

FOR LEASE

35350 CURTIS BLVD, EASTLAKE, OH 44095



42,205

TOTAL BUILDING SQ FT

28,500+

SQ FT AVAILABLE

135

SURFACE PARKING SPACES

\$13.80 - \$25.20

STARTING / SQ FT / YR

SMART SPACE . SMART LOCATION . SMART MOVE

IRINA KLEYNER

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35350 CURTIS BLVD, EASTLAKE, OH 44095

PROPERTY OVERVIEW

THE BUILDING

A **FIVE-STORY PROFESSIONAL BUILDING** TOTALING ~45,000 SF LOCATED AT 35350 CURTIS BLVD IN EASTLAKE, OHIO — BUILT IN 1984 AND FULLY RENOVATED IN 2019.

FLOORS 1, 2, AND 3 ARE AVAILABLE FOR LEASE, EACH APPROXIMATELY 9,500 SF AND FULLY DIVISIBLE. FLOORS CAN BE LEASED INDIVIDUALLY OR COMBINED, OFFERING UP TO **28,500 SF OF CONTIGUOUS SPACE** FOR LARGE-SCALE USERS.

FORMERLY OCCUPIED BY BRYANT & STRATTON COLLEGE, THE SPACE IS A **BLANK CANVAS** EASILY RECONFIGURED FOR MEDICAL, PROFESSIONAL, OR EDUCATIONAL USE. HIGH CEILINGS AND LARGE WINDOWS ON ALL SIDES CREATE A BRIGHT, PRODUCTIVE ENVIRONMENT.

ON-SITE MANAGEMENT, FIBER-READY INFRASTRUCTURE, AND INDIVIDUAL HVAC CONTROLS PER FLOOR SUPPORT MODERN BUSINESSES AND TELEHEALTH OPERATIONS ALIKE.

QUICK FACTS

42,205

TOTAL BUILDING SQ FT

135

SURFACE PARKING SPACES

2 ELEVATORS

PASSENGER ELEVATORS - ADA ACCESSIBLE

5 STOREYS

BUILDING HEIGHT

1984 / 2019

YEAR BUILT / RENOVATED

FULL SERVICE

LEASE TYPE

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AVAILABLE SPACES

FLOORS & PRICING

FLOOR 1	9,500 SF RENTABLE AREA	\$15.00 / SF / YR ANNUAL RATE	MEDICAL / ADMIN OFFICE IDEAL USE
FLOOR 2	9,500 SF RENTABLE AREA	\$13.80 / SF / YR ANNUAL RATE	MEDICAL / TRADITIONAL OFFICE IDEAL USE
FLOOR 3	9,500 SF RENTABLE AREA	\$1.2-\$2.7/ SF ANNUAL RATE	TRAINING/ MEDICAL OFFICE IDEAL USE

Floors can be leased **individually or combined** — offering up to **28,500 SF of contiguous space**.
Generous tenant improvement allowances available. All lease terms negotiable.

FULL SERVICE
LEASE TYPE

FLEXIBLE
SUITE OPTIONS

AVAILABLE NOW
AVAILABILITY

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PROPERTY AMENITIES

FEATURES & HIGHLIGHTS

CENTRAL CORE DESIGN

Each floor features a central elevator core and restrooms surrounded by fully configurable office space — open-plan or subdivided to suit your needs.

NATURAL LIGHT THROUGHOUT

Large windows on all four sides of every floor flood the space with natural light, creating a bright and energizing work environment.

TENANT IMPROVEMENT ALLOWANCE

Landlord offers generous TI allowances to facilitate custom build-outs — reception, offices, labs, exam rooms — tailored entirely to your operations.

PROMINENT SIGNAGE OPPORTUNITY

Building signage visible from Curtis Blvd and SR-2 available for major tenants — maximize your brand presence in a high-traffic corridor.



ELEVATOR
ACCESS



AMPLE
PARKING



FLEXIBLE
LAYOUT



ROUTE 2
ACCESS



PROFESSIONAL
BUILDING

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WHO THIS SPACE IS FOR

IDEAL USES



MEDICAL & HEALTHCARE

Each floor features a central elevator core and restrooms surrounded by fully configurable office space — open-plan or subdivided to suit your needs.



LEGAL & PROFESSIONAL

Large windows on all four sides of every floor flood the space with natural light, creating a bright and energizing work environment.



TRAINING & EDUCATION

Landlord offers generous TI allowances to facilitate custom build-outs — reception, offices, labs, exam rooms — tailored entirely to your operations.



CORPORATE & TECH OFFICE

High-speed communications infrastructure supports modern businesses, IT-intensive operations, and telehealth services.

Flexible build-out options mean you can design any layout — reception, private offices, open collaboration, exam rooms, or labs — all entirely tailored to your business.
Lease terms and tenant improvement packages are fully negotiable.

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READY TO MAKE YOUR MOVE?

DISCOVER THE POTENTIAL

REACH OUT TODAY TO

SECURE YOUR SPACE

BEFORE IT'S GONE.



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