby State Route 303 and Center Road interchanges, providing efficient connectivity to Cleveland, Akron, and surrounding Northeast Ohio communities. Positioned among a strong mix of national retailers, restaurants, service businesses, and residential neighborhoods, the location provides outstanding accessibility and exposure for both customers and employees.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,411	50,315	83,784
Total Units	4,206	21,245	35,157
Median Income	\$81,408	\$97,738	\$105,214

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

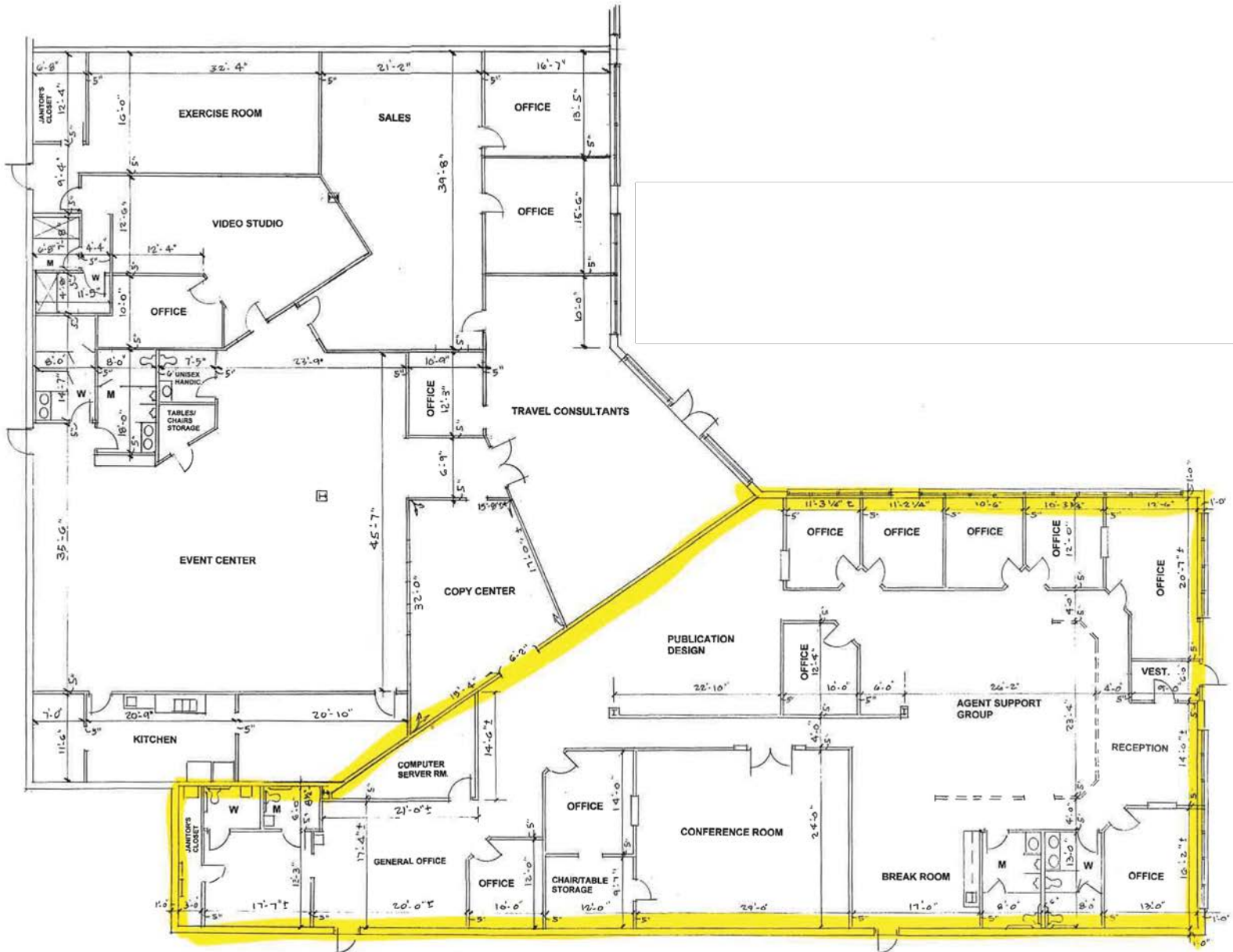


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