

High Visibility and Newly Renovated Office Building

For Lease or Sale | 23701 Miles Road, Warrensville Heights, Ohio 44021



23701 Miles Road

- Great location on Miles Road with quick highway access
- Two (2) tenant building with half under lease; great investment for owner/user with additional income.
- Newer build with renovations in 2023
- Heated 4-car garage in rear; ample parking
- Upgraded finishes throughout space including LVT flooring
- LED Lighting with new ceiling tiles/grids
- Updated restrooms
- Great window line
- Monument signage

Quick Stats

Building Size	10,908 SF
Year Built	2001
Year Renovated	2023
Floors	1
Land Area	1.36 Acres
Parking Spaces	40

Availability

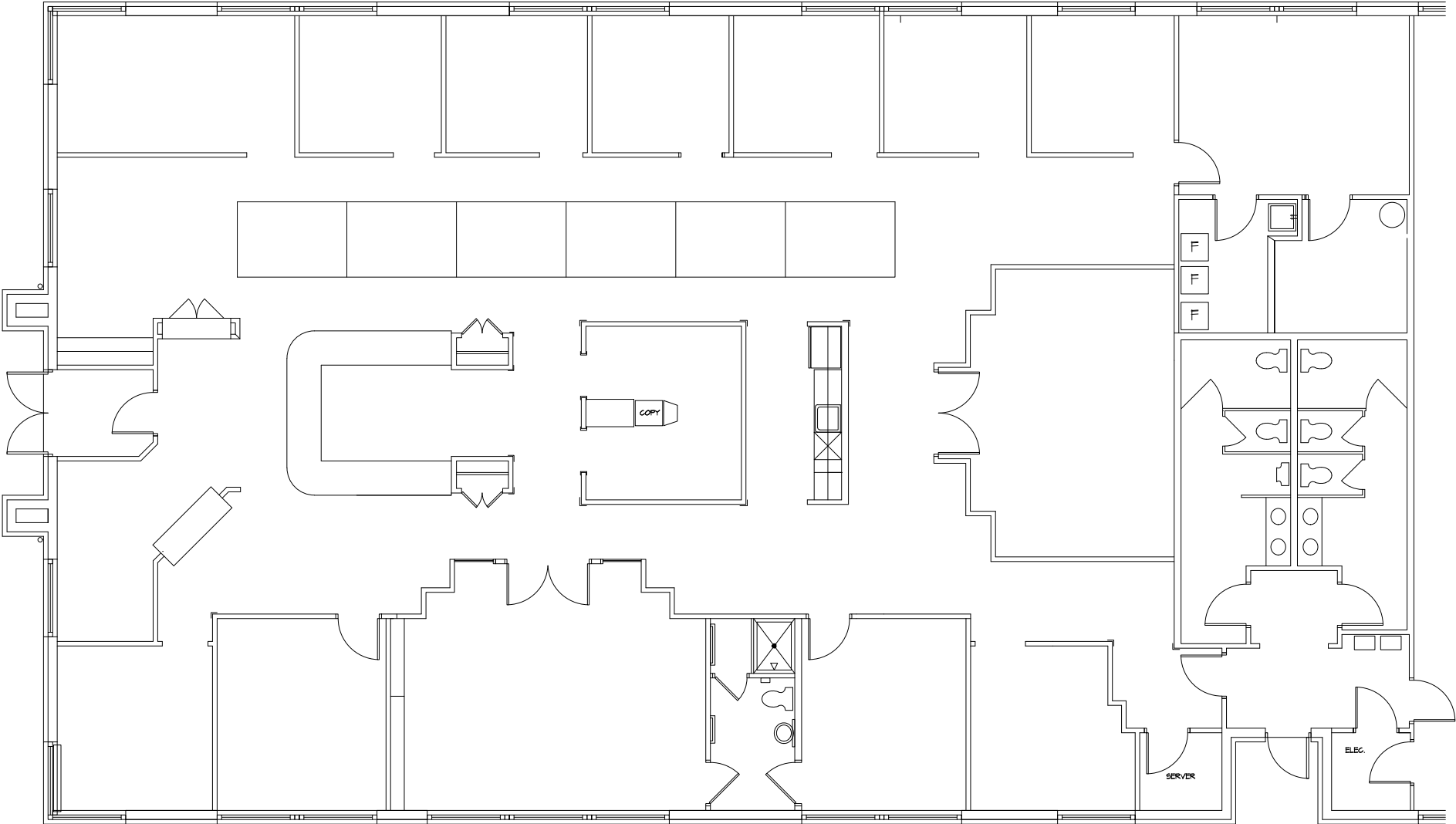
Suite	Available SF
2	5,846 SF



Price: Contact Broker



Floor Plan – Suite 2



181,991

Population
(2025 | 5 Mile)

