

CORPORATE CIRCLE

CROCKER ROAD

WESTLAKE, OHIO 44145

63,100 SF PROPOSED OFFICE SPACE



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AVAILABLE SPACE FOR LEASE

Office: 63,100 SF

*Suites starting at 5,000 SF

RENTAL RATES

Office: \$29.95 / SF Modified Gross



PROPERTY HIGHLIGHTS

- 63,100 SF multi-tenant single story office building
- Featuring a best-in-market location in the heart of Westlake
- Ample surface parking
- Generous tenant improvement allowance

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THE PROMENADE

GIANT EAGLE MARKET DISTRICT | NORDSTROM | rack | REGAL

BED BATH & BEYOND | Office Max | STARBUCKS COFFEE

ZOUP! EATERY | FRIDAYS | FIVE GUYS BURGERS and FRIES

Citizens Bank | BRUEGGER'S BAGELS

WEST BAY PLAZA

ULTA BEAUTY | FRESH THYME FARMERS MARKET | CHIPOTLE MEXICAN GRILL

Kirkland's | PET SUPPLIES PLUS. | HOME SENSE

KeyBank

CROCKER PARK

Apple | H&M | TRADER JOE'S | DICK'S SPORTING GOODS | DSW DESIGNER SHOE WAREHOUSE

Sur la table | ARHAUS | HYDE PARK PRIME STEAKHOUSE

Yard House | ANTHROPOLOGIE

Omega | Banyan Tree | CONDADO | 3 Palms PASTERIA BAKERY | THE PASTA CO-OP

CYCLE BAR PREMIUM INDOOR CYCLING | BARNES & NOBLE

Aladdin's eatery | BARROCO arepa bar | FIRST WATCH Cantina LAREDO THE DAYTIME CAFE

ATHLETA | BANANA REPUBLIC | SEPHORA | J.CREW

HOT CHICKEN TAKEOVER | Homage | BIBIBOP asian grill

rosewood GRILL

FIRST FEDERAL LAKEWOOD.

