



AVAILABLE FOR LEASE: 100 - 150,000 SQFT

13000 Athens Ave, Lakewood, OH 44107

Industrial | Flex | Artist | Office | Retail | Warehouse - Spaces

pybe.com | 7401 Bush Lake Road, Edina, MN 55439 | 612.444.3333



## PROPERTY OVERVIEW

Welcome to 13000 Athens Avenue, a landmark 17.59-acre commercial campus in the heart of Lakewood, Ohio. This dynamic property offers over 560,000 SF across 150+ flexible suites, ranging from 100 to 150,000 SF. Ideal for artists, makers, offices, retailers, and industrial, warehouse and other users, this campus is built to inspire creativity and productivity. This is a boiling pot of Lakewood Economy

Each unit offers high ceilings, abundant natural light, freight elevator access, and ample parking. Professionally managed with flexible lease terms, the property combines functionality, accessibility, and community energy – a true hub where creativity and commerce thrive side by side.

## RUSTAM MUHARAMOV

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**13000 ATHENS AVE., LAKEWOOD, OH 44107**

- Historic brick building with a creative industrial feel
- Multiple unit types available now
- Flexible lease terms from 1 to 5 years
- Ample parking for tenants and visitors
- Freight elevators and loading docks available
- Natural light and high ceilings in many spaces
- Units can be customized to fit tenant needs
- On-site professional property management
- Dry storage available for packaging or supplies
- Convenient loading access
- Secure facility with easy truck maneuverability

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## RUSTAM MUHARAMOV

VP of Investor Relations

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### PROFESSIONAL BACKGROUND

Rustam Muharamov began his real estate career in 2013 at the age of 17. In his first five years, he focused on sourcing investment opportunities, working as a licensed realtor representing investors, managing residential flips, and buying and selling rental properties.

Starting 2018, Rustam has been active in the commercial real estate space. His first commercial deal yielded a \$450,000 profit within just six months—from acquisition to sale. Today, he oversees multiple commercial real estate projects ranging in value from \$2 million to \$15 million, with a hands-on approach to acquisitions, asset management, and strategic growth.

Rustam has successfully completed around 50 commercial real estate transactions, participating from all sides of the equation—as a buyer, seller, tenant representative, investor, end-user, and more. He has executed all elements of commercial real estate operations, including managing \$2 million construction projects, leasing, property management, listings, sales, buyer representation, sourcing off-market deals, and working directly with motivated sellers.

### RECENT TRANSACTIONS



3381 Gorham Ave Saint Louis, MN  
55426

Purchase Price: 2,300,000  
Property Type: Office - Flex  
Building Sqft: 27,000 sqft  
Land Acre: 1.08 acres



15401 Chatfield Street  
Cleveland OH 44072

Purchase Price: \$4,400,000  
Property Type: Industrial  
Building Sqft: 153,000 sqft  
Land Acre: 11.00 acres



14500 Martin Drive  
Eden Prairie MN 55344

Purchase Price: \$1,600,000  
Property Type: Industrial - Flex  
Building Sqft: 18,500 sqft  
Land Acre: 2.44 acres



5288 Stage Coach Trail  
Stillwater MN 55082

Purchase Price: \$3,500,000  
Property Type: Industrial - IOS  
Building Sqft: 19,000 sqft  
Land Acre: 9.00 acres

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Lease Rate	<b>NEGOTIABLE</b>
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PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Flex Space
Zoning	Industrial
Lot Size	17.59 Acres
APN #	315-21-049
Available SF:	100 - 150,000 SF
Number of Units	150
Market	Cleveland
City	Lakewood

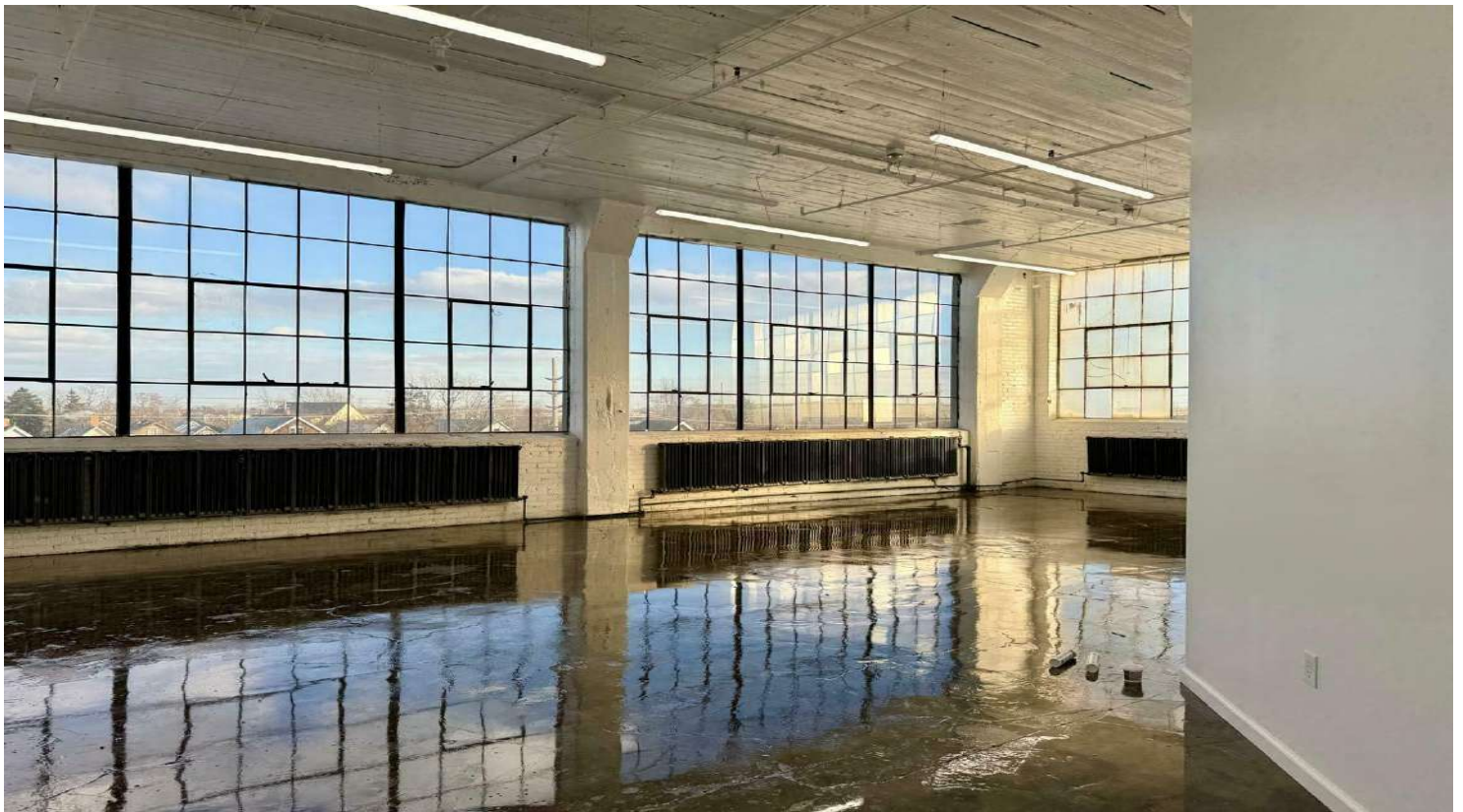
BUILDING INFORMATION	
Building Size	560,000 SF
Occupancy %	95.0%
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	3
Year Built	1914
Year Last Renovated	2010
Column Space	25 ft
Gross Leasable Area	560,000 SF
Load Factor	15.0
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	6



