



FOR SUBLEASE

20515 Shaker Boulevard
Shaker Heights, Ohio

ONLY ONE SPACE REMAINING - 2,196 SF



DAVID LEB

Senior Sales Associate

216.525.1488

dleb@crescorealestate.com

BOB GARBER, SIOR

Principal

216.525.1467

bgarber@crescorealestate.com

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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200 • Fax 216.520.1828
crescorealestate.com



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Property Highlights

- 2,196 SF sublease opportunity in prime Shaker Heights location
- Building constructed in 1996 and fully renovated in 2014 with first class finishes
- Excellent building identity opportunity as well as monument signage at high-trafficked corner of Warrensville Center Road and Shaker Boulevard (19,857 VPD)
- Full kitchen featuring premium appliances, a large training/conference room, plenty of private windowed offices and high ceilings throughout. Various office furniture remaining in place
- Sublease through January 2026



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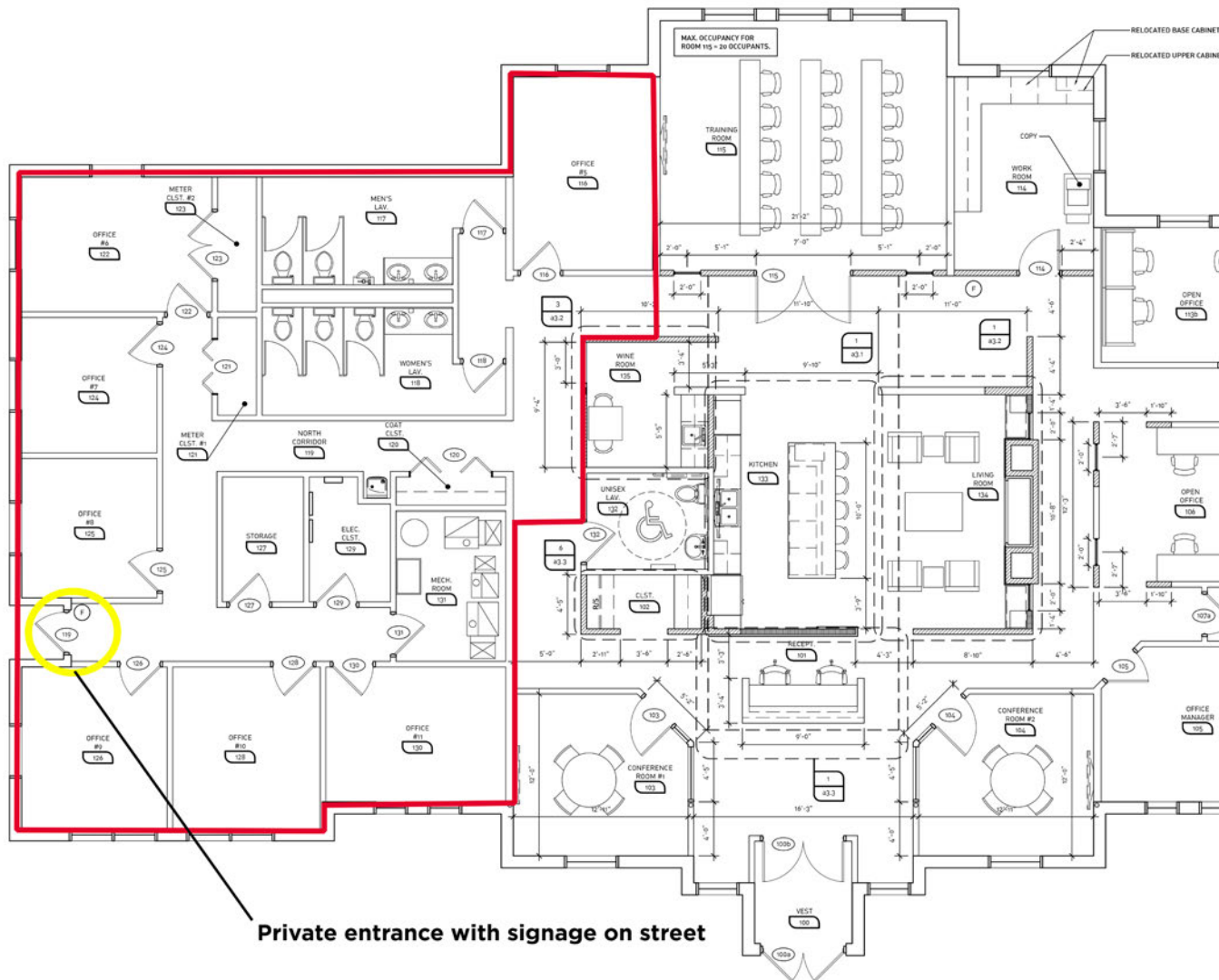
**CUSHMAN &
WAKEFIELD**



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**20515 Shaker Boulevard
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Floor Plan



