

FOR SALE OR LEASE

**835 SHARON DRIVE**

Westlake, Ohio 44145



**12,227 SF (DIVISIBLE)**

OFFICE SPACE AVAILABLE

Office  
Condominium



# PROPERTY FEATURES



## PROPERTY SPECIFICATIONS

LAND	4.21 Acres
CONSTRUCTED	1970
CONSTRUCTION	Masonry
CEILING HEIGHT	15'
ROOF	Composite flat
HEAT	Forced air
AIR-CONDITIONING	100%
SPRINKLER	100% wet
LIGHTING	Fluorescent
PARKING	185 spaces

**12,227 SF**

TOTAL SPACE SIZE (DIVISIBLE)

**\$1,500,000 (\$122.68/SF)**

SALE PRICE

**\$15.00/SF**

LEASE RATE

**\$16.25/SF**

DEMISED LEASE RATE

## TENANT PASS THROUGH EXPENSES

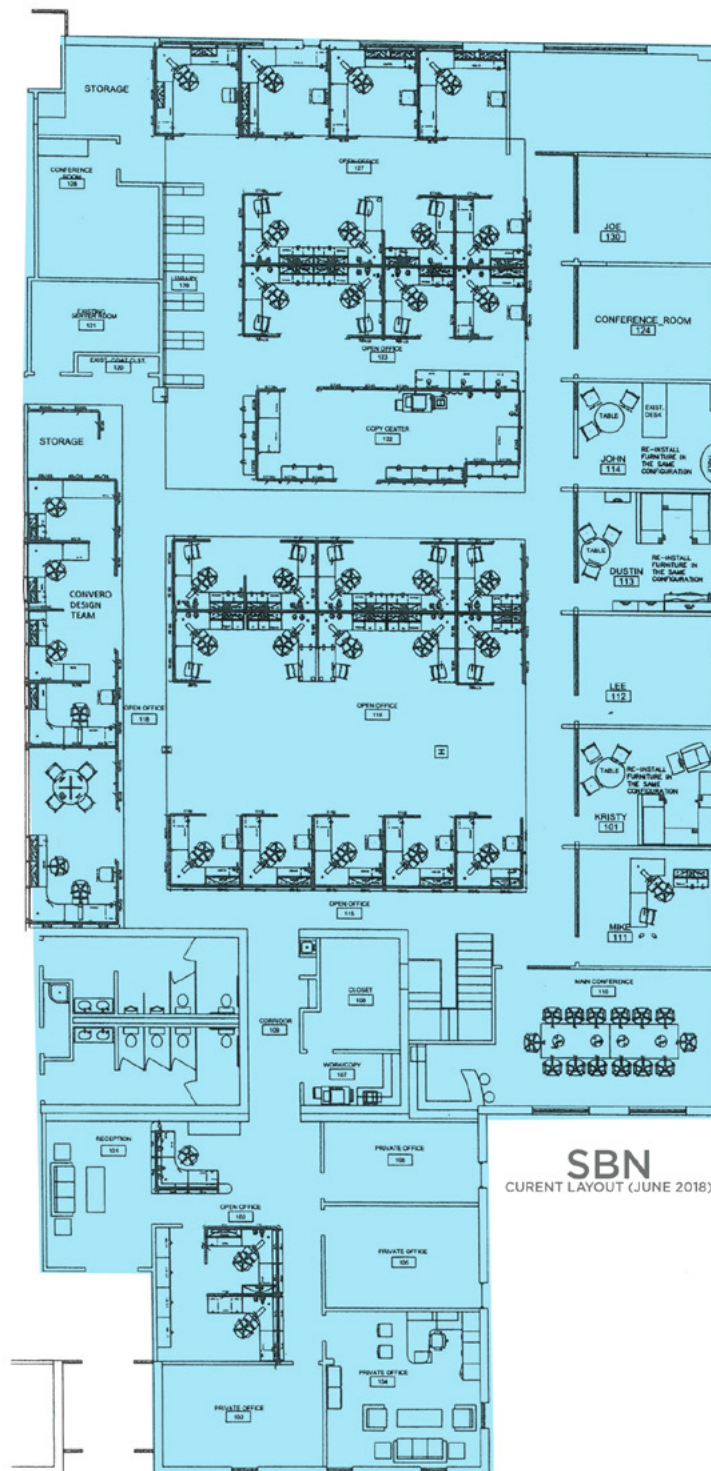
REAL ESTATE TAXES (\$1.46/SF), GAS, ELECTRIC, AND CLEANING

## OFFERING HIGHLIGHTS

- 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 Mbps fiber connection for internet
- Property is located off Detroit Road with easy access to I-90 via Columbia Road or Clague Road interchange.
- 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***



