

# TECH WEST

1 American Boulevard  
Westlake, Ohio 44145

Premier Crocker Park Office Space / For Lease



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# TECH WEST

1 American Boulevard  
Westlake, Ohio 44145

Premier Crocker Park Office Space / For Lease

## BUILDING SIZE

80,000 SF

## FLOOR SIZE

1st Floor:

25,000 SF Office/Retail  
(in shell condition with 24' ceiling heights)

2nd Floor:

27,400 SF Office

3rd Floor:

27,400 SF Office

## COMMENTS

- Over 150 shops, restaurants, offices, and more here at Crocker Park, the largest outdoor shopping center in Cleveland
- Covered employee and guest parking available
- Newly designed/built space, secured access, upgraded finishes, and furnished plug and play space
- Outdoor seating areas and 25,000 SF of green space surrounding the property
- Adjacent to American Greetings World Headquarters

## NEIGHBORING TENANTS

American Greetings World Headquarters

Crocker Park: Trader Joe's, H&M, LA Fitness, Apple, Nordstrom Rack, Office Max, Giant Eagle Market District, Regal Cinemas, Hyatt Place Hotel, restaurants

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	8,005	\$90,810	13,892
3 Miles	55,008	\$93,860	39,149
5 Miles	145,831	\$83,658	76,745
10-Min Drive	68,678	\$92,566	48,758

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# TECH WEST

1 American Boulevard  
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Second Floor - 27,400 SF

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Third Floor - 27,400 SF

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