

OFFICE SPACE FOR LEASE

LAKEWOOD CENTER NORTH ♦ 14600 DETROIT AVENUE ♦ LAKEWOOD, OHIO



PROPERTY HIGHLIGHTS

- ♦ 15 story building with 1st floor retail space of 4,900 SF available
- ♦ 710-122,000 SF contiguous office space available
- ♦ Full floors (16,000 SF plates) available in move-in condition
- ♦ Move in condition medical space
- ♦ Under new ownership with On-site management
- ♦ Area amenities include multiple restaurants, deli's, retail shopping, banking and Lakewood Hospital (a Cleveland Clinic Hospital)



DEMOGRAPHICS		
Estimated Population	Average Household Income	Daytime Employees
3 Miles: 120,650	3 Miles: \$55,443	3 Miles: 39,556
5 Miles: 229,631	5 Miles: \$52,668	5 Miles: 105,123
7 Miles: 377,888	7 Miles: \$53,238	7 Miles: 282,934

KOWIT & COMPANY
 6009-B Landerhaven Drive
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BUILDING INFORMATION

LAKEWOOD CENTER NORTH ◆ 14600 DETROIT AVENUE ◆ LAKEWOOD, OHIO

BUILDING INFORMATION

- Building Size:** 258,470 square feet
- Year Built:** 1974 (renovated 2005)
- Number of Floors:** Fifteen (15) Story Class "B" Tower; typical floor size 17,231 SF
- Available Space:** Landlord can accommodate from 710 SF up to 122,000 SF
- Base Rent:** Base rent shall be offered on a gross basis.
Office: \$13.50-\$15.50 per rentable SF
Medical: \$15.50-\$18.00 per rentable SF
- Operating Expenses & Real Estate Taxes:** In addition to base rent, Tenant will be responsible for its proportionate share of increases in building operating expenses and real estate taxes over the base year
- Tenant Improvements:** Negotiable
- Utilities:** Utilities are separately metered billed at the small general commercial user rate
- Parking:** Adjacent garage consists of 5 levels containing 1,000 parking space; The property also offers several other surface and metered parking options within the same block
- Transportation:** The building has an RTA bus stop at the front of the property
- Storage:** Available at the rate of \$5.00 per SF
- Handicap Accessibility:** Building substantially complies with the Americans with Disabilities Act (ADA)
- Security:** Manned security and closed circuit monitoring
- Signage:** Tenant identification displayed on directory in the main lobby, building standard signage in elevator lobby and at entrance to premises Signage and naming right opportunities

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BUILDING INFORMATION CONT.

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BUILDING INFORMATION

Building Access: Building hours are from 7:30am-6:30pm Monday-Friday and 8:30am-1:00pm on Saturday
Tenants have access 24 hours, 7 days a week to the property via a key/code system

Life Safety: The building offers fire and smoke alarms and a pull box system with elevator recall and fireman service. The building is equipped with exit and emergency lighting as well as emergency power generator, which provides emergency power for emergency lights and elevator telephone service

HVAC: Environmental heating and air conditioning is provided by perimeter steam heat and efficient variable air handler system. The building maintains a year round comfort level of 68-74 degrees.

Amenities & Services: On site property management
Adjacent covered parking garage
High-speed internet access
Fiber optic access
Cable (Cox) access
Building conference room free of charge
Pacer's Restaurant
Prime central location with easy freeway access
Airport, downtown within 5-10 minutes
Additional retail dining and shopping across the street
RTA public transportation access at front door
Key Bank branch across the street
US Post Office across the street
Cleveland Clinic Hospital across the street
Lakewood Library one block west