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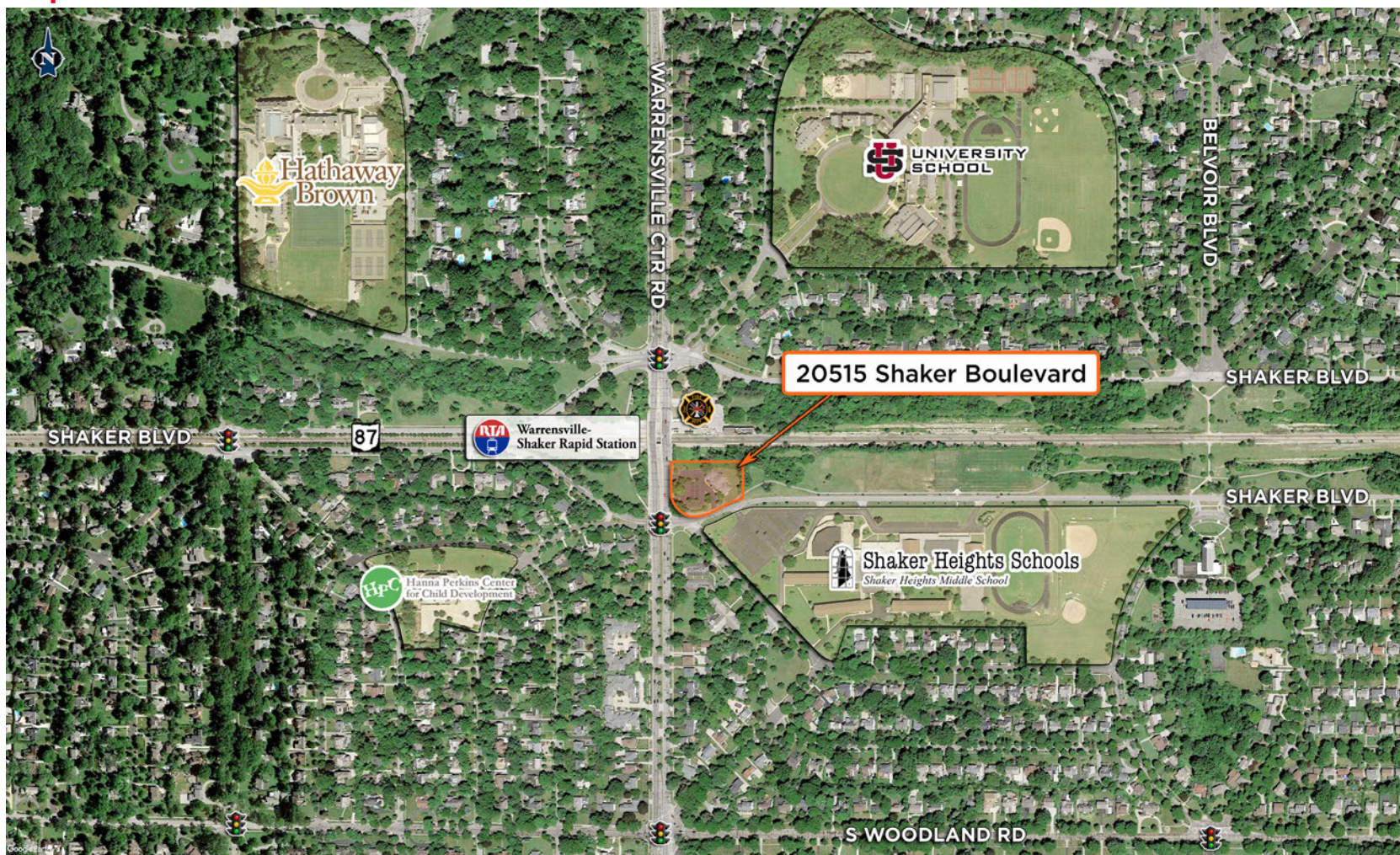
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Aerial Map



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20515 Shaker Boulevard, Ste 1 Shaker Heights, OH 44122

County:	Cuyahoga
Market:	NE-Z3
Sub Market:	Beachwood/Mayfield/Cleveland Hts Area
Land Size (Acres)	1.18 Acres
Available SF:	2,196 SF
Building SF:	6,296 SF
RSF:	6,296 SF
Office SF:	2,196 SF

Building/Space

Construction Status:	Existing
Primary Use:	Office
Secondary Use:	Office
Building Class:	B
Year Built:	1996
Year Refurbished	2013
# Buildings:	1
ConstructionType:	Brick
# Floors:	1
Multi-Tenant:	Single-Tenant
Roof Type:	Shingle
Sprinkler:	No
Gas:	City
Water:	City
Sewer:	City
Broadband:	Fiber Optic

General Listing/Transaction Information

Asking Rate:	\$18.50 MG Per Year
Min Avail SF:	2,196 SF
Max Contig SF:	2,196 SF
Transaction Type:	Lease

Parking

# Spaces:	45
Parking Ratio:	7.1/1
# Uncovered Spaces:	45
Parking Comments:	Ample parking lot

Contacts

Listing Broker(s)	David Leb CRESCO Real Estate 216-525-1488 dleb@corescorealestate.com
	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@corescorealestate.com

Comments

Property Comments: Former Realty One Office Bldg. Private Campus-Like Feel. Prominent Signage Existing at Shaker & Warrensville Ctr. Intersection. Strong Demographics & Heavy Traffic Counts. Less than 10 Miles from Downtown ClevelandClose to Shaker Rapid Transit System and I-271.

Listing Comments: 2,196 SF sublease opportunity in prime Shaker Heights location at Shaker Boulevard and Warrensville Center Road. Sublease through January 2026.