

Professional Office Space Designed for Access, Efficiency, and Everyday Convenience

Interstate Plaza Office Suites For Lease | 16600 Sprague Road, Middleburg Heights, Ohio 44130



Interstate Plaza

Interstate Plaza is a five-story, professionally managed office building strategically positioned at the I-71 and Sprague Road interchange in Middleburg Heights. With immediate highway access and abundant free parking, the property delivers the accessibility and convenience that today's tenants prioritize.

Designed to support both growing businesses and established firms, Interstate Plaza offers a wide range of suite configurations from approximately 300 SF to 4,600 SF.

This is a highly functional, cost-efficient suburban office environment with amenities that enhance daily operations and employee experience.

PROPERTY HIGHLIGHTS

- Unmatched Parking Availability with 176 surface parking spaces and 57 private covered parking spaces
- Immediate access to I-71 and proximity to the Ohio Turnpike (I-80)
- Minutes to Strongsville, Airport, and surrounding business districts
- On-site restaurant serving breakfast and lunch, shared tenant conference room, 24/7 building access, high-speed internet capability, on-site professional management



Availability

Lower Level	1,108 SF - 2,955 SF
First Floor	748 SF - 3,917 SF
Second Floor	290 SF - 2,070 SF
Third Floor	431 SF - 4,599 SF
Fourth Floor	356 SF - 2,820 SF
Lease Rate	\$16.00/SF MG



Availabilities Matrix

Lower Level 1,108 SF - 2,955 SF

Suite 35	2,955 SF
Suite 85	1,108 SF
Suite 90	2,000 SF

First Floor 748 SF - 3,917 SF

Suite 120	3,917 SF
Suite 165	748 SF

Second Floor 290 SF - 2,070 SF

Suite 211	570 SF
Suite 212	461 SF
Suite 215	307 SF
Suite 225	1,350 SF
Suite 255	290 SF
Suite 260	500 SF
Suite 275	2,070 SF

Third Floor 431 SF - 4,599 SF

Suite 360	431 SF
Suite 365	1,550 SF
Suite 380	836 SF
Suite 345 + 390	4,599 SF
Suite 385	495 SF