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	100 - 150,000 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ E101	Available	1,600 - 3,800 SF	Modified Gross
■ E201	Available	600 - 8,000 SF	Modified Gross
■ Small Artist Studio	-	600 SF	Modified Gross
■ Medium Artist Studio	Available	1,200 SF	Modified Gross
■ Office Space 1,000 - 10,000 sqft	Available	1,000 - 10,000 SF	Modified Gross
■ Industrial Space 1,000 - 10,000 sqft	Available	1,000 - 10,000 SF	Modified Gross
■ Retail Space 1,000 - 10,000 sqft	Available	1,000 - 10,000 SF	Modified Gross
■ S150 - OFFICE	Available	1,150 SF	Modified Gross
■ Warehouse Space 1,000 - 150,000 sqft	Available	1,000 - 150,000 SF	Modified Gross
■ Freezer, Cooler and Dry Storage	Available	2,000 SF	Modified Gross
■ Artist, Maker-Space, Warehouse	Available	1,250 SF	Modified Gross

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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	629	2,827	10,531
Total Population	1,208	5,489	22,126
Average HH Income	\$80,720	\$75,687	\$73,744

**LOCATION DESCRIPTION**

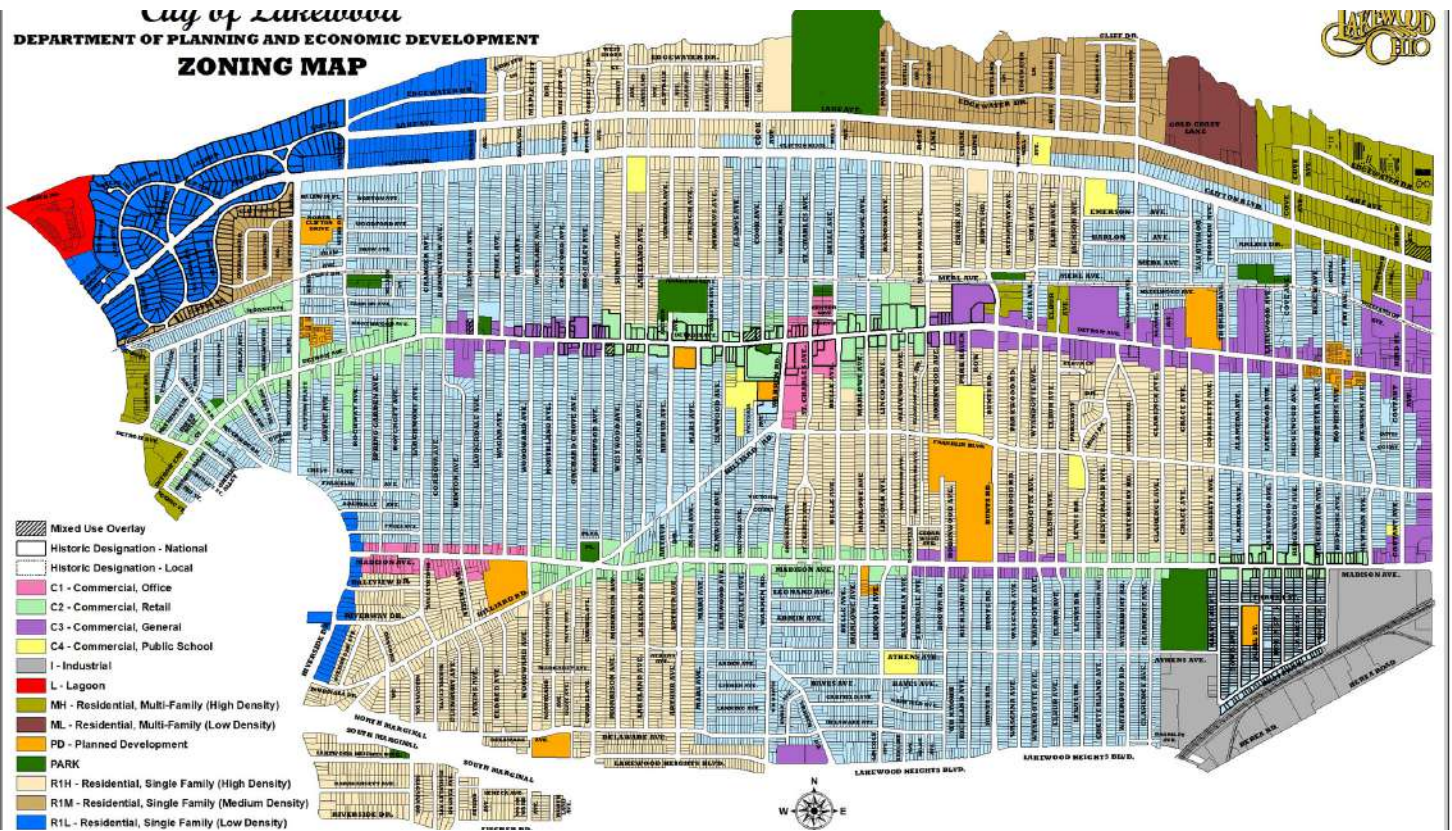
Lakewood, Ohio (Cuyahoga County, Greater Cleveland) – Situated along the western edge of Cleveland, Lakewood is one of the region’s most vibrant and densely populated suburbs. Known for its historic architecture, walkable neighborhoods, and thriving local dining and nightlife scene, Lakewood offers an attractive mix of urban convenience and suburban charm. Its lakefront parks and direct access to Lake Erie provide scenic recreation, while proximity to downtown Cleveland ensures quick connections to major employers, cultural institutions, and sporting venues. With strong community amenities, diverse housing, and steady demand for both residential and commercial space, Lakewood continues to be one of Cuyahoga County’s most desirable submarkets.

