



FOR LEASE

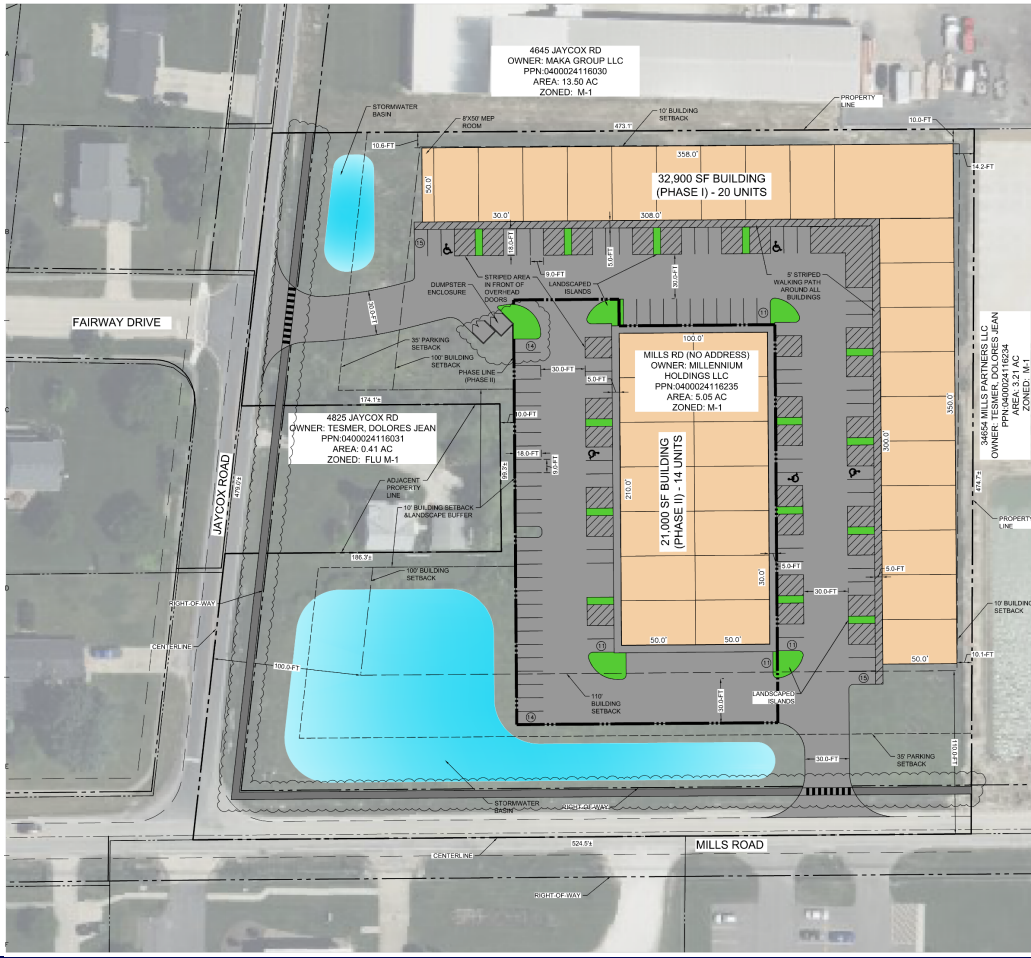
Premium flex space available for lease

FlexPoint Avon
34788 Mills Road | Avon, OH 44011

Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

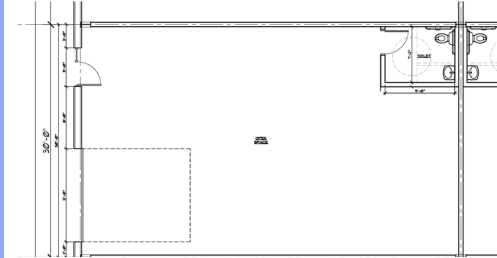




Available Unit Types

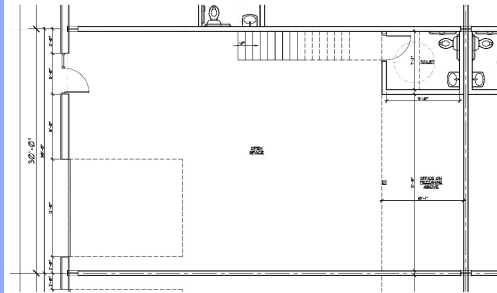
Flex Core

- 1,500 SF
- Unisex Restroom
- 12' x 14' Grade-level door



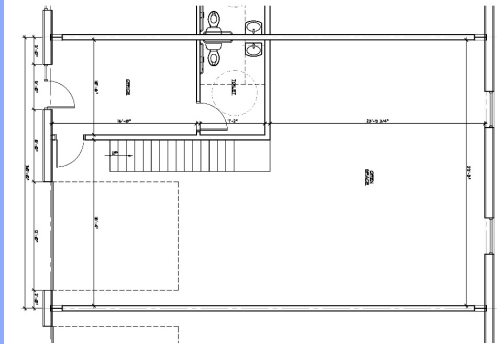
Flex Warehouse Plus

- 1,800 SF
- 300 SF Office Mezzanine
- Unisex Restroom
- 12' x 14' Grade-level door



Flex Office Plus

- 1,770 SF
- 540 SF "Will-call" office with the finished mezzanine above
- Unisex Restroom
- 12' x 14' Grade-level door



