

OFFICE OR MEDICAL SPACE FOR LEASE



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14701-14725 Detroit Avenue
Lakewood, Ohio

Property Highlights

- Available immediately: 400-20,000 SF
- Prime location in the heart of downtown Lakewood
- Move-in condition medical space
- Move-in condition office space
- Excellent lake view available
- 400 car attached parking garage
- 43,000 SF of retail space on first floor
- Aggressive rates
- Manned security
- Short and flexible lease term

Property Photos:



Contact Agent:

Myrna Previte

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mprevite@kowitzrealestate.com

OFFICE OR MEDICAL SPACE FOR LEASE PROPERTY PHOTOS



VIEW OF BUILDING



VIEW OF BUILDING

KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
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BUILDING INFORMATION

Year Built: 1927 & 1964, Renovated 2010

Available Immediately:

2nd Floor: 581 SF office space
545 SF medical space
880 SF medical space
2,464 SF medical space

3rd Floor: 283 SF office space
832 SF medical space
1,546 SF office space
2,021 SF office space
3,330 SF medical space

Bailey Building: 8,000 SF office space

4th-6th Floors: 319-7,169 SF office space
976 SF medical space
448-3,000 SF office space
2,000-4,922 SF office space

Base Rent: Base rent shall be offered on a gross basis
Office - \$11.00-\$13.00 per rentable SF
Medical - \$14.00-\$17.00 per rentable SF

Operating Expenses & Real Estate Taxes: In addition to base rent, Tenant shall 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 not separately metered on floors 2-7. Tenant will pay its proportionate share of utilities based on the building standard rate for office or medical use.

Parking: Building has an attached garage consisting of three levels containing 350-parking spaces, in addition to ample surface and metered parking options within the block

Transportation: Building has a covered RTA bus stop located near the entrance.

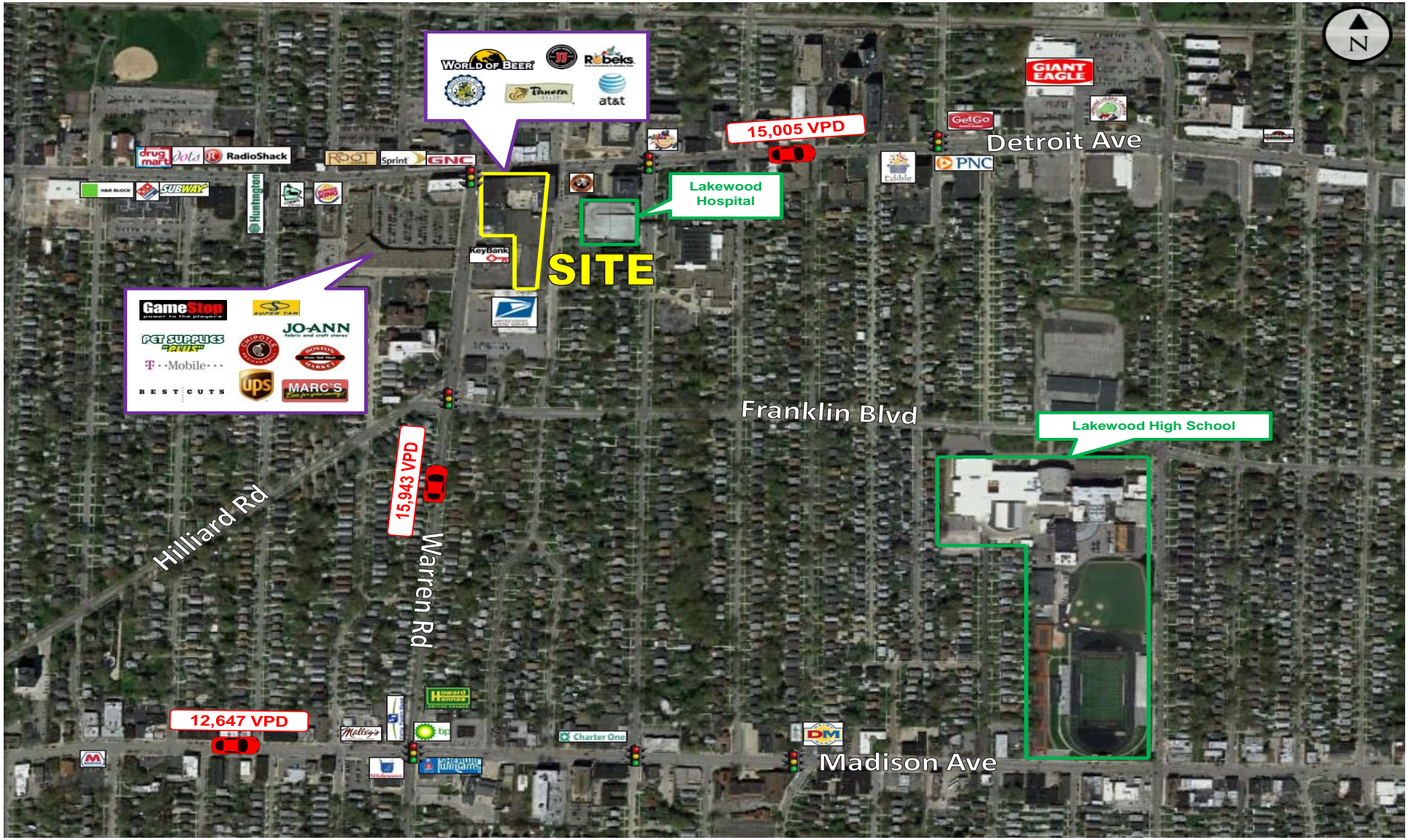
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OFFICE OR MEDICAL SPACE FOR LEASE AERIAL