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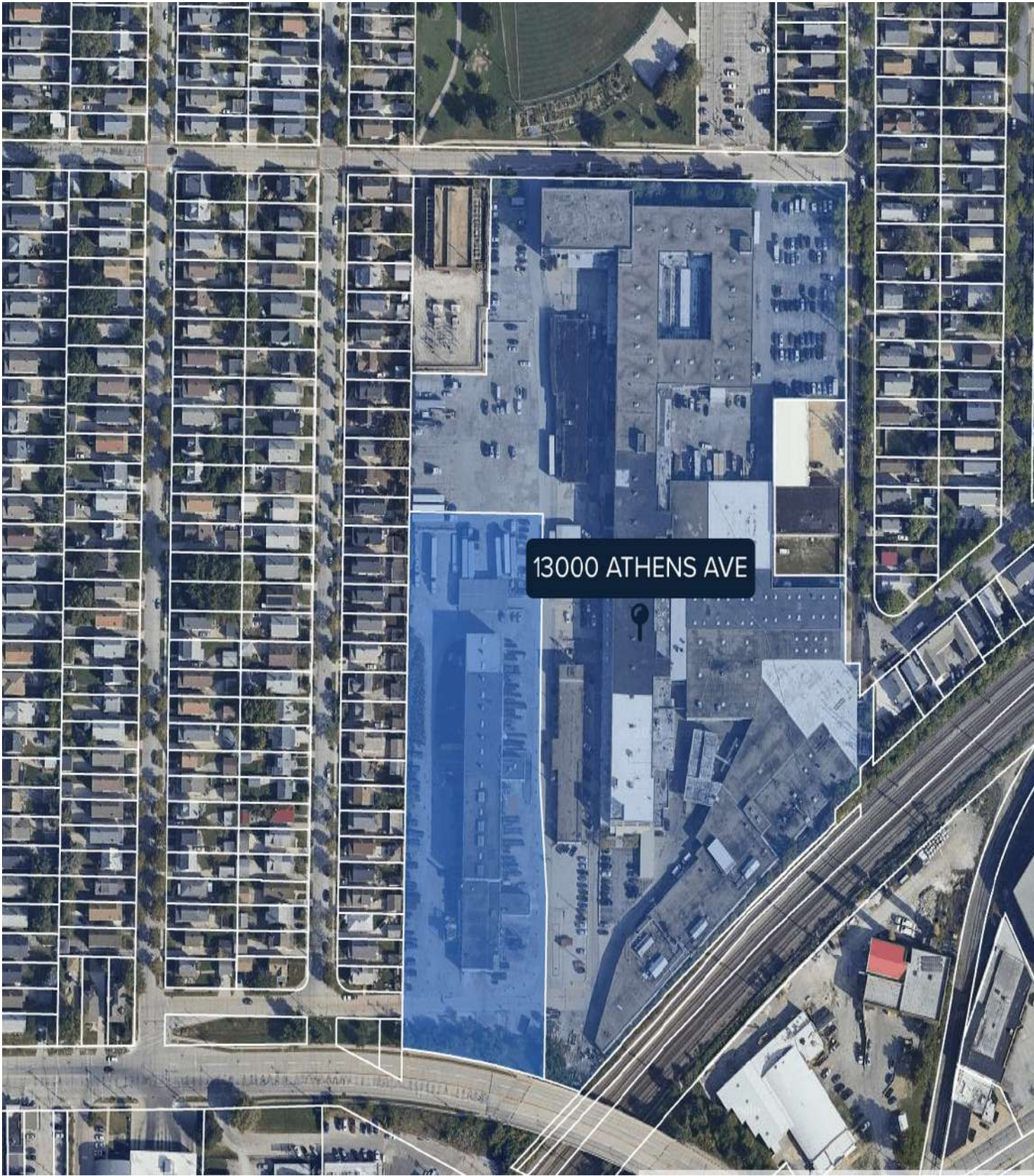
Lakewood Zoning Map Department of Planning & Development Department of Housing & Building