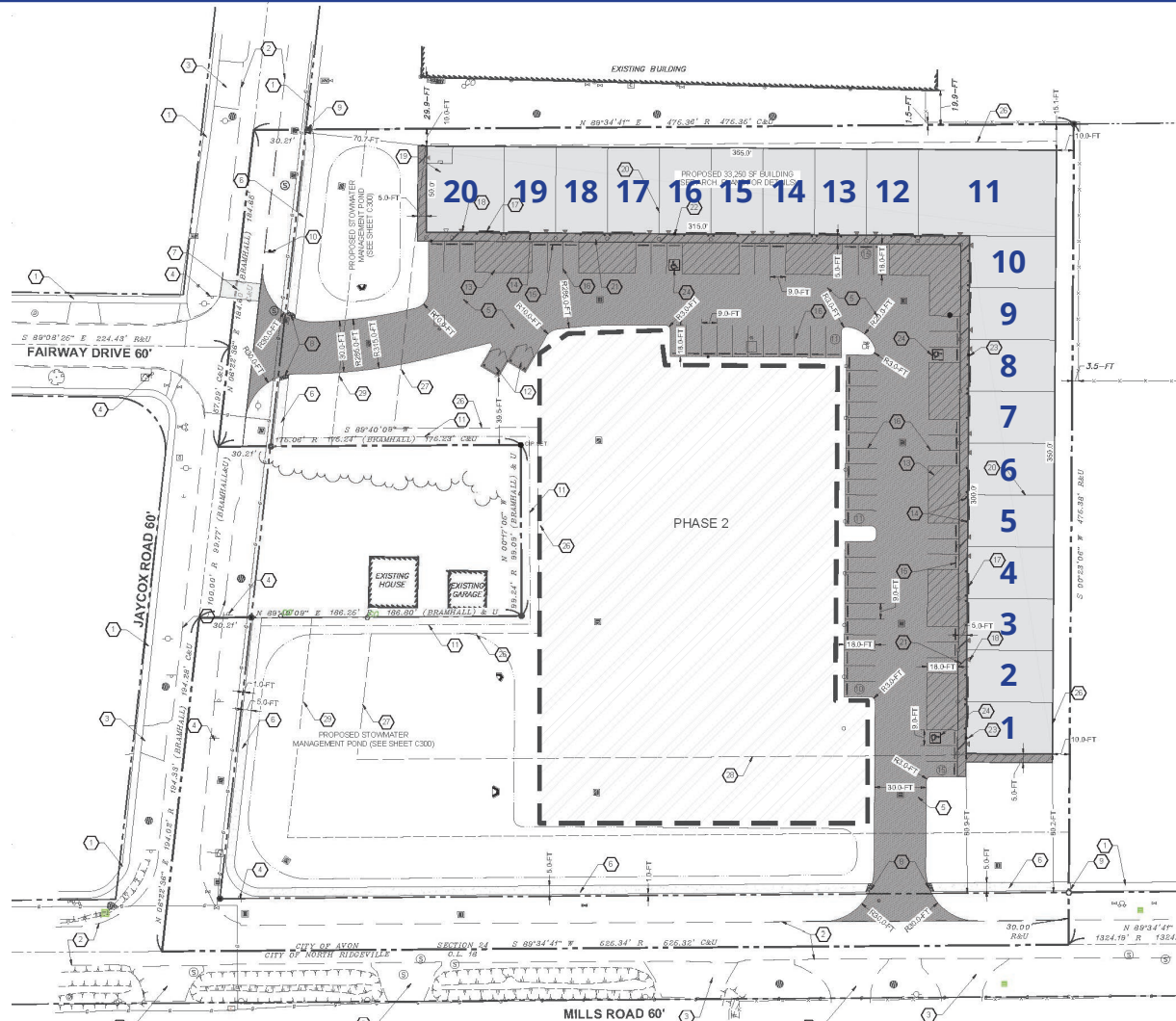
Executive Summary

FlexPoint Avon's units are designed to support a wide range of business needs, offering thoughtfully configured spaces that balance functionality and efficiency. From open-bay units with essential amenities to enhanced layouts featuring warehouse mezzanines or office-forward buildouts, each option provides modern utility, private restrooms, and adaptable layouts that grow with your business. Whether your operation is storage-driven, office-centric, or somewhere in between, these units deliver flexibility without compromise.

