

KING JAMES OFFICE PARK
Westlake, Ohio



READY TO OCCUPY, OFFICE SUITES AVAILABLE

OUTSTANDING PROPERTY FEATURES AND AMENITIES

- **Office Park Details:** Two (2) Four (4) story multi-tenant office buildings comprising approximately 175,000 combined square feet located on over 7 acres in ideal Westlake location.
- **Amenities:** Extensive amenities available to all tenants including multiple conferencing and shared breakroom facilities, adjacent parks/walking trails, outdoor garden gathering area, available covered parking + ample free surface parking. Near to many restaurants and shopping including being located just 4 miles from Crocker Park.
- **Location:** Central Westlake between Clague and Columbia Roads with easy access to Interstates 90 and 480.
- **Technology:** Redundant, diverse-path, all fiber, high-speed bandwidth.
- **Space Availability:** Move-in-ready office suites available from approximately **650 rentable square feet up to full-floor comprising approximately 22,000 rentable square feet.**
- **Rental Rates:** **\$13.50 per rentable square foot**, annually full-service net only of in-suite cleaning and in-suite electricity.



BUILDING 3 -24600 Center Ridge

Featured Availabilities:

Fourth Floor:

Very nicely finished, top-floor opportunities presently available for quick occupancy ranging from 483 square feet up to 2,649 square feet including 5 suites each comprising 1,500 SF or less with nice blends of private offices, conferencing and open space.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#) [IMAGE 2](#)

Third Floor:

Unique and modern North End space comprising 8,696 SF (divisible) featuring exposed ceilings, spiral ductwork, mainly open space with fantastic natural light through 3 sides of windows and new common area finishes off elevator. Great opportunity for creative, higher density office occupier.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#) [IMAGE 2](#)

Second Floor:

Four remaining, move-in-ready suites ranging from 573 SF to 1,846 SF. Very quick and easy occupancy.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#) [IMAGE 2](#)

First Floor:

Two remaining office suites and a unique food service space available. Suite 107 (office) comprises 1,007 SF and is occupancy ready now. Suite 170 (office); corner suite with plumbing and ready for new finishes. Food service space comprises 1,357 SF off main building entry representing excellent business opportunity for an experienced operator.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#)



BUILDING 4 - 24500 Center Ridge

Featured Availabilities:

Fourth Floor:

Fourth Floor: Suite 470; North-end, top floor, ready-to-occupy space comprising 8,220 RSF divisible, expandable up to full floor. Incredible high-value opportunity with outstanding views and natural light.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#) [IMAGE 2](#) [IMAGE 3](#)

Third Floor:

Three remaining, move-in-ready suites offering 2,670 square feet, 2,111 square feet & 891 square feet. (combinable). Quick occupancy, great value.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#) [IMAGE 2](#)

Second Floor:

Suites 260 & 250 presently combined comprising 4,613 square feet, recent improvements, mostly perimeter offices, divisible to 1,467 SF & 3,146 SF, each with kitchenettes. Also, 704 SF and 691 SF suites available immediately for small business occupiers.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#)

First Floor:

Newly finished, easy access suites available from 722 SF up to 2,908 SF with 2 spaces featuring prominent entries immediately off building lobby.

View [FLOOR PLAN](#) View interior images [IMAGE 1](#) [IMAGE 2](#) [IMAGE 3](#)