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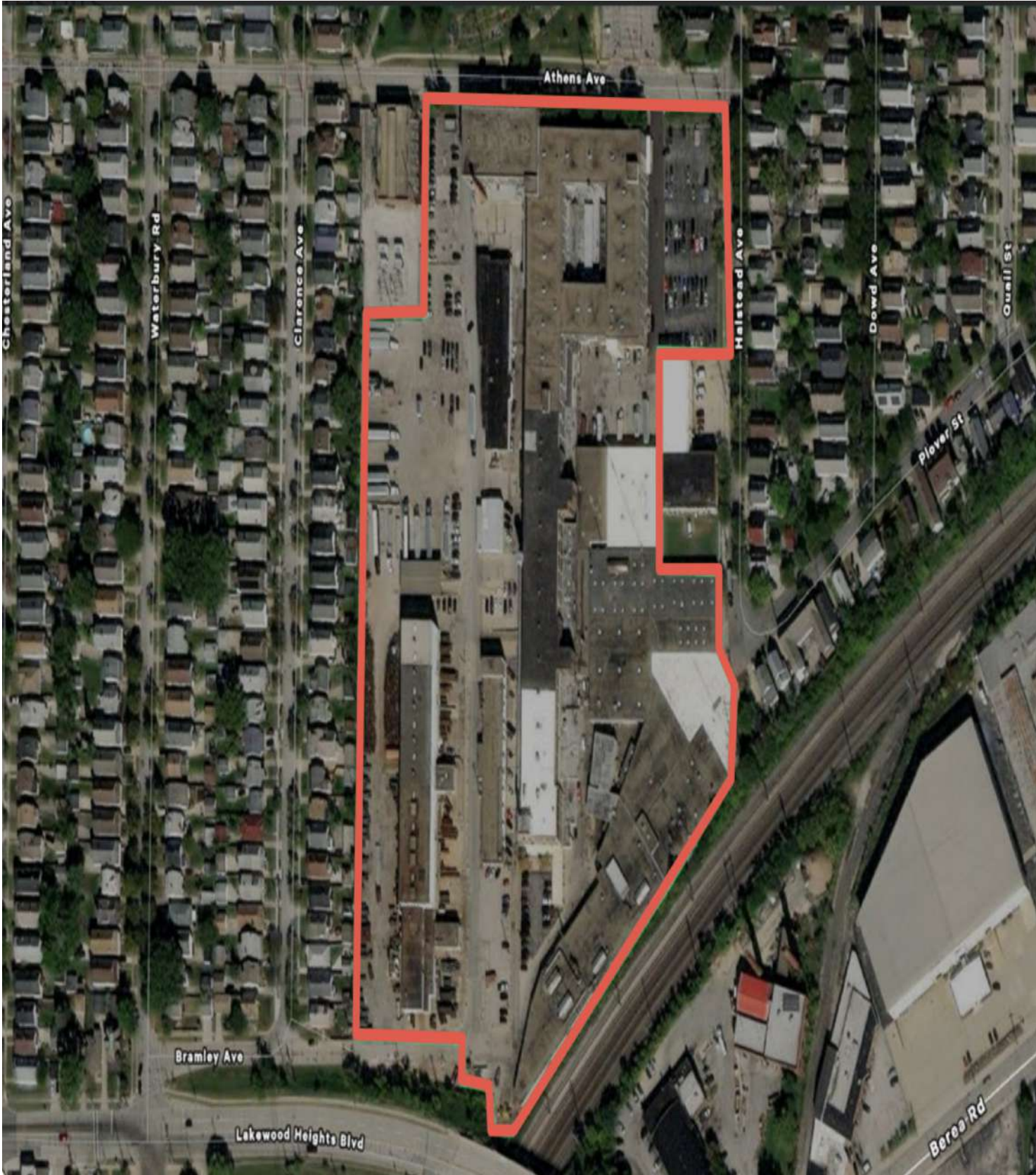




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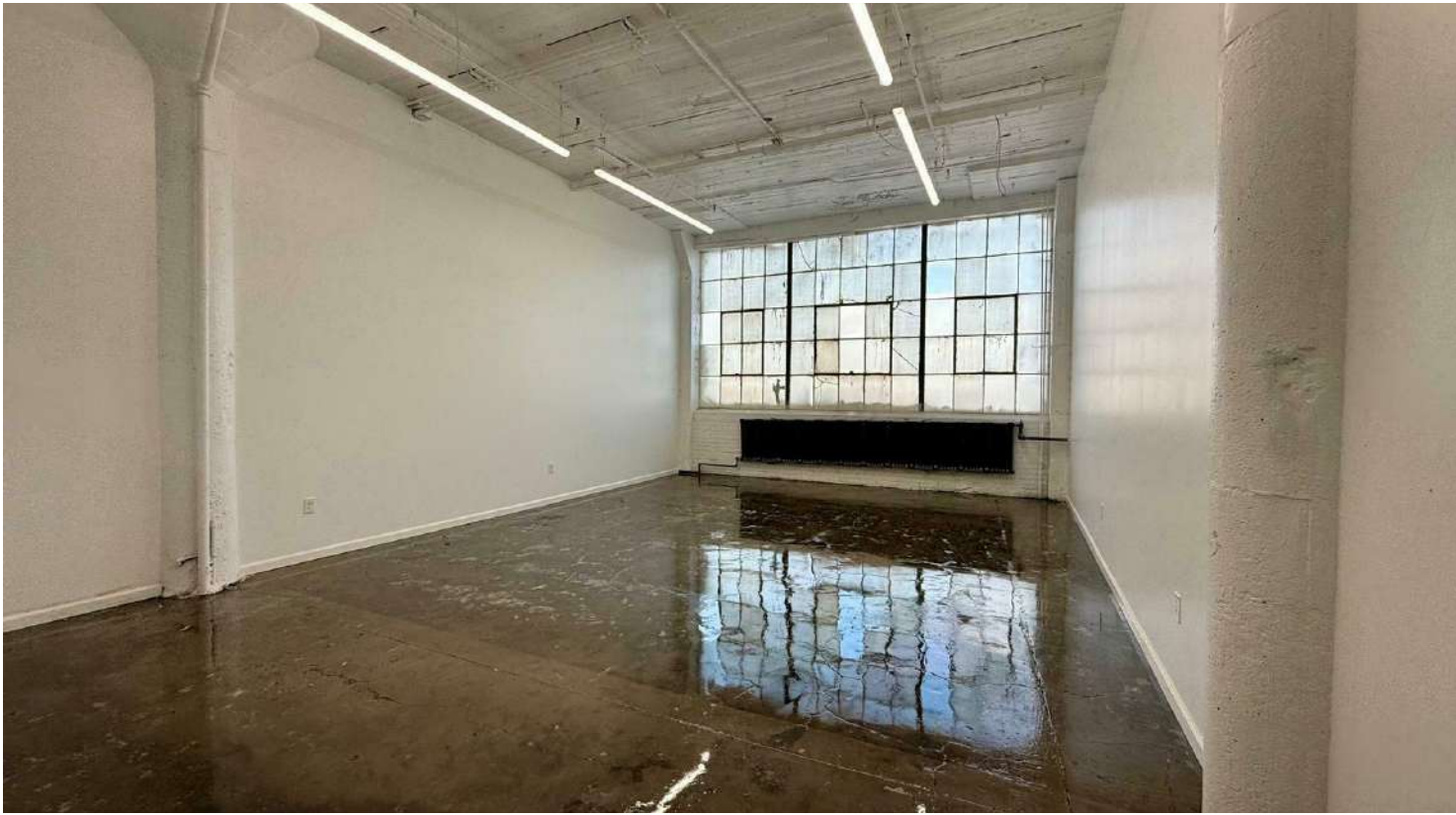