Property Amenities:

- Full HVAC
- LED Lighting
- Storefront Glass Doors
- 200A Single Phase Power
- Windows on rear of building for natural light
- Building will be Fiber Internet Ready

Site Plan



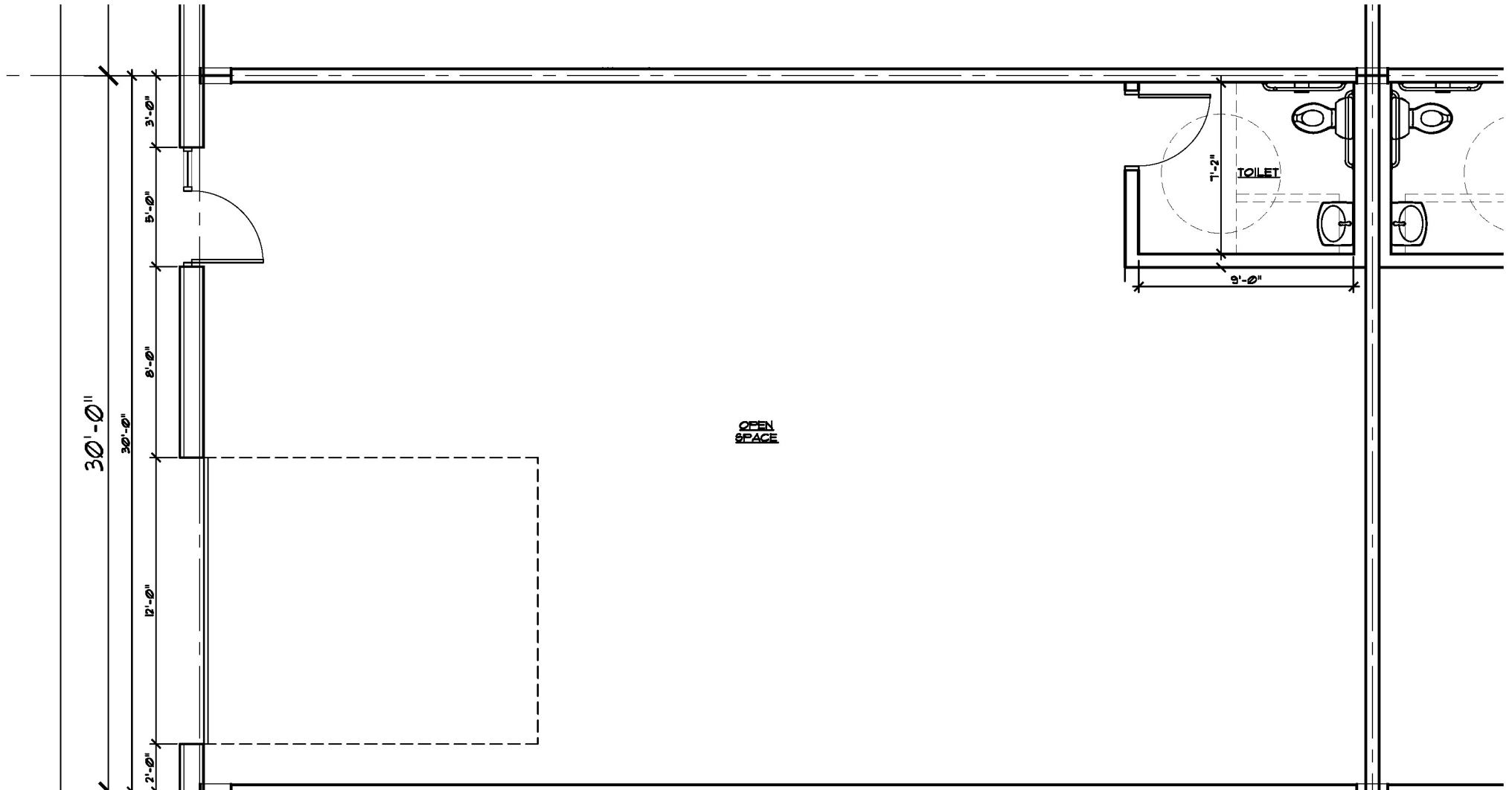
Unit(s)	Unit Type	Total SF	Office SF	Drive-Ins*	Monthly Rent**
17-19	Flex Core	1,500	0	1	\$1,875
12-16	Flex Warehouse Plus	1,800	300	1	\$2,375
2-10	Flex Office Plus	1,770	540	1	\$2,500
1	Flex Office Plus (Endcap)	1,770	540	1	\$2,750
20	Flex Office Plus (Endcap)	2,360	540	1	\$3,000
To Suit		1,500 - 12,000	To Suit	1+	TBD

