

**FOR SALE
OR LEASE**

**Office
Condominium**

**Price Reduced
11/20/2020**

**835 SHARON DRIVE
WESTLAKE, OHIO 44145**

VIEW VIDEO HERE



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

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Property Specifications

TOTAL OFFICE SF	12,227 SF	AIR-CONDITIONING	100%
LAND	4.21 Acres	SPRINKLER	100% wet
CONSTRUCTED	1970	LIGHTING	Fluorescent
CONSTRUCTION	Masonry	PARKING	185 spaces
CEILING HEIGHT	15'	SALE PRICE	\$1,375,000 (\$112.45/SF)
ROOF	Composite flat	LEASE RATE	\$15.00/SF
HEAT	Forced air		

- This vibrant high image office condominium offers an excellent combination of open office space, private offices, conference rooms and break room
- Modern innovative finishes throughout the space
- HOA Fees include: property maintenance, common area cleaning, landscaping, snowplowing, trash removal and water/sewer
- 20 meg fiber connection for internet
- The property is located off Detroit Road with easy access to I-90 via Columbia Road or Clague Road interchange.
- The offering is minutes away from Crocker Park, University Hospital Westlake, Cleveland Clinic Westlake and Fairview Hospital Westlake Medical Campus.
- ***Potential sale-leaseback for part of the space - ideal user or user investor opportunity***



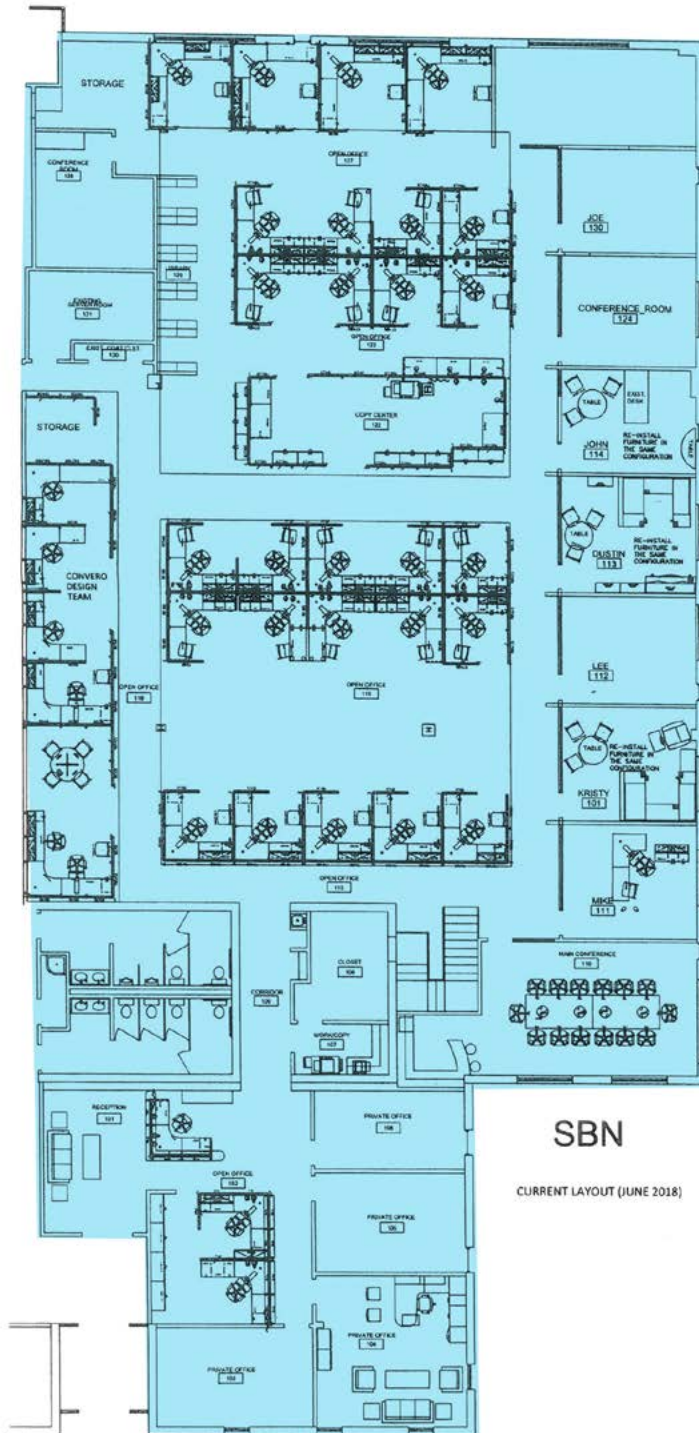
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Floor Plan



