

EXPANSIVE OFFICE SPACE AVAILABLE NOW



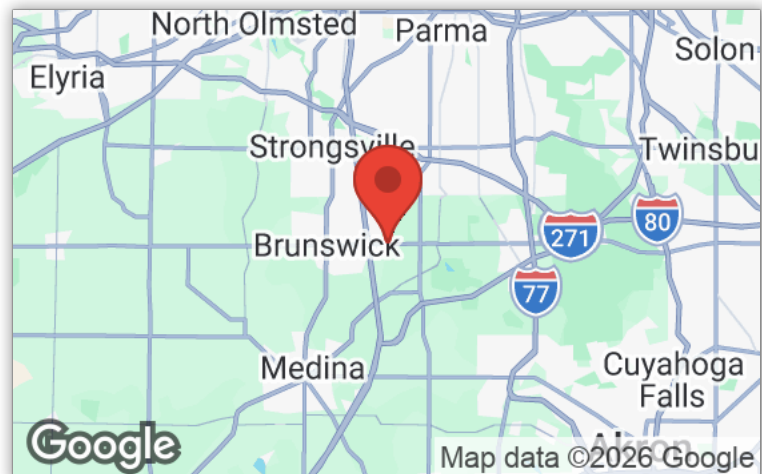
**2557 CENTER ROAD
HINCKLEY, OH 44233**

LEASE RATE: \$1,950/MO + FLAT RATE UTILITIES



PROPERTY HIGHLIGHTS:

- Available: 2,500 SF
- Price per SF: \$9.36/SF + flat rate utilities
- Unit 2557 consists of 2 private offices, conference room, cubicle space, kitchenette, and 2 private restrooms (1 in the executive office)
- Year Built: 2001
- Available signage on building and monument
- Parking: 7 spaces per unit
- Traffic Count: $\pm 13,000$
- Zoning: Local Commercial
- Highway Access: 1 mile to I-71/SR-303 interchange



LISTING AGENTS

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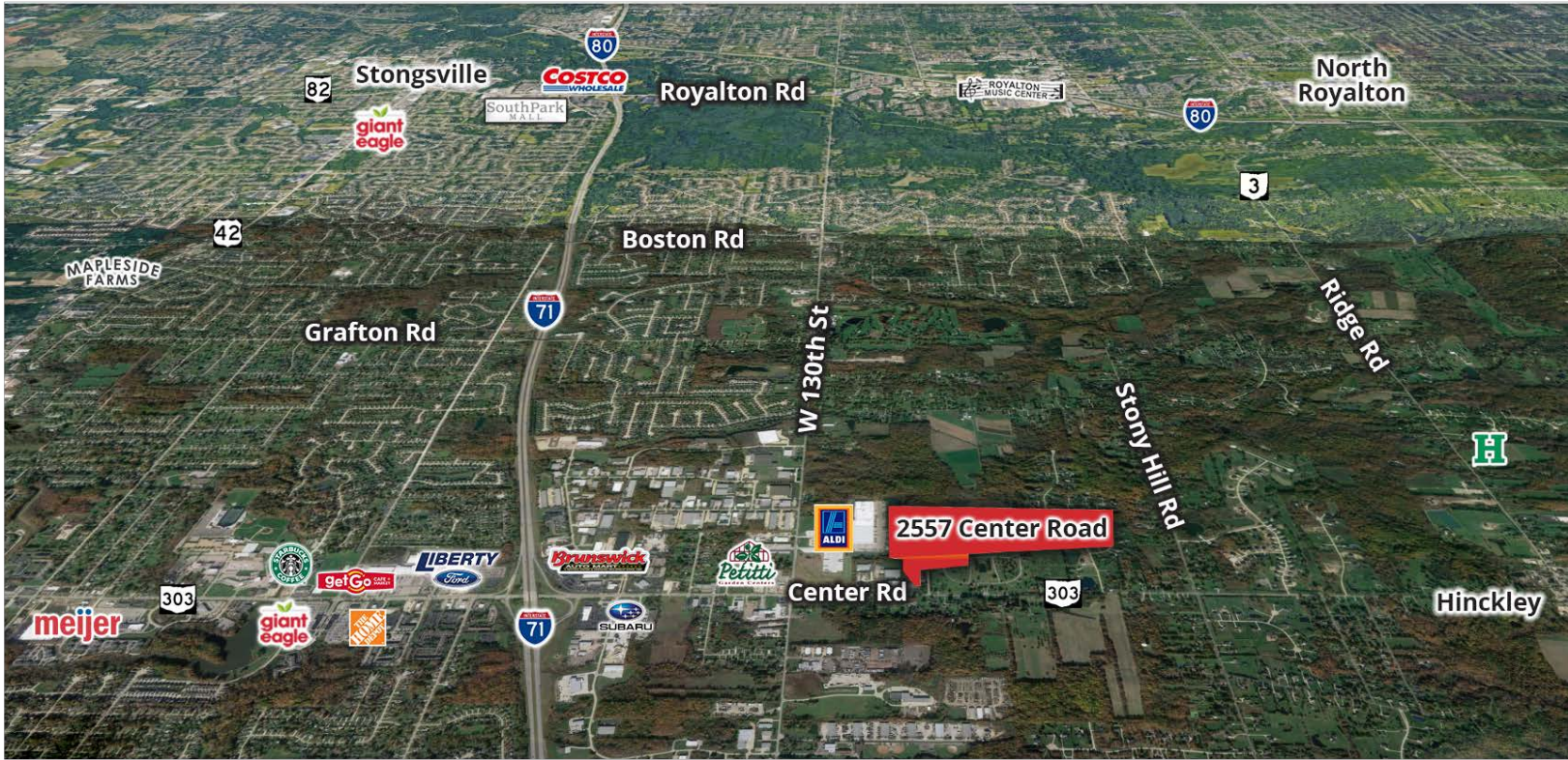