*Unless otherwise specified, all drive-in doors will be powered, 12'x14' insulated overhead doors.

**Monthly Rent is Gross, which includes Real Estate Taxes, Building Insurance, Common Area Maintenance (CAM) and basic Water/Sewer.

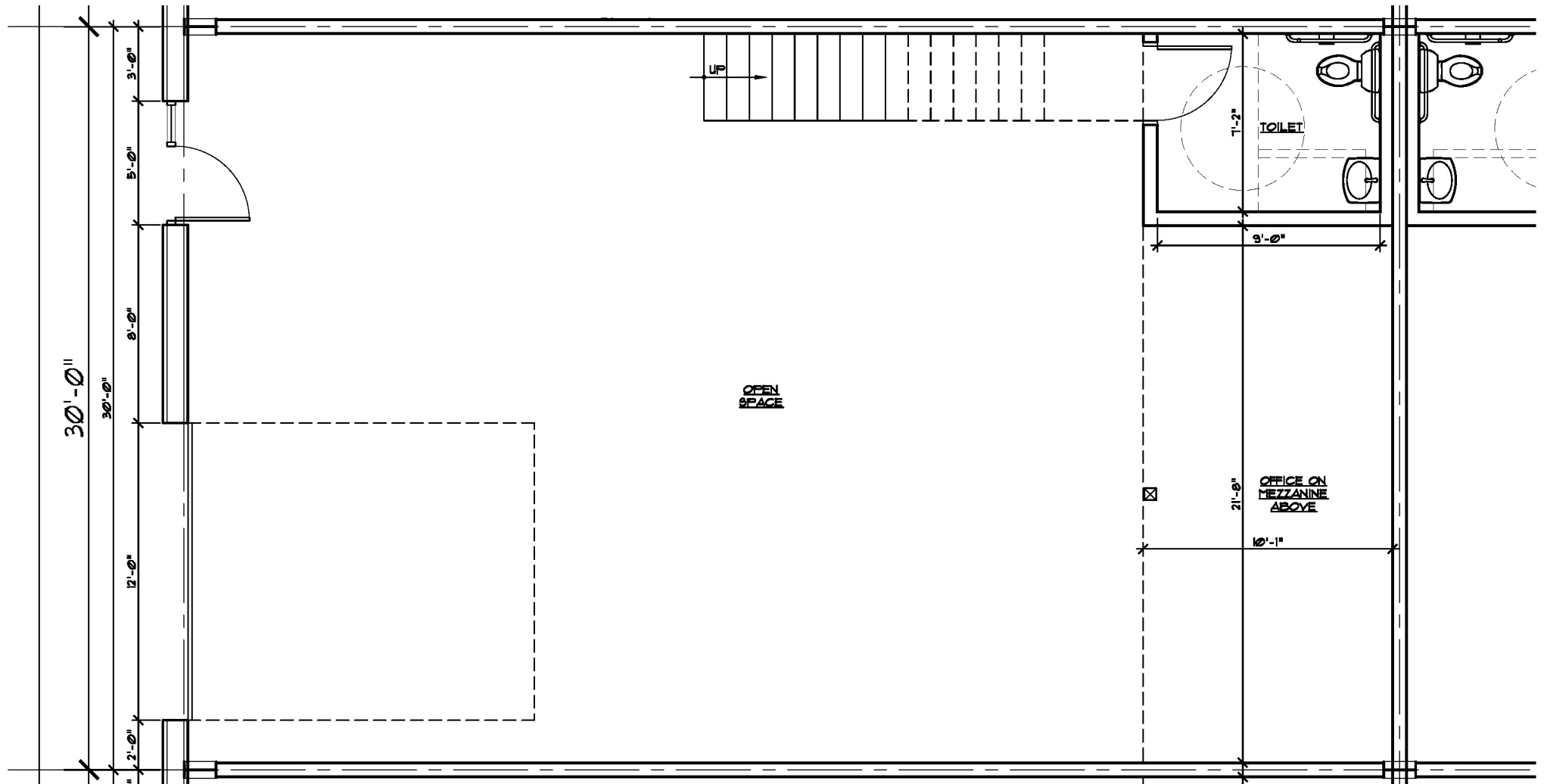
Flex Core

- 1,500 SF
- Unisex Restroom
- 12' x 14' Grade-level door



Flex Warehouse Plus

- 1,800 SF
- 300 SF Office Mezzanine
- Unisex Restroom
- 12' x 14' Grade-level door



Flex Office Plus

- 1,770 SF
- 540 SF "Will-call" office with the finished mezzanine above
- Unisex Restroom
- 12' x 14' Grade-level door