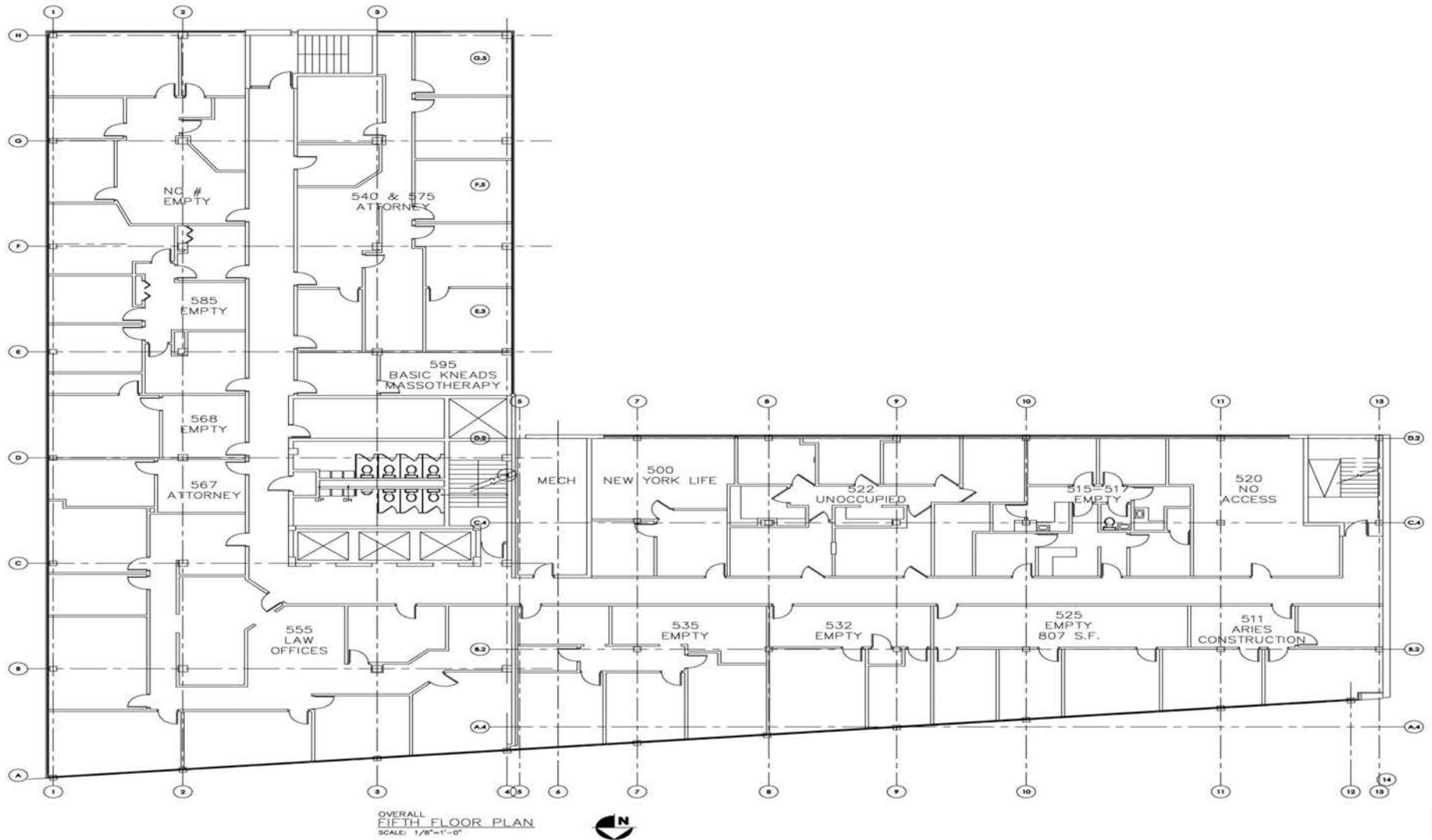
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OFFICE OR MEDICAL SPACE FOR LEASE TYPICAL FLOOR PLAN