Alternative #1
Sale or Lease
Entire Offering

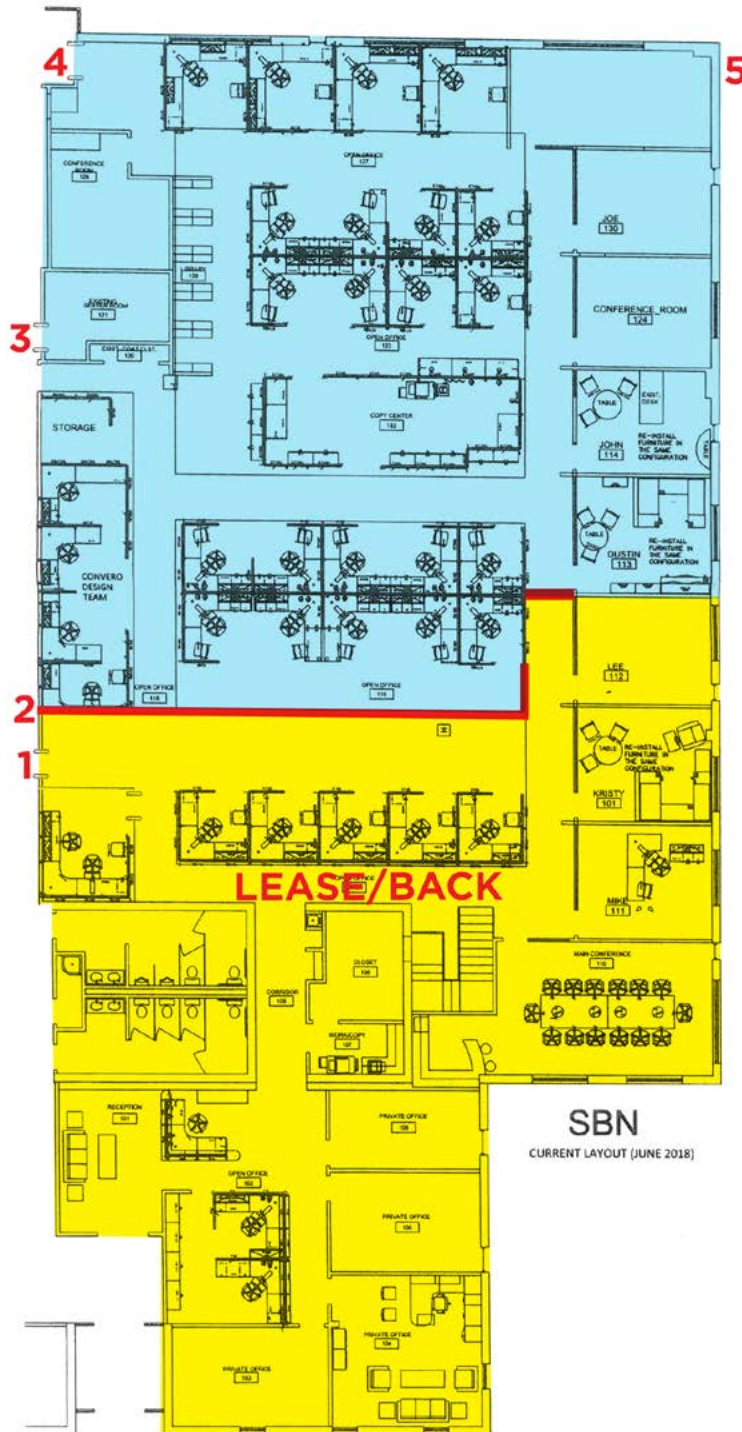
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Floor Plan



Alternative #2 Sale with Partial Lease/Back

LEASE/BACK IMPROVEMENTS REQUIRED

1. New exit door
2. Construct demising wall
3. New door into common hallway for shared server room
4. New entrance
5. Water line access

