

**Alex Jelep**

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20220 Center Ridge Road

27,663 Rentable Square Feet  
Now Available

Anchor Office Tenant  
Opportunity in Rocky River

Full Exterior Branding

Expansion Space Available

Only Large-Block of Office  
Space Available in Rocky River

**ANCHOR OFFICE TENANT  
OR OCCUPIER/INVESTOR  
OPPORTUNITY**

**ROCKY RIVER, OHIO**



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# AT A GLANCE

# NAIPleasant Valley



## SCARCITY

Only office property offering greater than 20,000 square feet of contiguous office space in Rocky River.



[CLICK HERE TO VIEW BROCHURE](#)



## RARITY

70,000 square foot, 3.5 story multi-tenant office building situated on 3.41 acres including 220 car surface parking and an 85 car parking garage.



[CLICK HERE TO VIEW FLOOR PLANS FOR 27,663 SF AVAILABILITY](#)



## CAPACITY

High-density interior environment, lead tenant opportunity comprising approx. 27,663 square feet plus expansion potential (full 2nd & partial 3rd floor).



[CLICK HERE TO VIEW INTERIOR IMAGES](#)



## INVESTMENT

Opportunity to acquire a 1980, 70,000 square foot office building plus 2 retail outbuildings and a covered parking structure all situated on 3.41 acres with 443' feet of Center Ridge Road frontage.

## LOCATION

Desirable Rocky River assets offering development potential located on amenity-rich Center Ridge Road.



[CLICK HERE FOR AERIAL MAP](#)

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# OVERVIEW

## PROPERTY DETAILS

**Office Building:** 3.5 story, approximately 70,000 gross square foot multi-tenant, office building.  
**Retail Buildings:** 3 retail spaces located within 2 freestanding buildings comprising approximately 6,500 square feet total.

## AVAILABLE SPACE

**Suite 050:** 8,102 RSF (ground floor medical space)

**Suite 165:** 1,250 RSF (1st floor, corner space)

**Suite 120:** 3,930 RSF (1st floor medical space)

**Suite 200:** 16,490 RSF (full floor)

**Suite 330:** 11,173 RSF (expandable)

[CLICK EACH SUITE TO VIEW ITS FLOOR PLAN](#)

## YEAR BUILT

**Office Building and Garage:** 1980

**Retail Buildings:** mid to late 1960's

## SITE

Approximately 3.41 acres with 443' of Center Ridge Road frontage.

## TECHNOLOGY

Diverse path, multiple-provider fiber feeds providing superior bandwidth and ultra-high speed Internet service.

## PARKING

220 surface parking spaces plus an attached 85-car parking garage.

## ANNUAL RENTAL RATES

**General Office Space:** \$16.50/square foot, full-service, gross.

**Medical Office Space:** \$22.00/square foot, full service, gross.

## SALE PRICE

Offers encouraged.

## COMMENTS

Ideal occupier/investor opportunity for move-in-ready office space combined with current and future rental revenue or lead-tenant lease opportunity to occupy up to 30,000 square feet. Prominent signage available for high-identity at an outstanding location.



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