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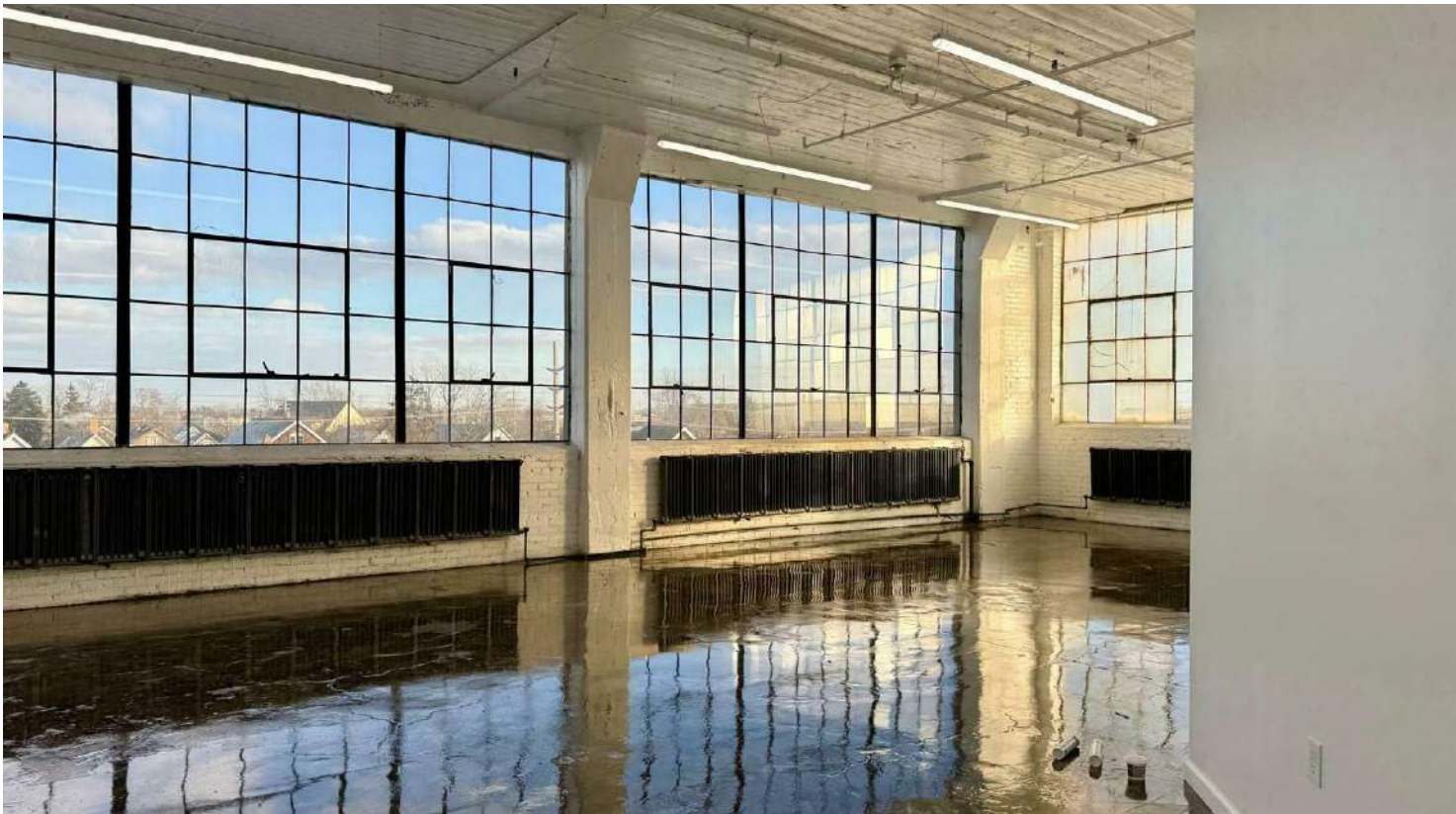
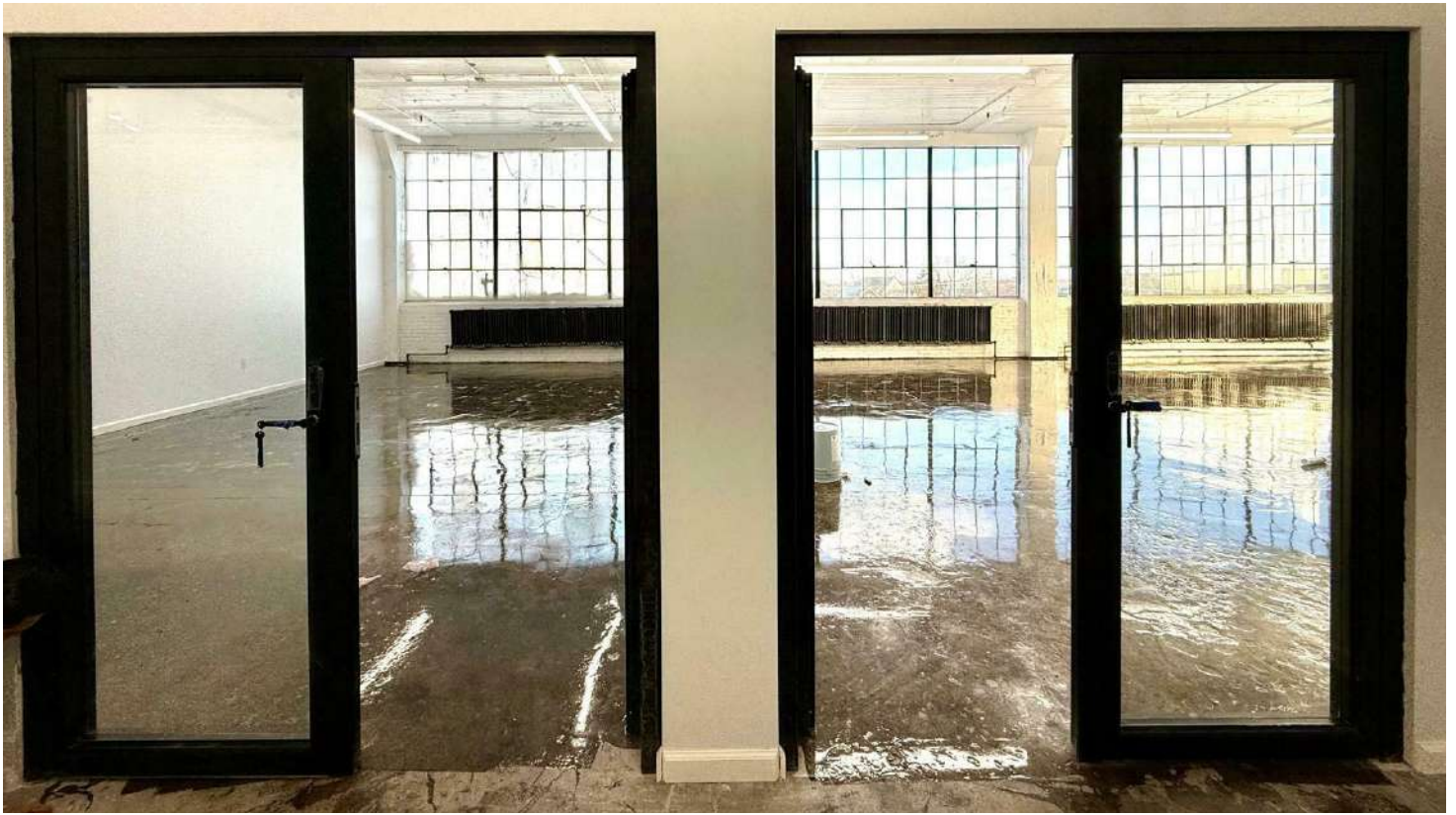




