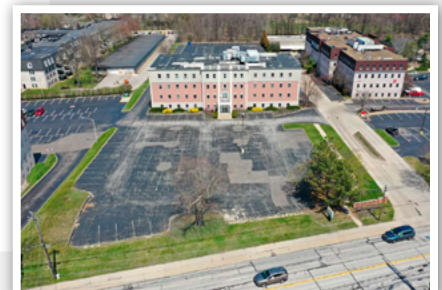


WESTLAKE CENTRE

24650 Center Ridge Rd., Westlake, Ohio

OFFICE BUILDING FOR SALE



OCCUPIER/INVESTOR OPPORTUNITY

PROPERTY FEATURES

- Single or multi-tenant Class B office building comprising approximately **64,135 net rentable square feet**
- Entire building available with full exclusive branding
- Single-occupier, well-finished, 2nd, 3rd and 4th floors each comprising approximately 13,000 RSF, all renovated within last 10 years
- Existing multi-tenant 1st floor configuration
- New elevator mechanicals 2019
- \$3.5M full building renovation completed 2010
- 3.08 acre site offering approximately 300 surface parking spaces
- **Outstanding occupier opportunity offering up to 60,000 square feet of contiguous space**
- **PRICING: \$67.00/square foot**

NAI Pleasant Valley

Alex Jelep

Executive Vice President - Director
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naipvc.com

WESTLAKE CENTRE

24650 Center Ridge Rd., Westlake, Ohio

DEMOGRAPHIC SUMMARY

24650 Center Ridge Rd, Westlake, Ohio, 44145

Ring of 5 miles

KEY FACTS

165,945

Population



73,060

Households

44.9

Median Age

\$63,196

Median Disposable Income

EDUCATION

4%

No High School Diploma



20%

High School Graduate



26%

Some College



50%

Bachelor's/Grad/Prof Degree

INCOME



\$77,518

Median Household Income



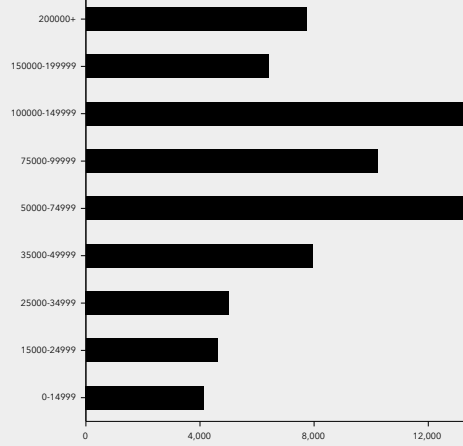
\$49,175

Per Capita Income



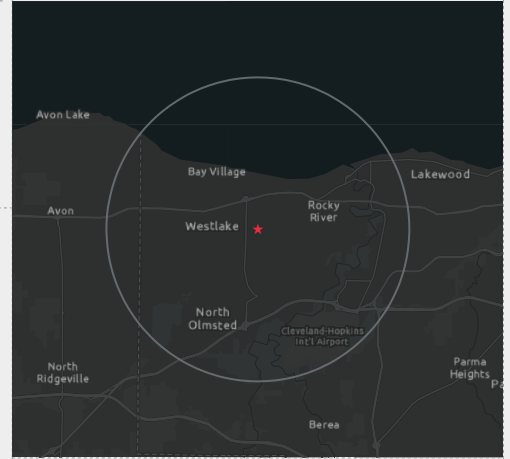
\$210,265

Median Net Worth



HOUSEHOLD INCOME

NAI Pleasant Valley



EMPLOYMENT



76%

White Collar



15%

Blue Collar



12%

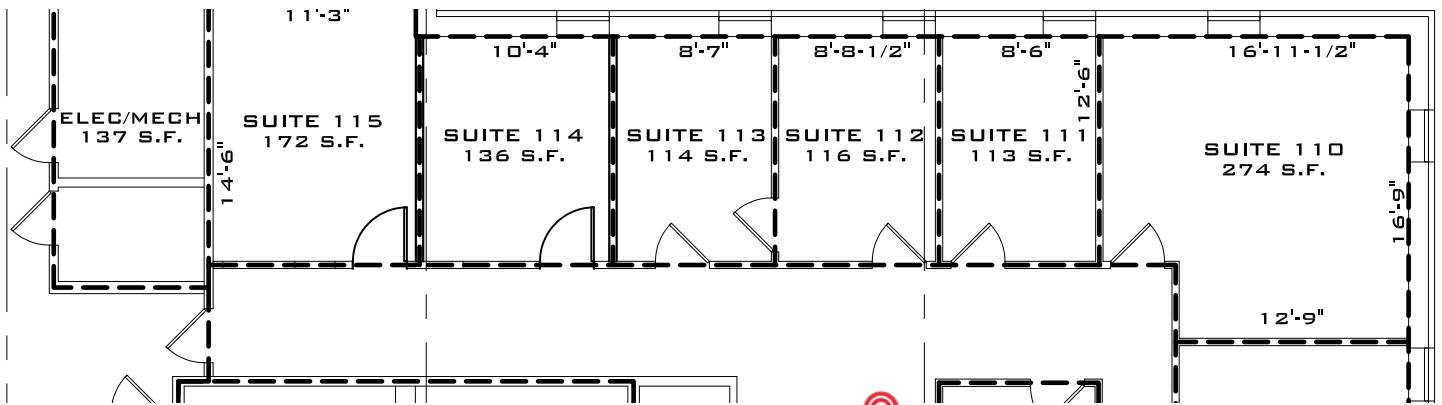
Services

2.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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SELECT FOR ALL FLOOR PLANS



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