



Pinnacle Real Estate Services, LLC

**Westlake Woods
28901 Clemens Road
Westlake, Ohio 44145**

FOR LEASE



PROPERTY FEATURES

- Two buildings in complex totaling 35,400 square feet total
- \$14.75/SF + utilities and janitorial
- 24-hour control of HVAC
- Parking in front of your door
- Excellent access to I-90, north of Crocker Park

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CONTACT

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ADDRESS:	Westlake Woods 28901 Clemens Road Westlake, OH 44145
TOTAL RENTABLE AREA:	Westlake Woods 1 – 19,500 SF Westlake Woods 2 – 17,900 SF
SPACE AVAILABLE:	Westlake Woods 1 – Suite 120 - 942 SF Westlake Woods 1 - Suite 101E - 1400 SF
RENTAL RATE:	\$14.75 per square foot
LEASE TERMS:	3 – 10 years
TENANT IMPROVEMENTS:	Negotiable
GAS:	By Tenant
ELECTRIC:	By Tenant
JANITORIAL:	By Tenant
LANDLORD EXPENSE:	Real estate taxes, building insurance and all common area maintenance expenses.
PARKING:	Ample surface lot parking free of charge.
LOCATION:	Minutes from I-90 at Crocker Road exit just north out of the traffic pattern for Crocker Park.
AMENITIES:	Parking outside your entrance 24-hour control of HVAC One-story office building On-site management

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