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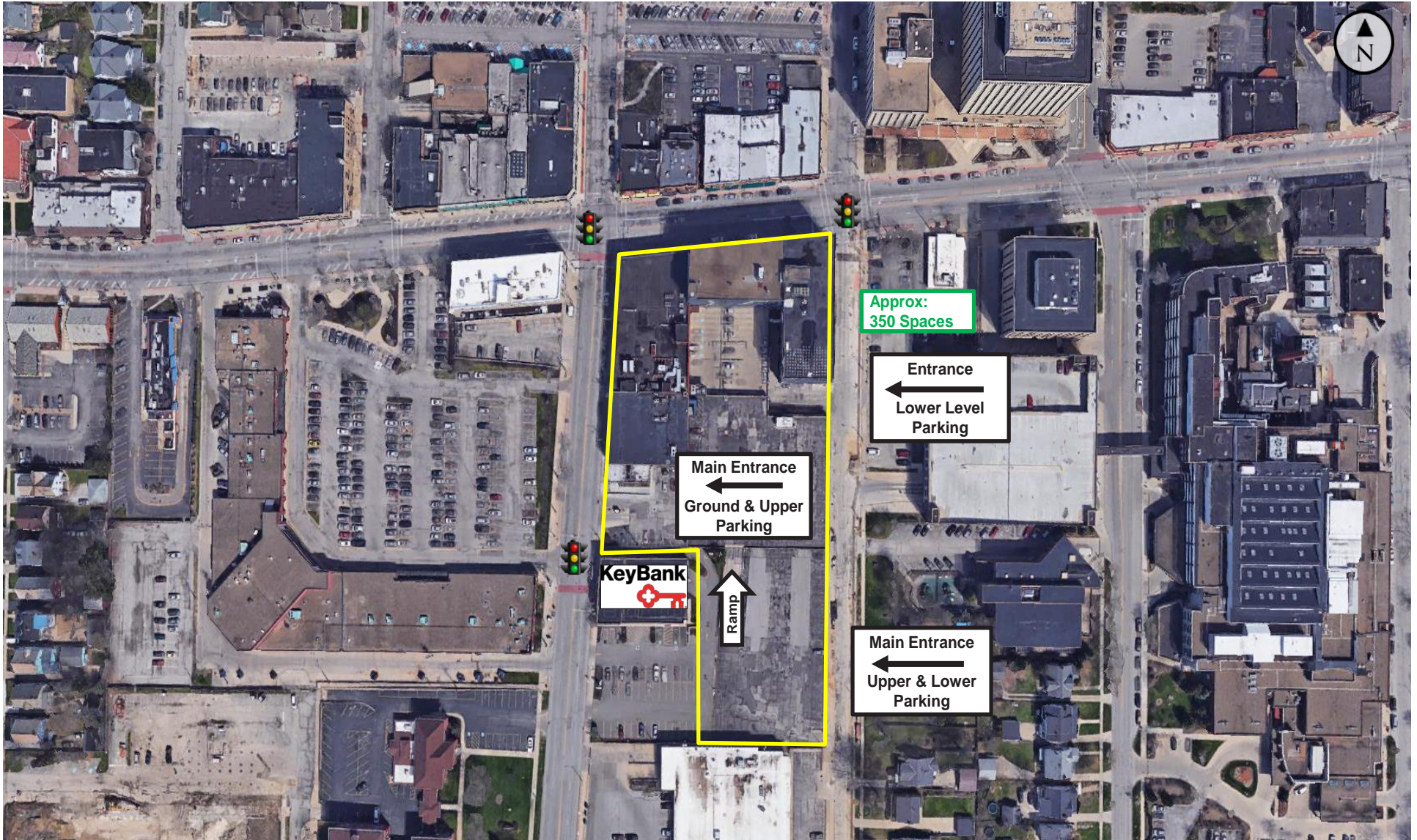
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OFFICE OR MEDICAL SPACE FOR LEASE