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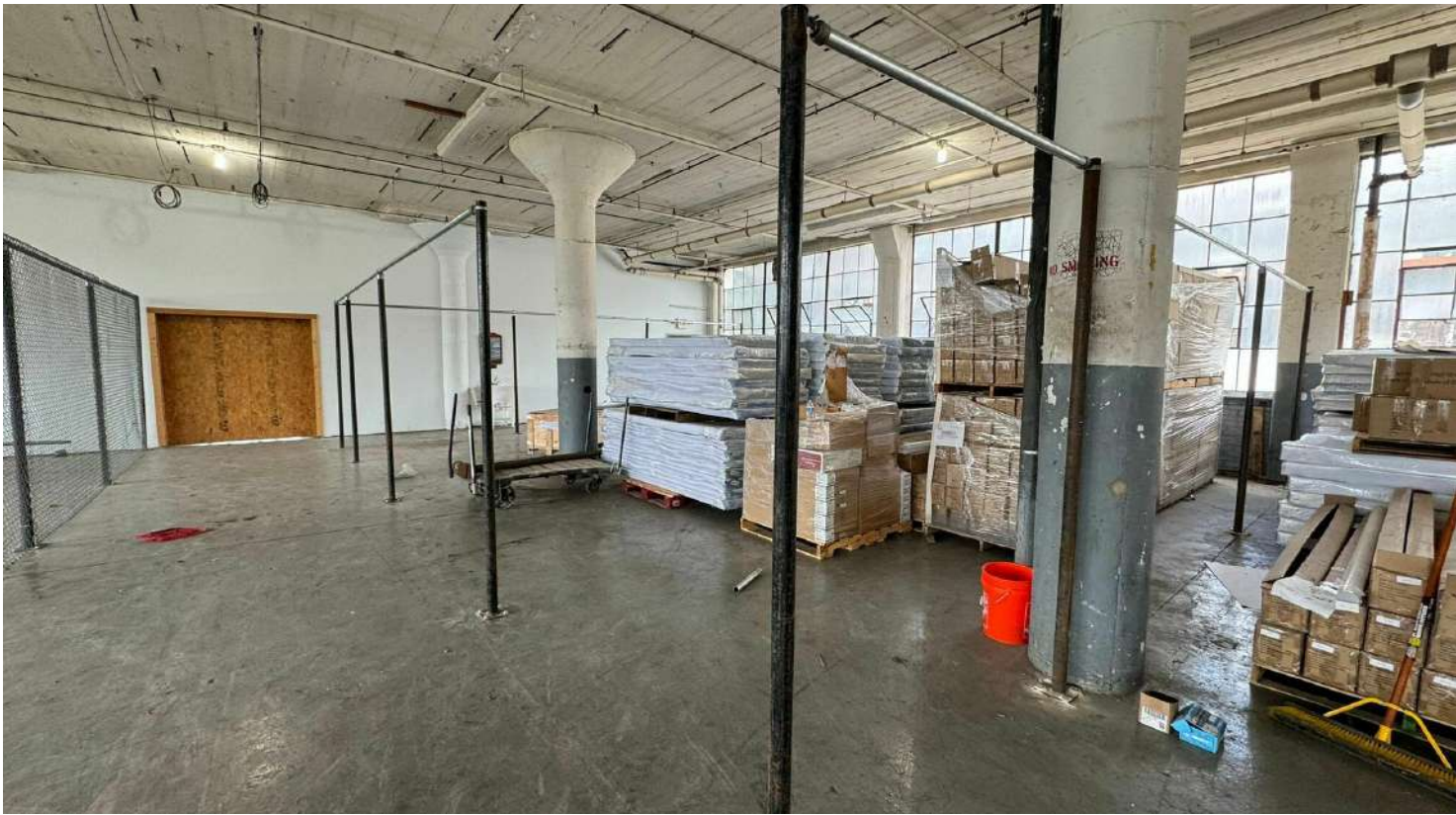
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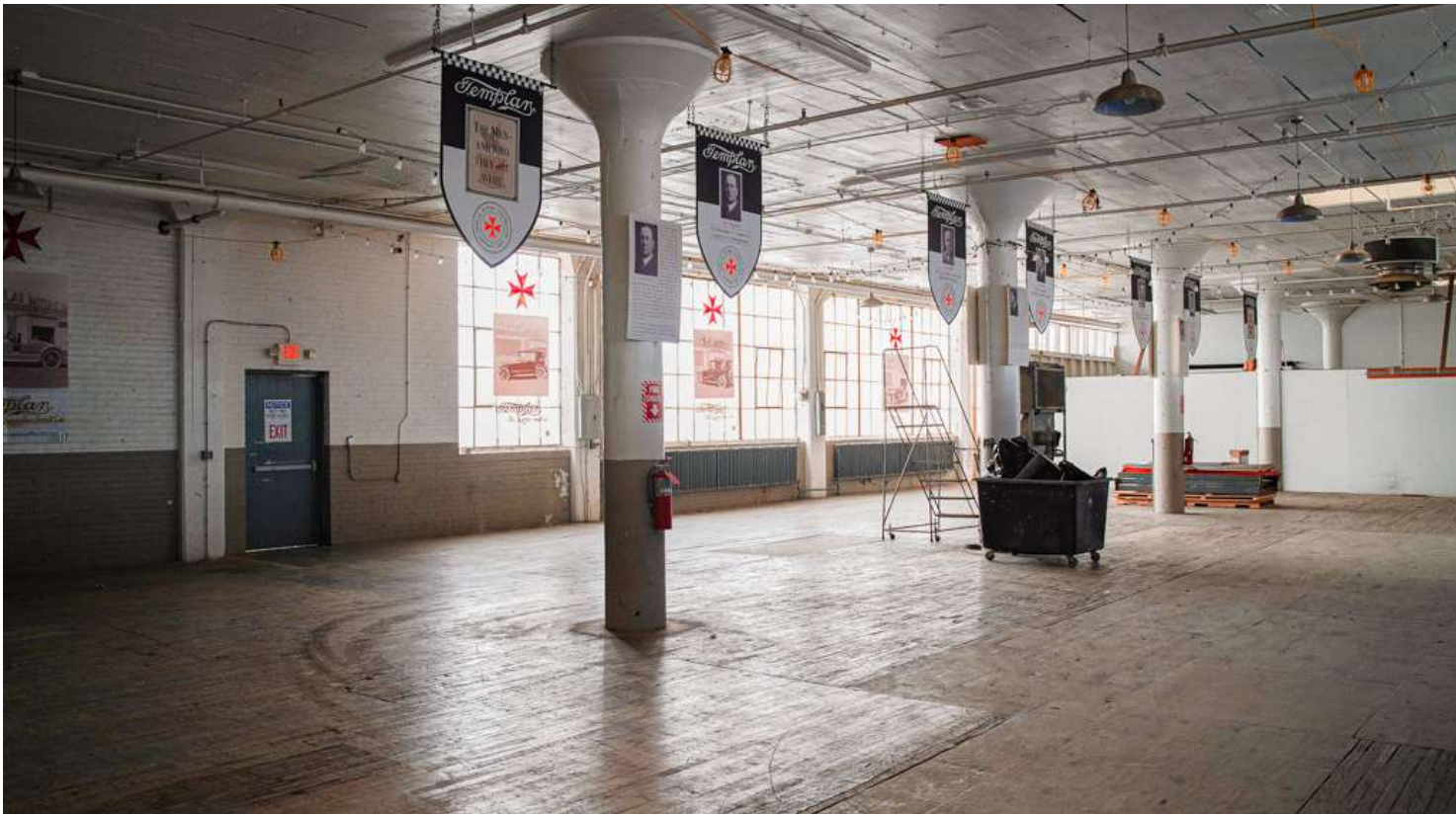