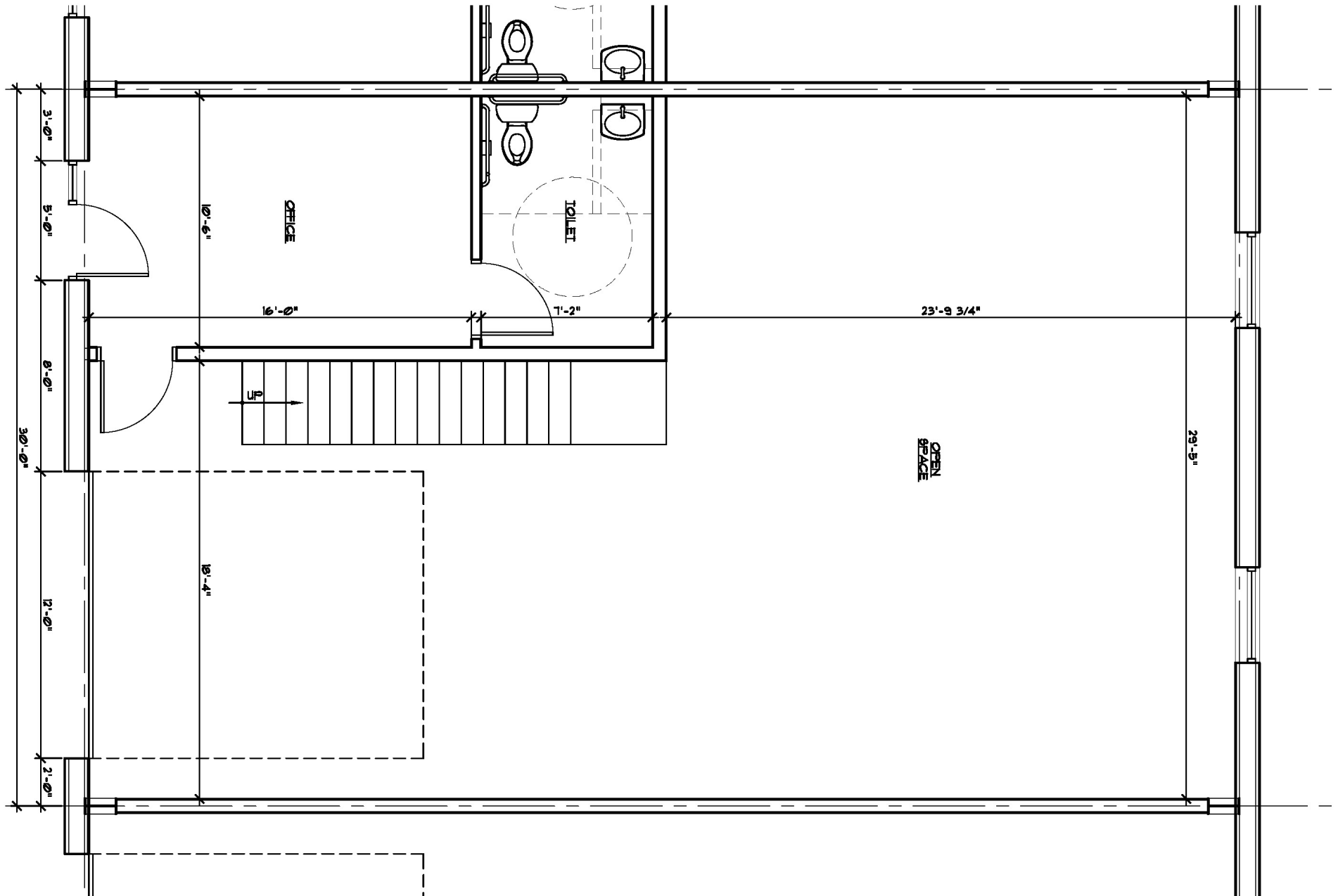
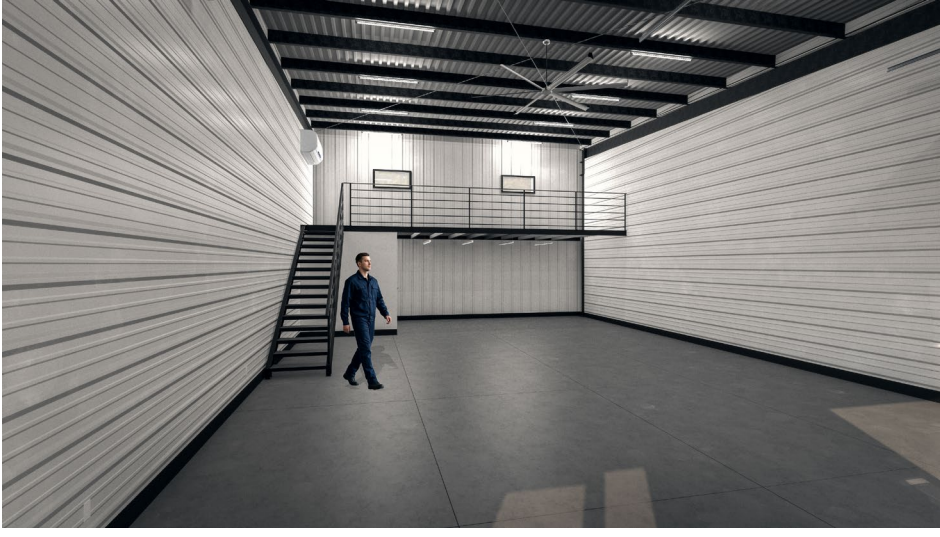


Photo Renderings



Subject Property

34788 Mills Road

Distance to I-90

9 min. (4.3 miles)

Distance to Rt 20:

5 min. (1.7 miles)