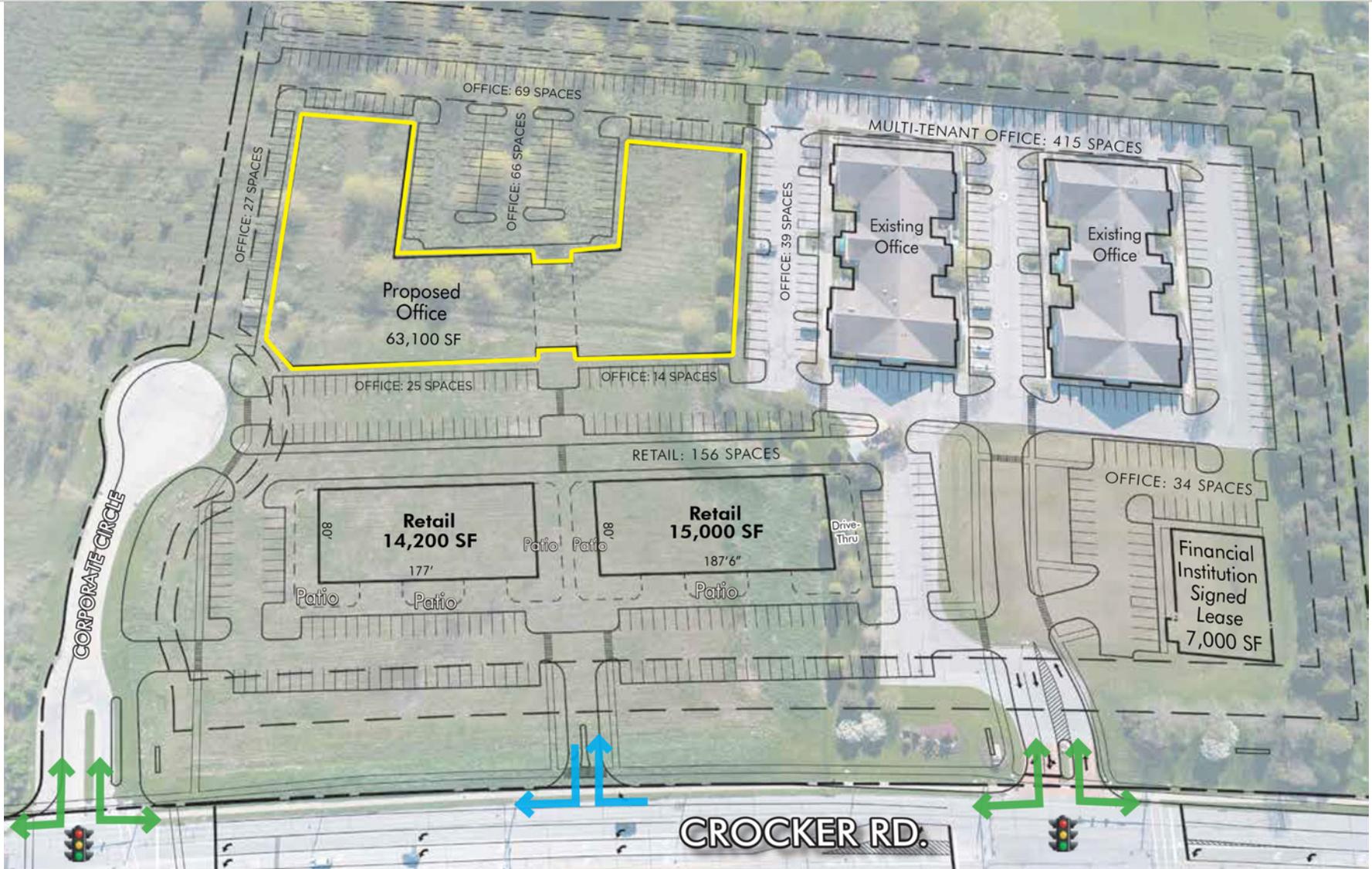
Huntington

**63,100 SF
PROPOSED
OFFICE SPACE**

**PROPOSED
RETAIL**

american greetings

CONCEPT SITE PLAN



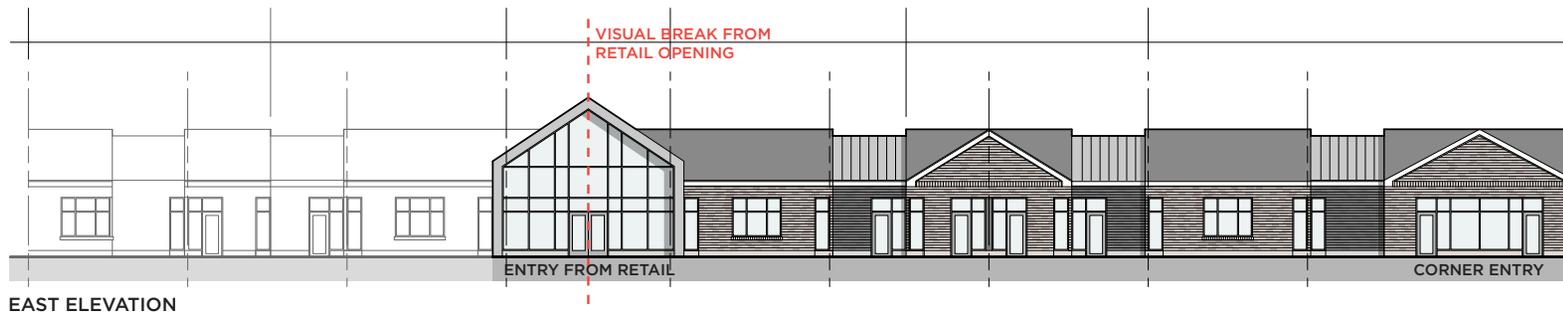
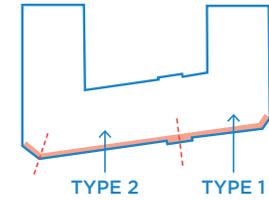
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PATTERN STUDIES

TYPE 1



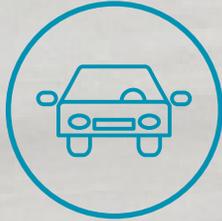
TYPE 2



WITHIN A 15 MINUTE DRIVE



255,000
POPULATION



30,760
AVERAGE VEHICLES
PER DAY



229,000
DAYTIME POPULATION



100+
RETAIL & SHOPPING



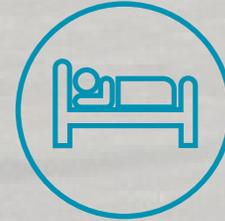
\$91,316
AVERAGE INCOME



15 MINUTE DRIVE
CLEVELAND HOPKINS
INTERNATIONAL AIRPORT



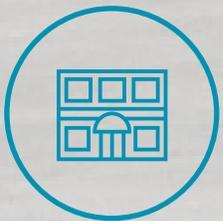
4
CORPORATE
HEADQUARTERS



10
HOTELS



8.7 MSF
OFFICE



20.4 MSF
RETAIL



35+
RESTAURANTS

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