SITE PARKING AERIAL



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OFFICE OR MEDICAL SPACE FOR LEASE AREA PARKING MAP



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OFFICE OR MEDICAL SPACE FOR LEASE DEMOGRAPHICS

14701 Detroit Avenue Lakewood, Ohio		3 Miles	5 Miles	7 Miles	5.00 (Miles)
POPULATION	2013 Estimated Population	122,278	230,232	379,921	170,771
	2018 Projected Population	117,556	221,383	365,452	164,203
	2010 Census Population	124,207	233,846	385,828	173,454
	2000 Census Population	134,560	253,723	412,221	189,536
	Projected Annual Growth 2013 to 2018	-0.8%	-0.8%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2013	-0.7%	-0.7%	-0.6%	-0.8%
	2013 Median Age	36.3	36.8	37.3	36.3
HOUSEHOLDS	2013 Estimated Households	55,843	101,191	164,579	74,734
	2018 Projected Households	53,765	97,430	158,462	71,954
	2010 Census Households	56,706	102,764	167,135	75,893
	2000 Census Households	60,397	109,226	174,182	81,217
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2013	-0.6%	-0.6%	-0.4%	-0.6%
RACE AND ETHNICITY	2013 Estimated White	79.2%	75.1%	77.3%	74.4%
	2013 Estimated Black or African American	11.4%	13.6%	12.5%	14.4%
	2013 Estimated Asian or Pacific Islander	2.2%	2.0%	2.2%	2.0%
	2013 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%	0.4%
	2013 Estimated Other Races	6.8%	8.9%	7.6%	8.7%
	2013 Estimated Hispanic	9.8%	13.7%	11.9%	13.2%
INCOME	2013 Estimated Average Household Income	\$55,829	\$52,894	\$53,435	\$51,372
	2013 Estimated Median Household Income	\$44,703	\$42,642	\$43,794	\$41,543
	2013 Estimated Per Capita Income	\$25,680	\$23,435	\$23,374	\$22,677
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.7%	4.7%	4.6%
	2013 Estimated Some High School (Grade Level 9 to 11)	10.2%	12.6%	12.1%	13.0%
	2013 Estimated High School Graduate	27.9%	30.1%	31.9%	30.3%
	2013 Estimated Some College	20.9%	20.7%	20.3%	20.6%
	2013 Estimated Associates Degree Only	5.9%	5.7%	6.2%	6.0%
	2013 Estimated Bachelors Degree Only	19.9%	16.4%	15.6%	16.1%
	2013 Estimated Graduate Degree	11.8%	9.8%	9.2%	9.4%
BUSINESS	2013 Estimated Total Businesses	3,887	7,982	17,627	5,704
	2013 Estimated Total Employees	39,913	103,955	282,573	68,382
	2013 Estimated Employee Population per Business	10.3	13.0	16.0	12.0
	2013 Estimated Residential Population per Business	31.5	28.8	21.6	29.9