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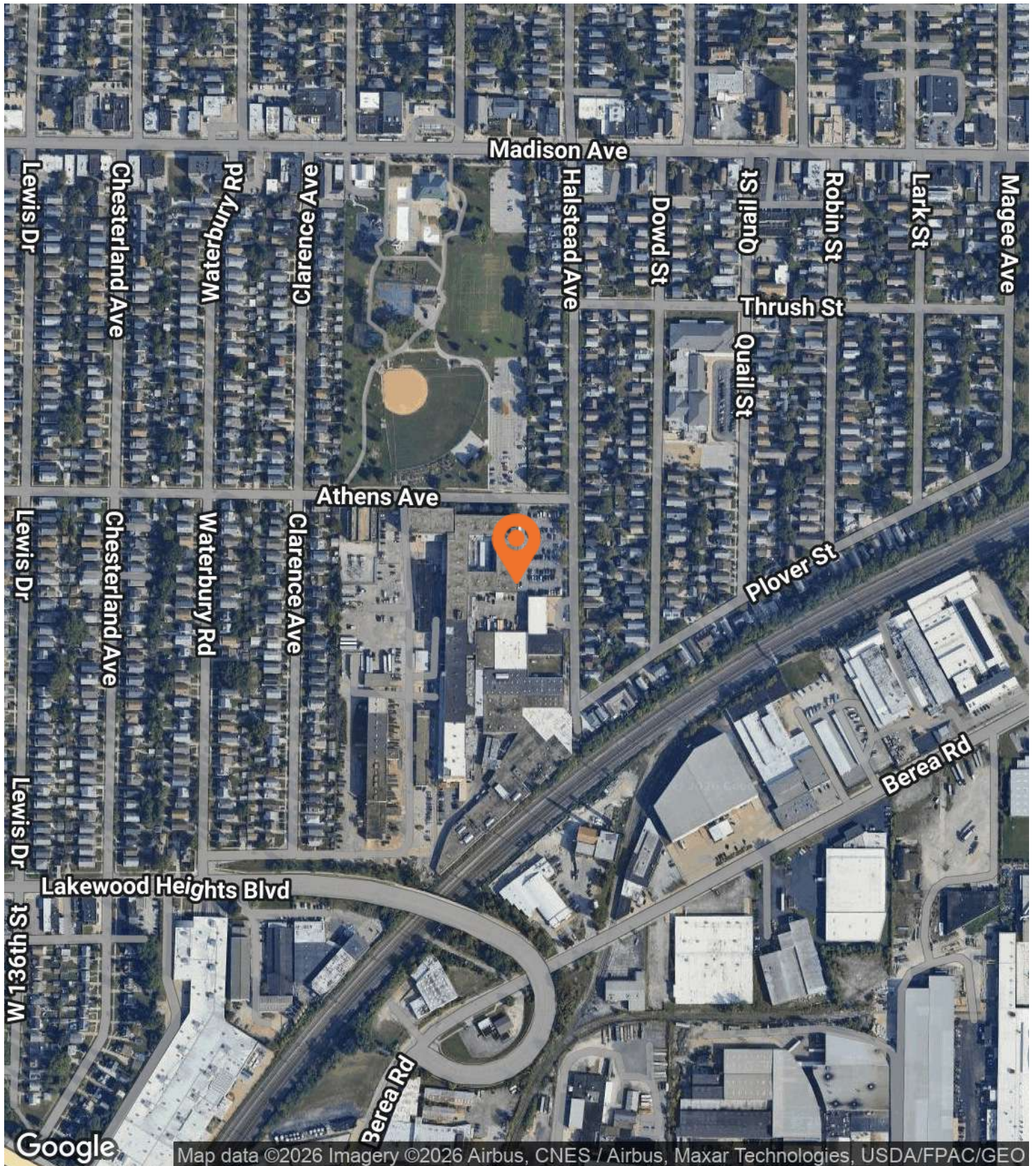