Fourth Floor 356 SF - 3,361 SF

Suite 400	2,820 SF
Suite 410 + 435	3,361 SF
Suite 425	356 SF

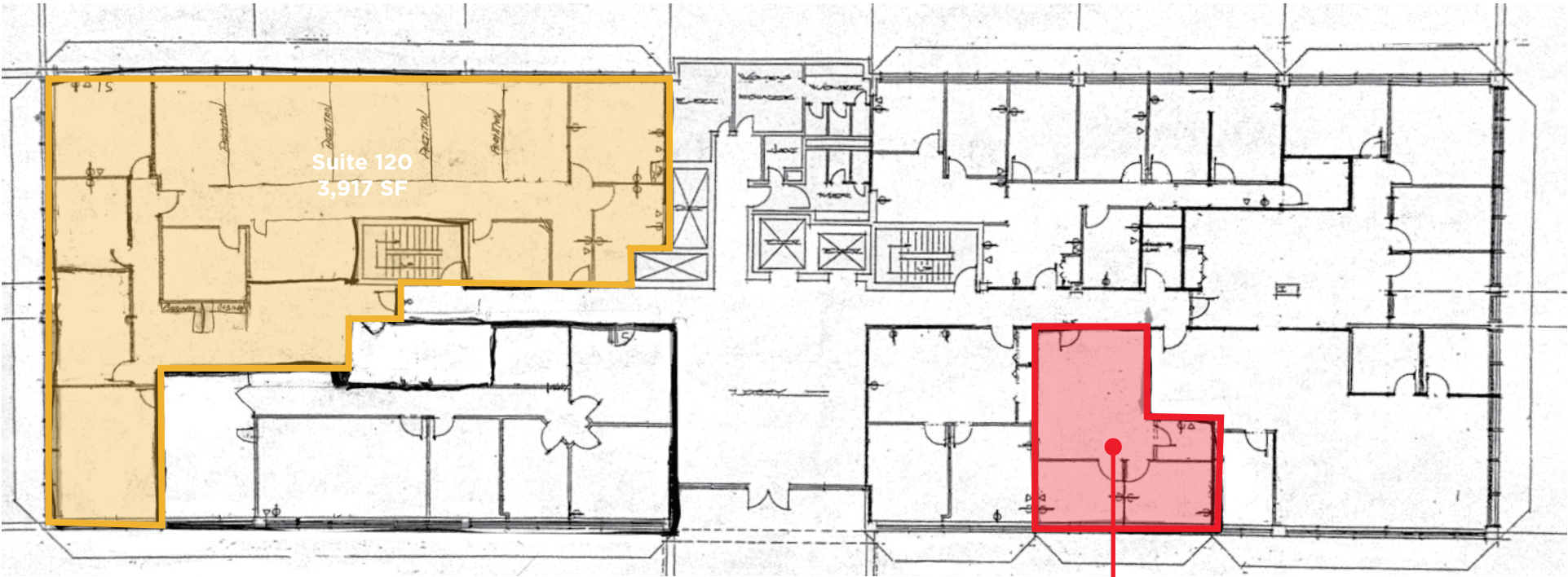
Lower Level | 1,108 SF - 2,955 SF



Availability

Suite	Size	Max Contiguous
35	2,955 SF	2,955 SF
85	1,108 SF	1,108 SF
90	2,000 SF	2,000 SF

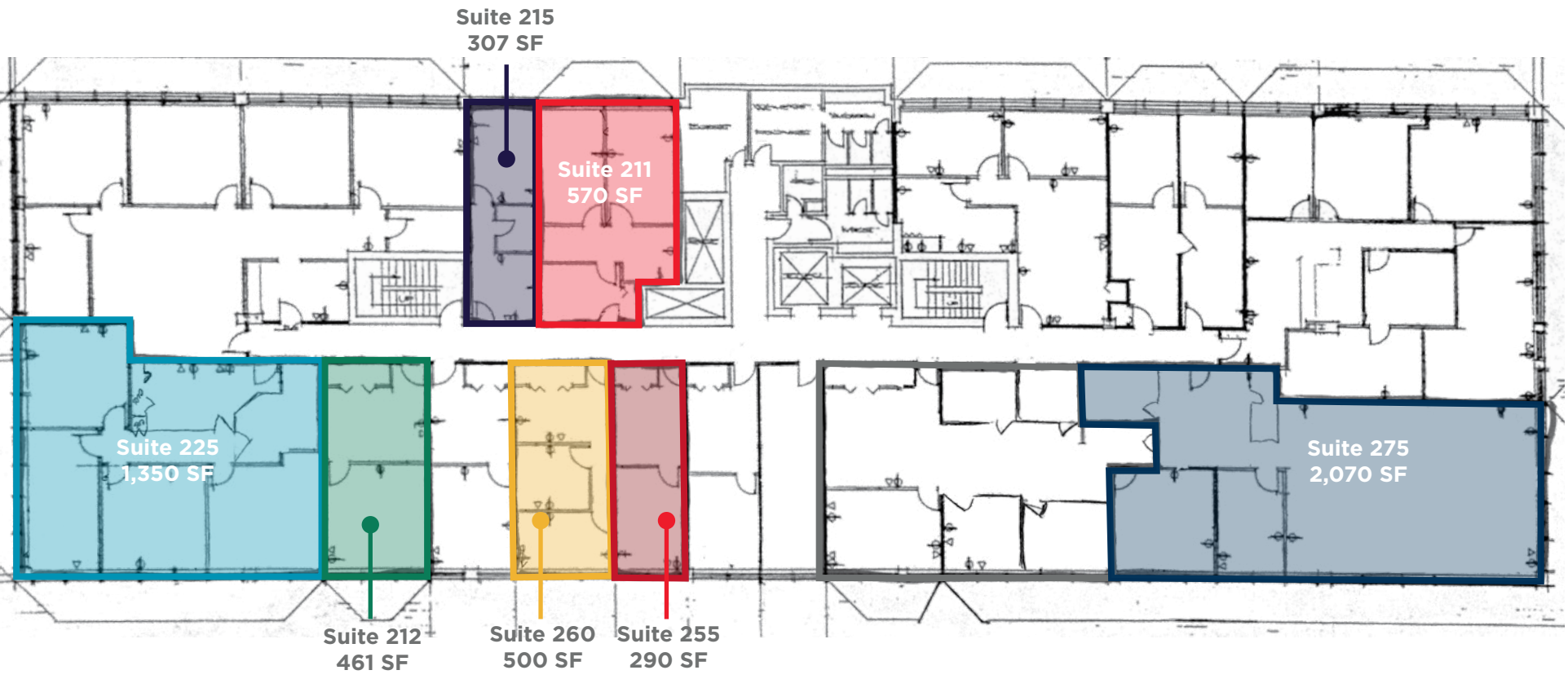
First Floor | 748 SF - 3,917 SF



Availability

Suite	Size	Max Contiguous
120	3,917 SF	3,917 SF
165	748 SF	748 SF

Second Floor | 307 SF - 2,070 SF



Availability

Suite	Size	Max Contiguous	Suite	Size	Max Contiguous
211	570 SF	877 SF	255	290 SF	790 SF
212	461 SF	1,811 SF	260	500 SF	790 SF
215	307 SF	877 SF	275	2,070 SF	2,070 SF
225	1,350 SF	1,811 SF			