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PROPERTY OVERVIEW

2557 Center Road is 2,500 SF of office space and 3,500 SF of warehouse space (not included) in an industrial condominium complex. The space is filled with natural light, with windows throughout. The space includes a conference room, kitchenette, two additional restrooms, multiple cubicle spaces, and two private offices (one includes a private restroom).

LOCATION OVERVIEW

2557 Center Road is conveniently located 1.2 miles away from Center Road I-71 interchange and 2 miles from downtown Brunswick. This is located near the intersection of Center Road and W 130th Street in Hinckley Corporate Parkway.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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

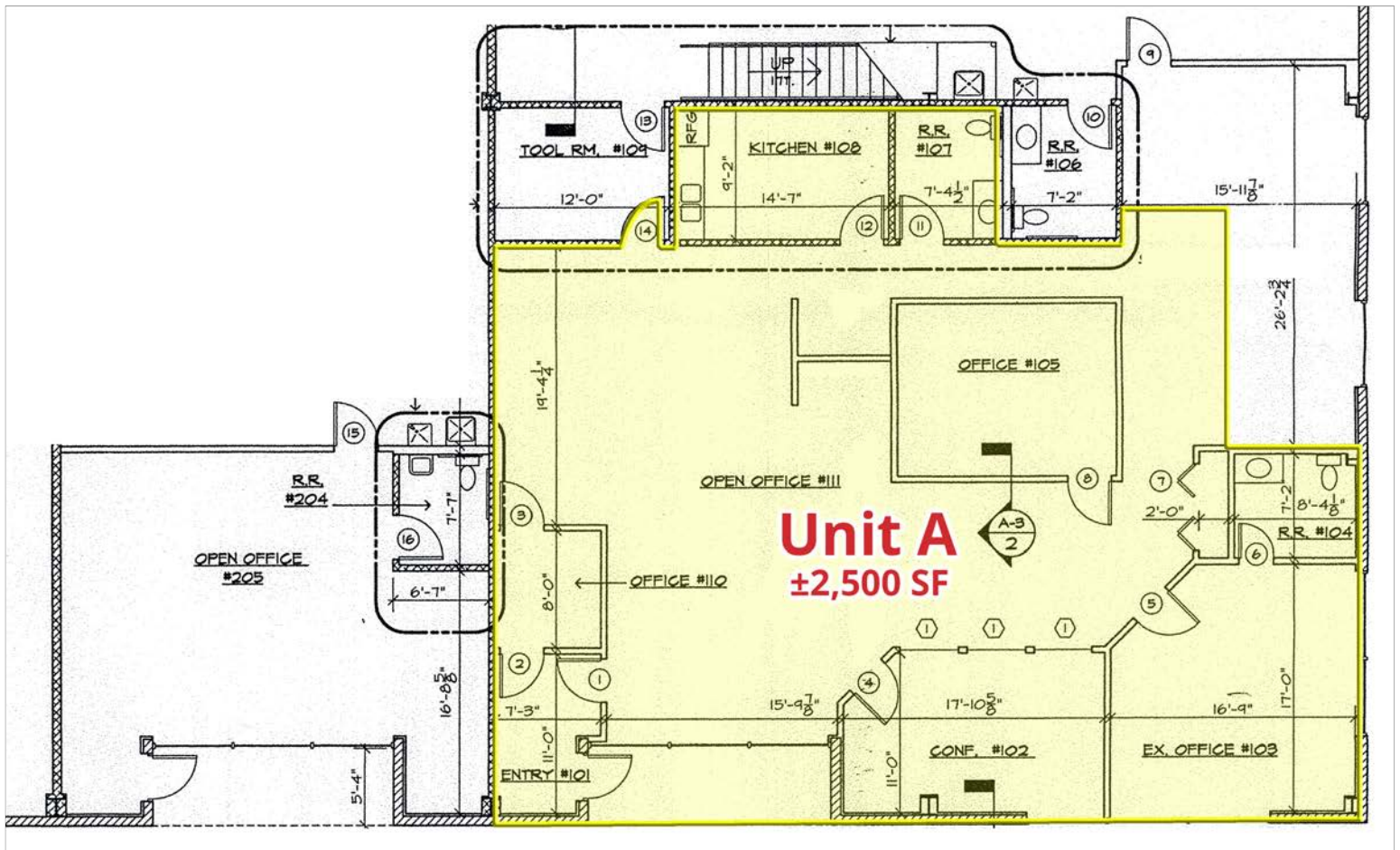


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