## ALTERNATIVE #1 SALE OR LEASE ENTIRE OFFERING

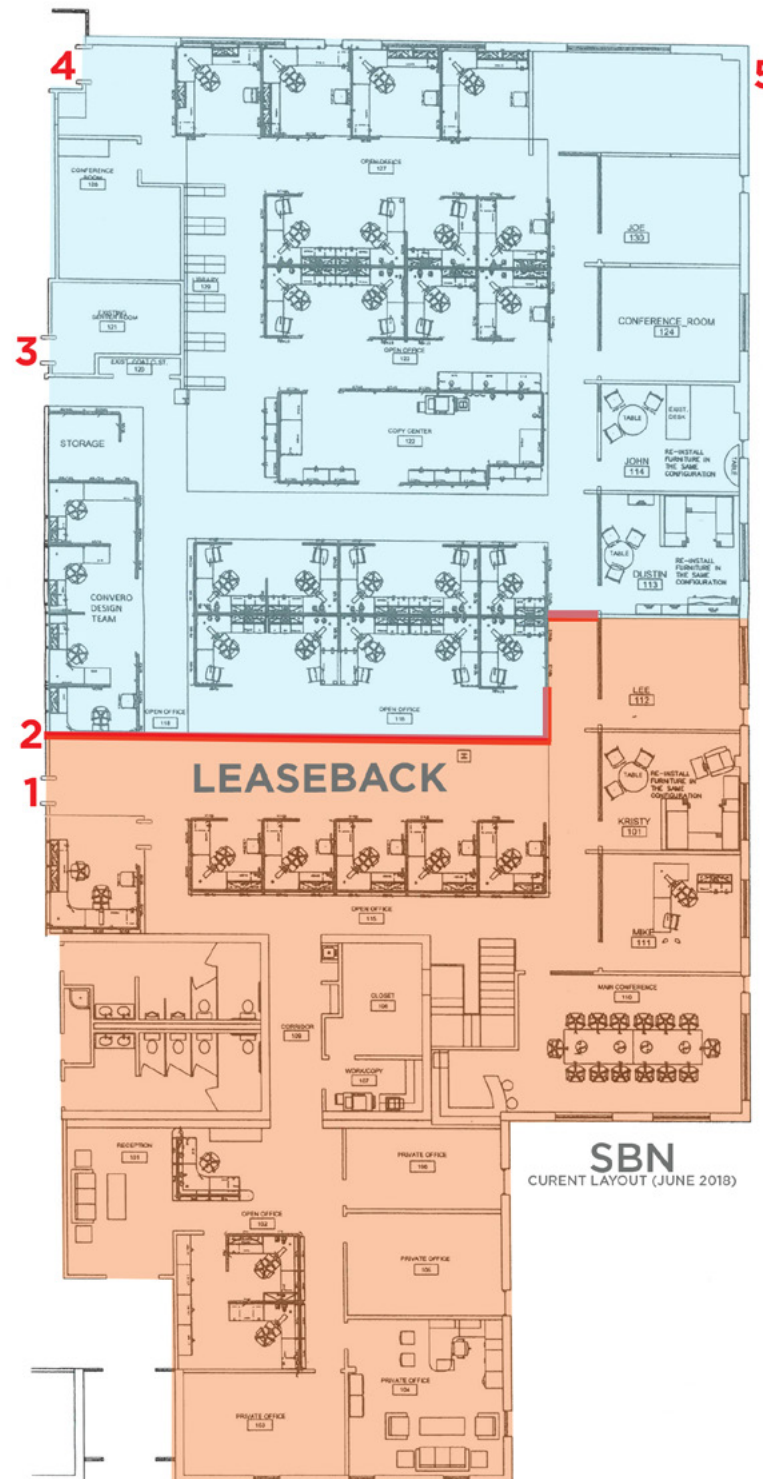


# PROPERTY FLOOR PLAN

## ALTERNATIVE #2 SALE WITH PARTIAL LEASEBACK

### LEASEBACK 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





# PROPERTY PHOTOS



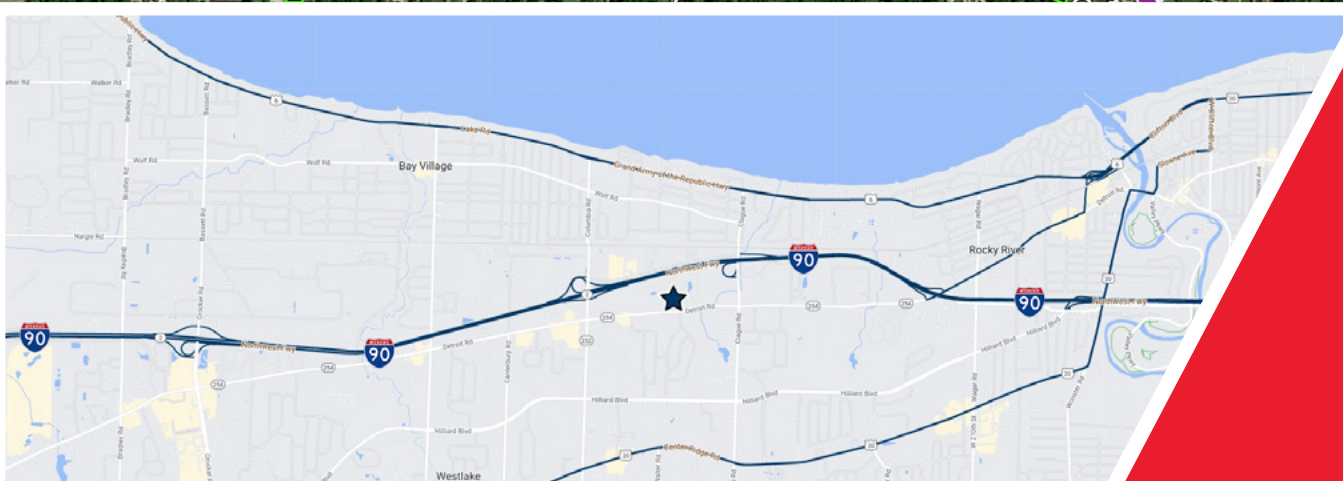
Office



835 SHARON DRIVE, WESTLAKE, OHIO 44145



# PROPERTY AERIAL MAP



Easy access  
to I-90



**JOSEPH V. BARN, SIOR**

Principal  
+1 216 525 1464  
jbarna@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**

Principal  
+1 216 525 1469  
gpofok@crescorealestate.com

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3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crescorealestate.com**