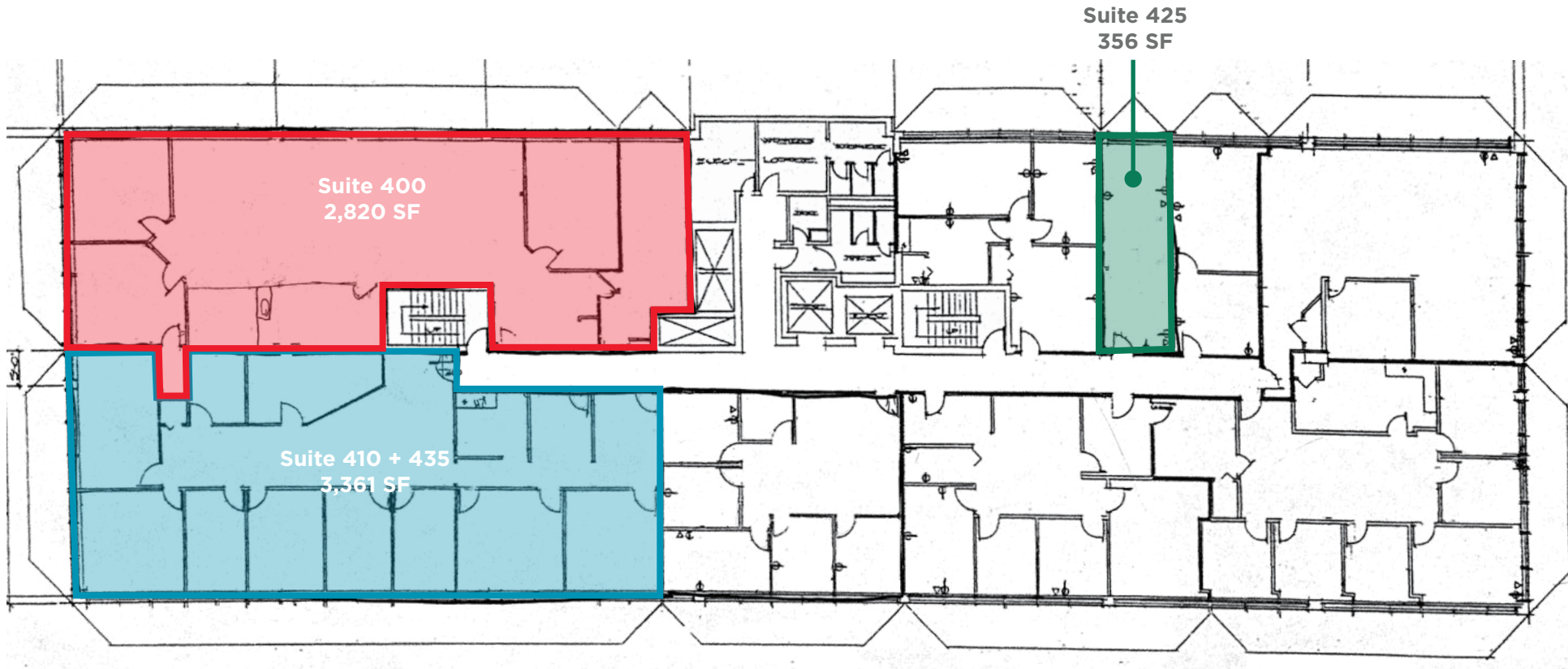
Third Floor | 431 SF - 4,599 SF



Availability

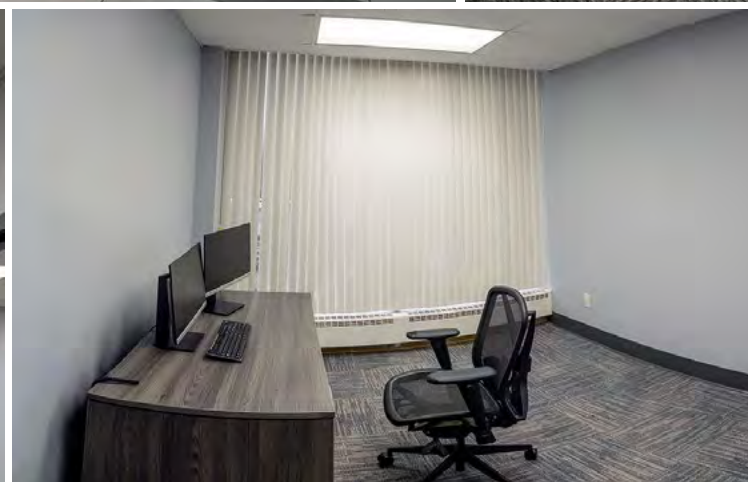
Suite	Size	Max Contiguous
345 + 390	4,599 SF	6,580 SF
360	431 SF	6,580 SF
380	836 SF	836 SF
385	1,550 SF	6,580 SF