Property Management: Beachwood Property Management

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LAKEWOOD CENTER NORTH

AERIAL

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PARKING PLAN

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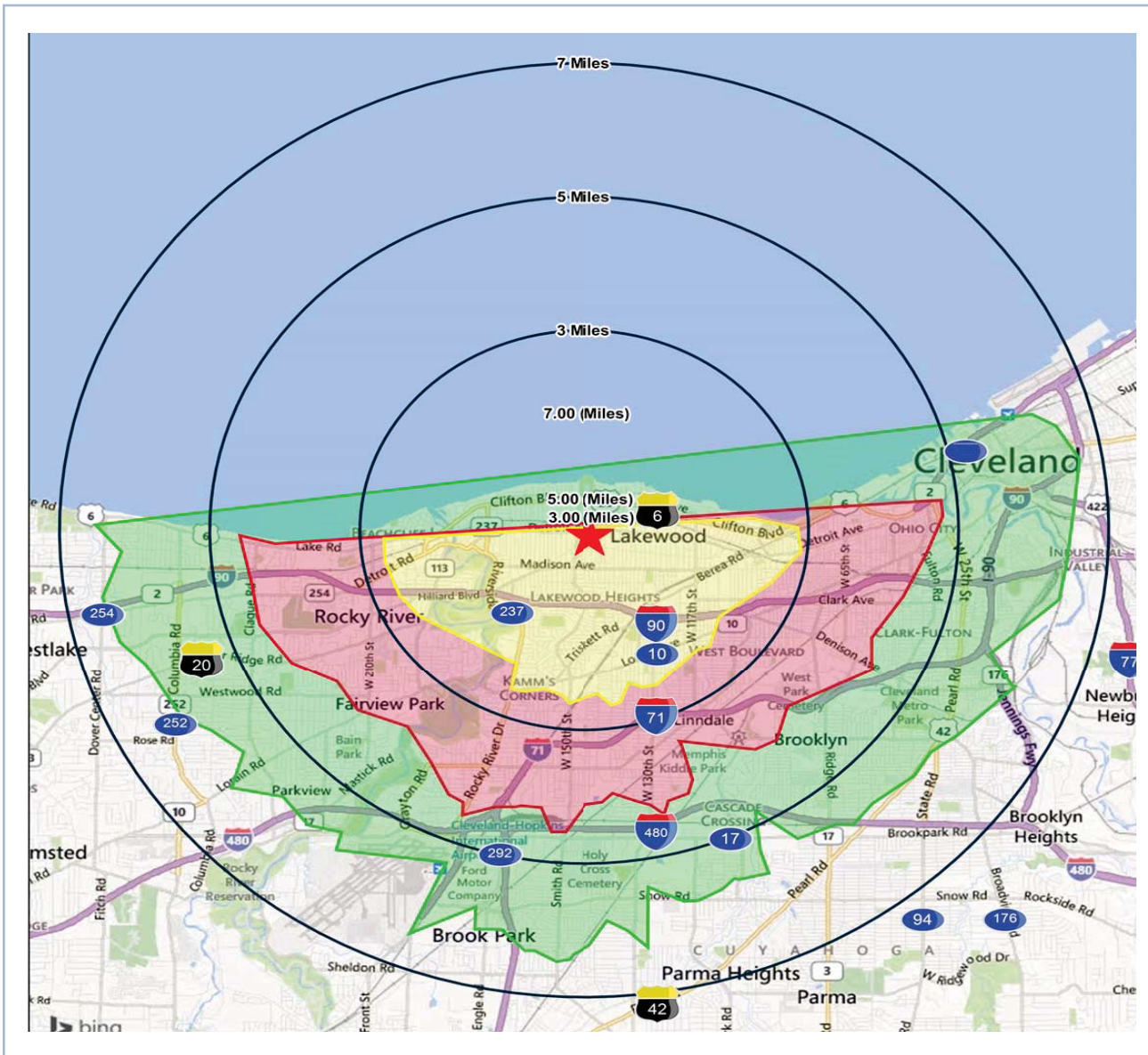
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AREA MAP

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AREA MAP HIGHLIGHTS

- ♦ Mile Rings & Drive Times
- 3,5,7 Mile Rings
- 3,5,7 Minute Drive Times

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