40.7

Median Age
(2025 | 5 Mile)

78,383

Households
(2025 | 5 Mile)

\$115,359

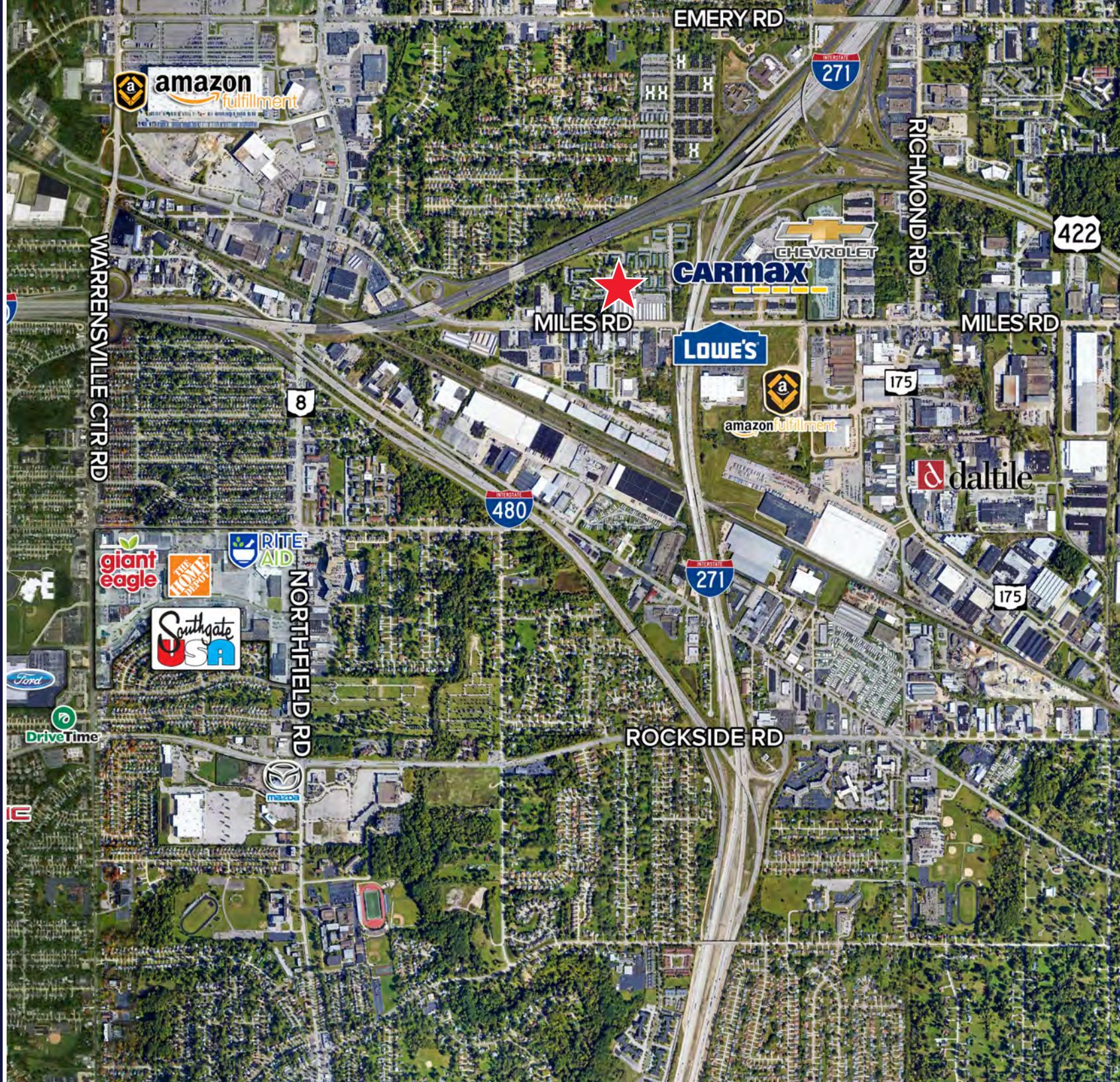
Household Income
(2025 | 5 Mile)

10,176

Total Businesses
(2025 | 5 Mile)

122,775

Total Employees
(2025 | 5 Mile)





**23701 MILES ROAD
WARRENSVILLE HEIGHTS, OHIO 44128**

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