Note: utilities based upon pro-rata share

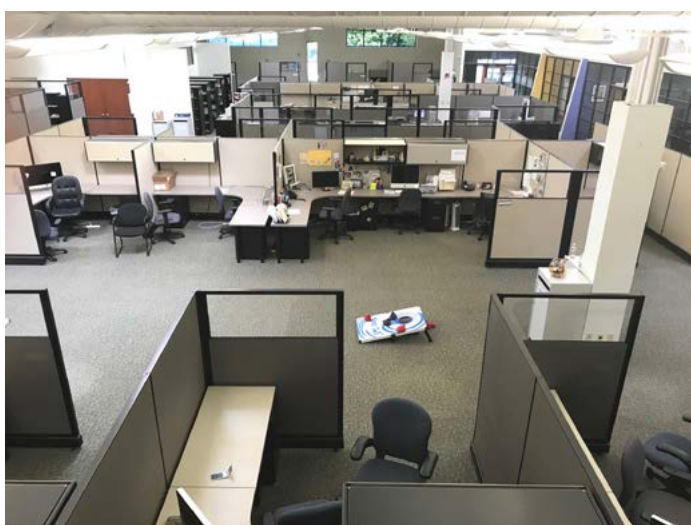
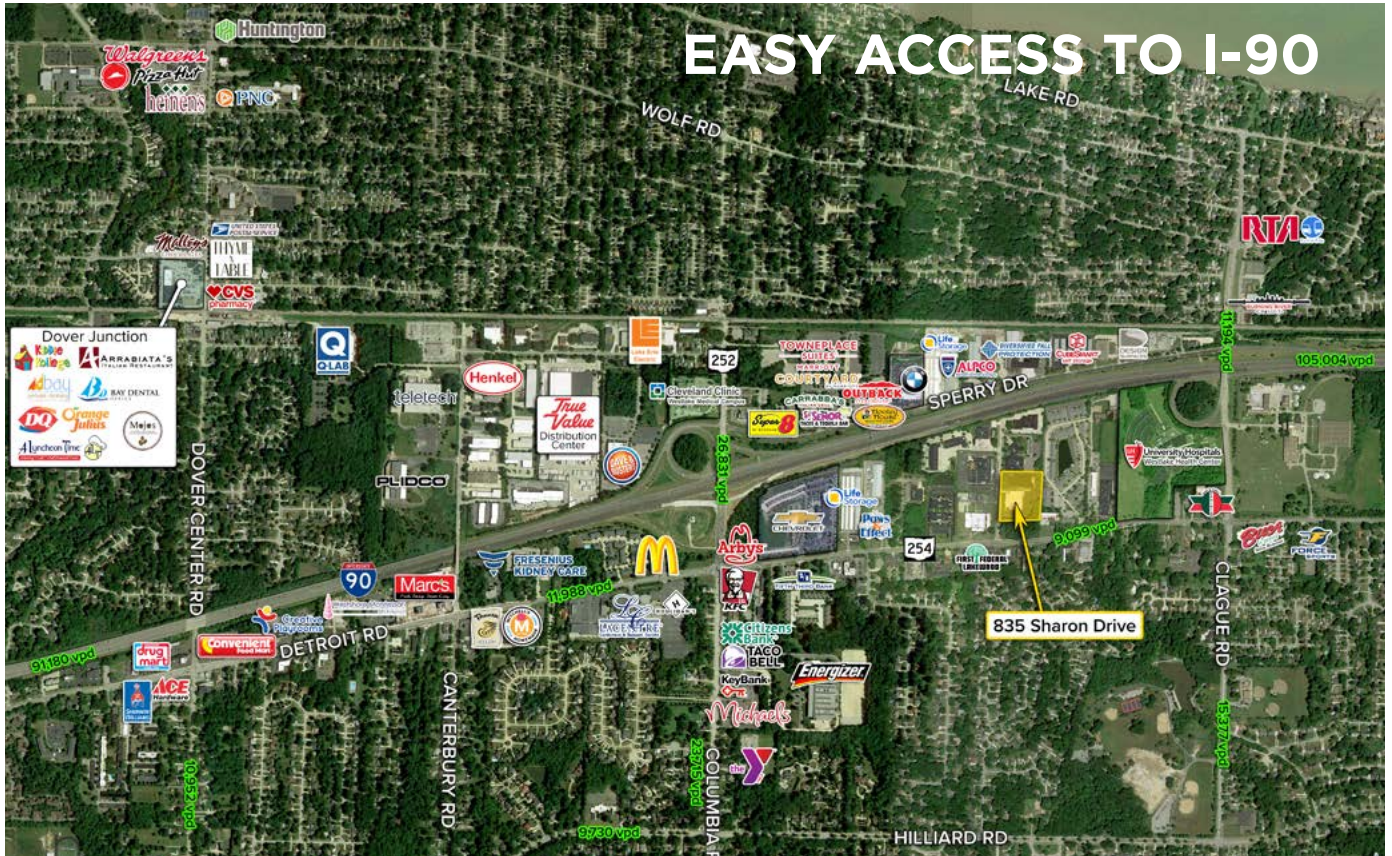
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Aerial Map & Photos



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