Distance to I-80

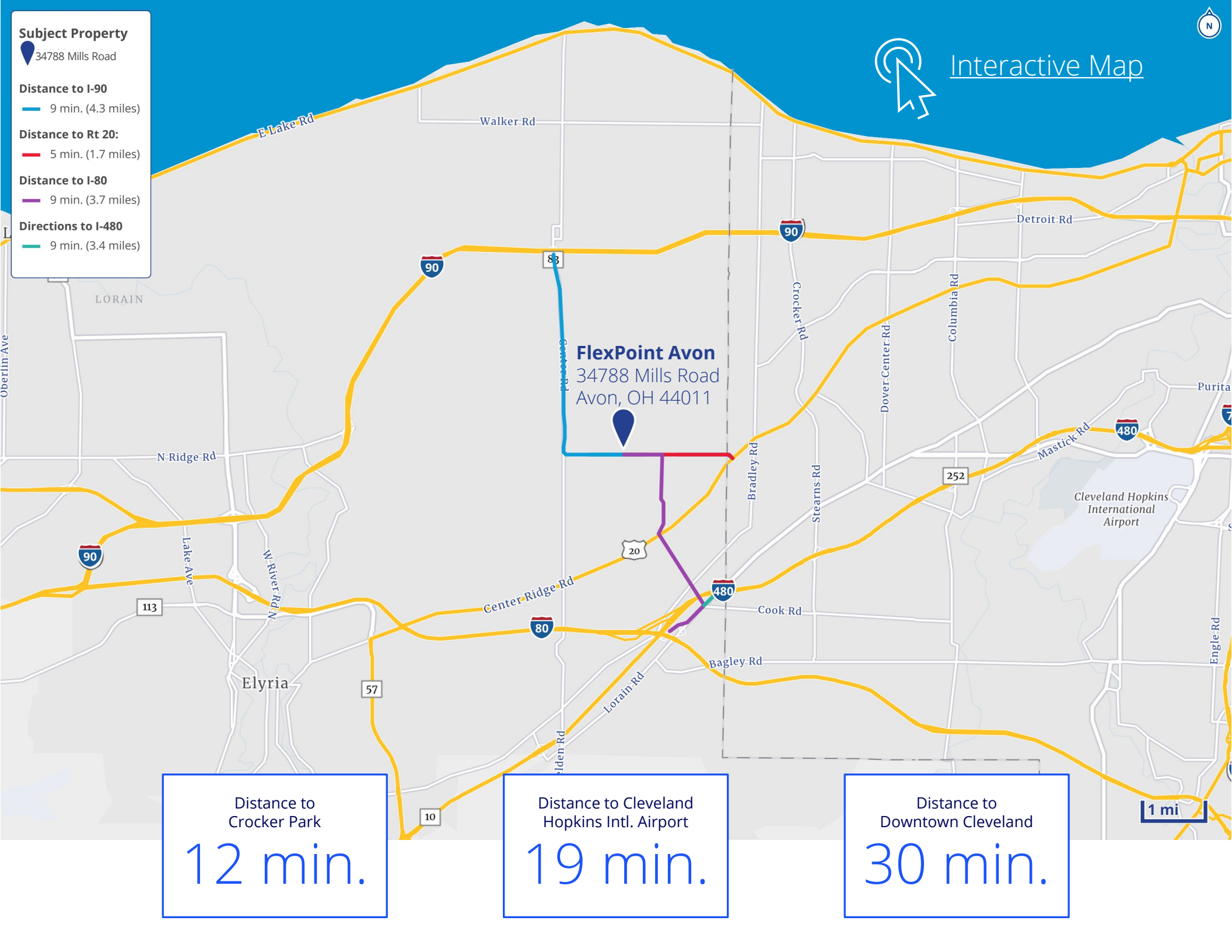
9 min. (3.7 miles)

Directions to I-480

9 min. (3.4 miles)



[Interactive Map](#)



Distance to
Crocker Park

12 min.

Distance to Cleveland
Hopkins Intl. Airport

19 min.

Distance to
Downtown Cleveland

30 min.