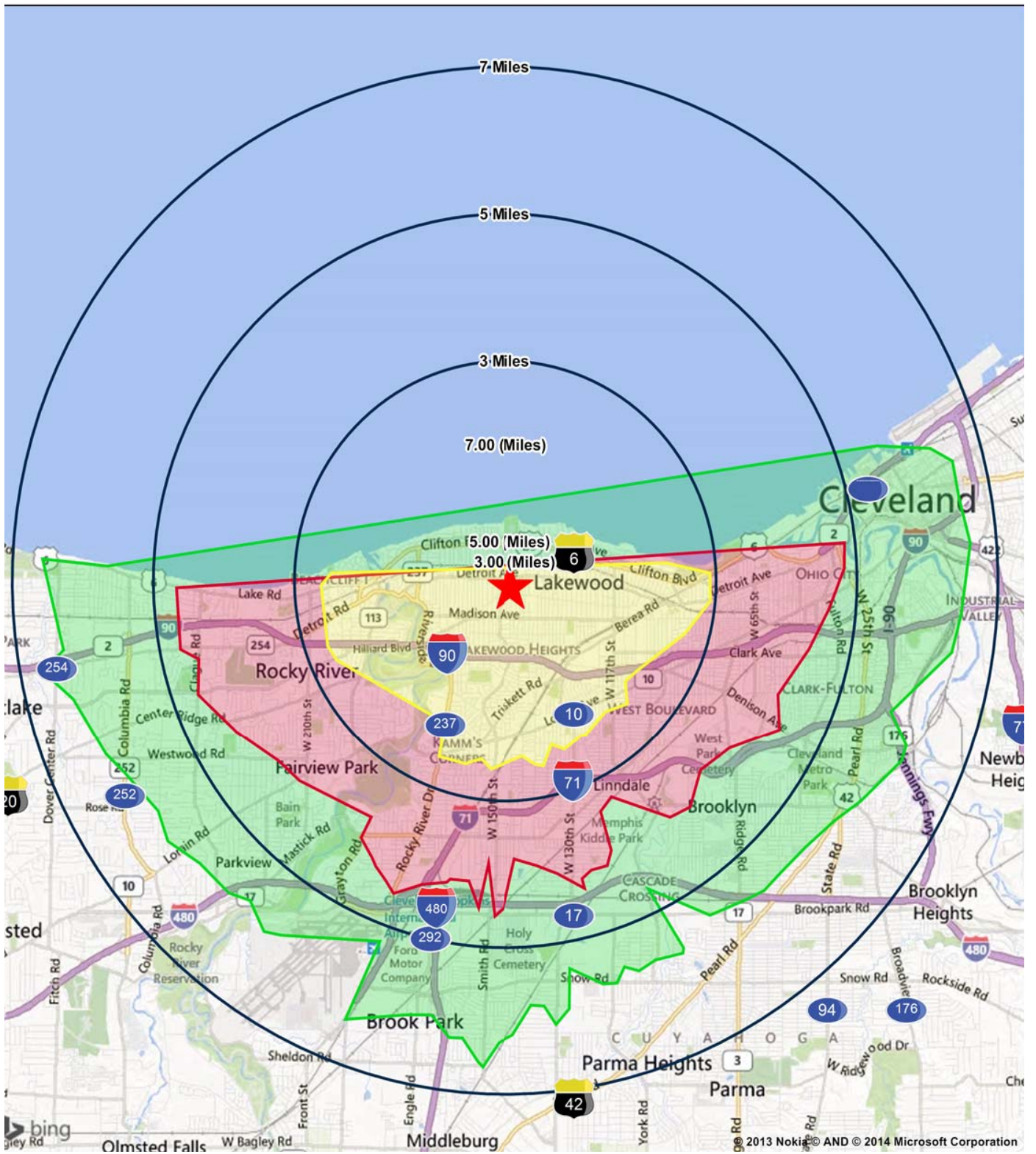


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