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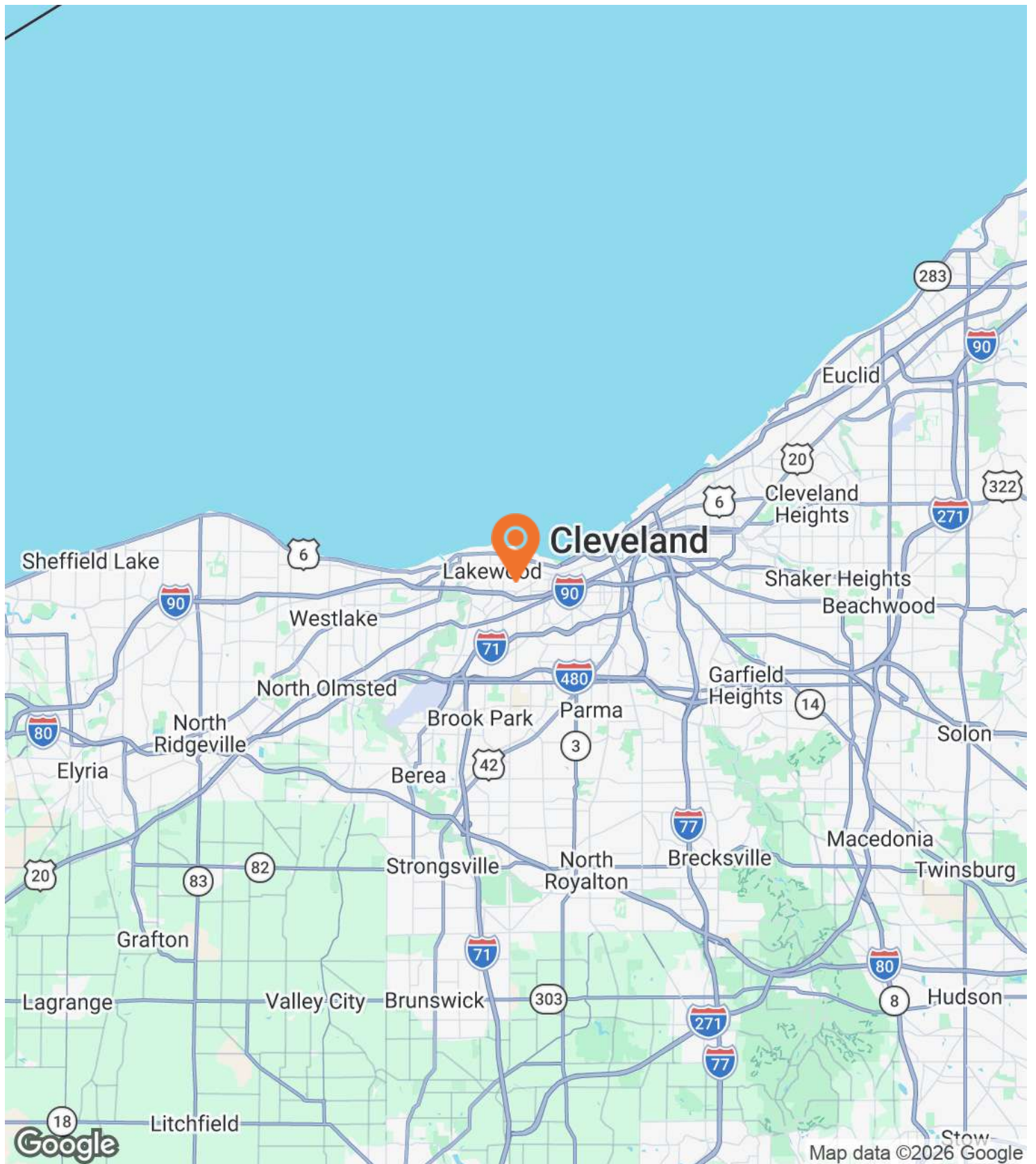
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