Fourth Floor | 356 SF - 3,361 SF



Availability

Suite	Size	Max Contiguous
400	2,820 SF	6,181 SF
410 + 435	3,361 SF	6,181 SF
425	356 SF	356 SF



159,645

Population
(2025 | 5 Mile)

44.5

Median Age
(2025 | 5 Mile)

69,653

Households
(2025 | 5 Mile)

\$108,464

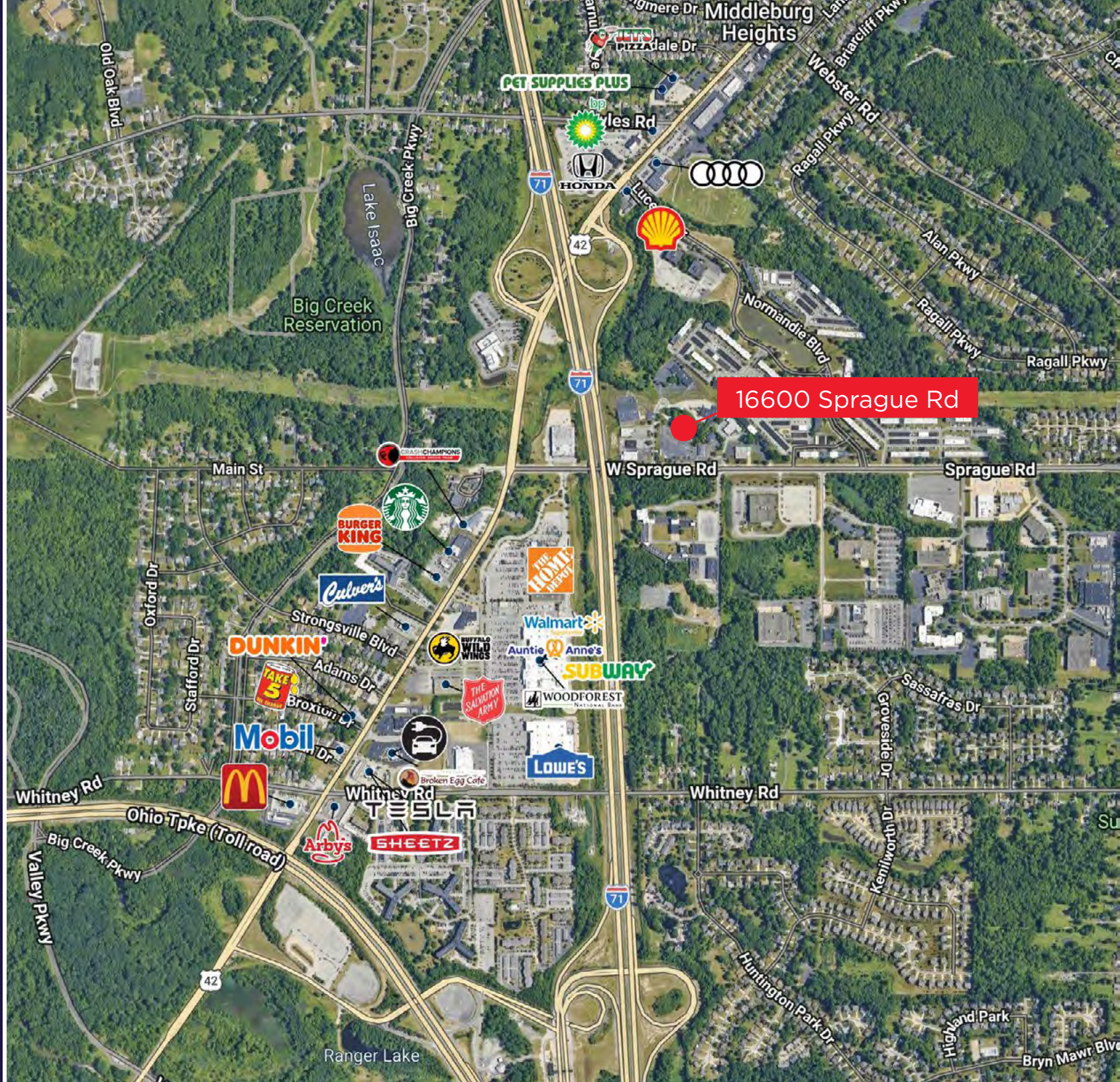
Household Income
(2025 | 5 Mile)

6,085

Total Businesses
(2025 | 5 Mile)

82,483

Total Employees
(2025 | 5 Mile)



INTERSTATE PLAZA
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