1 mi

Drive Time

15-minute drive = 
30-minute drive = 
45-minute drive = 

Demographics (within 30 minutes)

Population

874,962

Median household Income

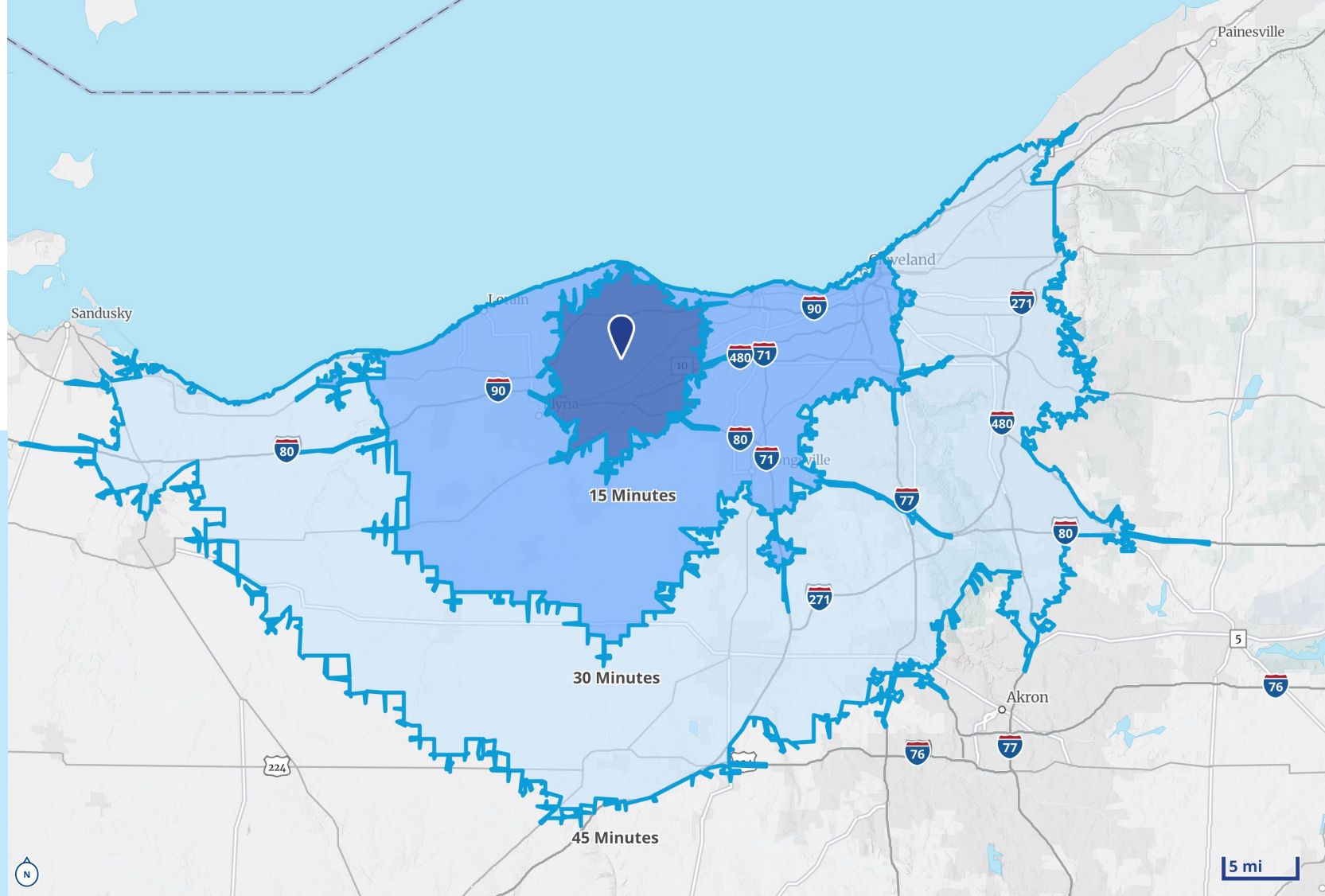
\$229,471

Businesses

31,200

Median age

41.2



Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

Colliers | Cleveland
200 Public Square, Suite 1050
Cleveland, OH 44114
+1 216 239 5000



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[Colliers.com/cleveland](https://colliers.com/cleveland)