



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR SUBLEASE

EMMCOREALTYGROUP.COM

22560 LUNN ROAD

Strongsville, OH 44149

AVAILABLE SPACE

1,600 - 3,000 SF

MOVE IN READY



OFFICE

Jeffrey Soclof, CCIM
O: 216 292 3700 | C: 216 857 2075
jeffrey@emmcorealtygroup.com

Sherrie Mendenhall
O: 216 292 3700 x17 | C: 216 224 9650
sherrie@emmcorealtygroup.com

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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



22560 LUNN ROAD

Strongsville, OH 44149



PROPERTY DESCRIPTION

Opportunity to sublease an attractive open floor plan or Built-out Office space with private offices in one of northeast Ohio's prime locations.

Strongsville consists of well-planned and attractive residential areas, excellent schools, convenient shopping areas and several golf courses. Numerous hotels and restaurants offer both choice and convenience.

AVAILABLE SPACES

Open Floor Plan:

- 3,000 SF open floor plan with plenty of windows to let in natural light
- Perfect for bullpen and room to spread out
- Cubicles available

Private Offices:

- 1,600 SF featuring 7 private offices with attractive glass top desk systems available

PROPERTY HIGHLIGHTS

- Located within the Strongsville Business and Technology Park
- Available furnished or unfurnished
- Aggressive local tax incentive policies designed to incentivize the relocation of high-tech, global companies.
- A highly skilled, available workforce supported by world-class area universities, as well as Cuyahoga Community College and Polaris Career Center.
- Superior location, with exits for I-71 and I-80 intersecting in the City and Cleveland Hopkins International Airport within a 10 minute drive.

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LEASE



STRONGSVILLE, OH

Strongsville is 15 miles southwest of downtown Cleveland in Cuyahoga County (population 1,280,122). The city covers 25 square miles, making it the largest of Cleveland's suburbs. Here you'll find distinctive neighborhoods, abundant shopping, 2,400 acres of green space, excellent services, top-notch schools and active civic groups - a mix that makes Strongsville an ideal place for families to live, work and thrive.

It is known as the Crossroads of the Nation because Interstate 71 and the Ohio Turnpike (I-80) intersect here. Other major highways are I-77, State Route 82, State Route 42 and State Route 237.

The city has four business parks with a diverse range of tenants, including corporate headquarters and technology-oriented companies.

★ CITY OF STRONGSVILLE ★



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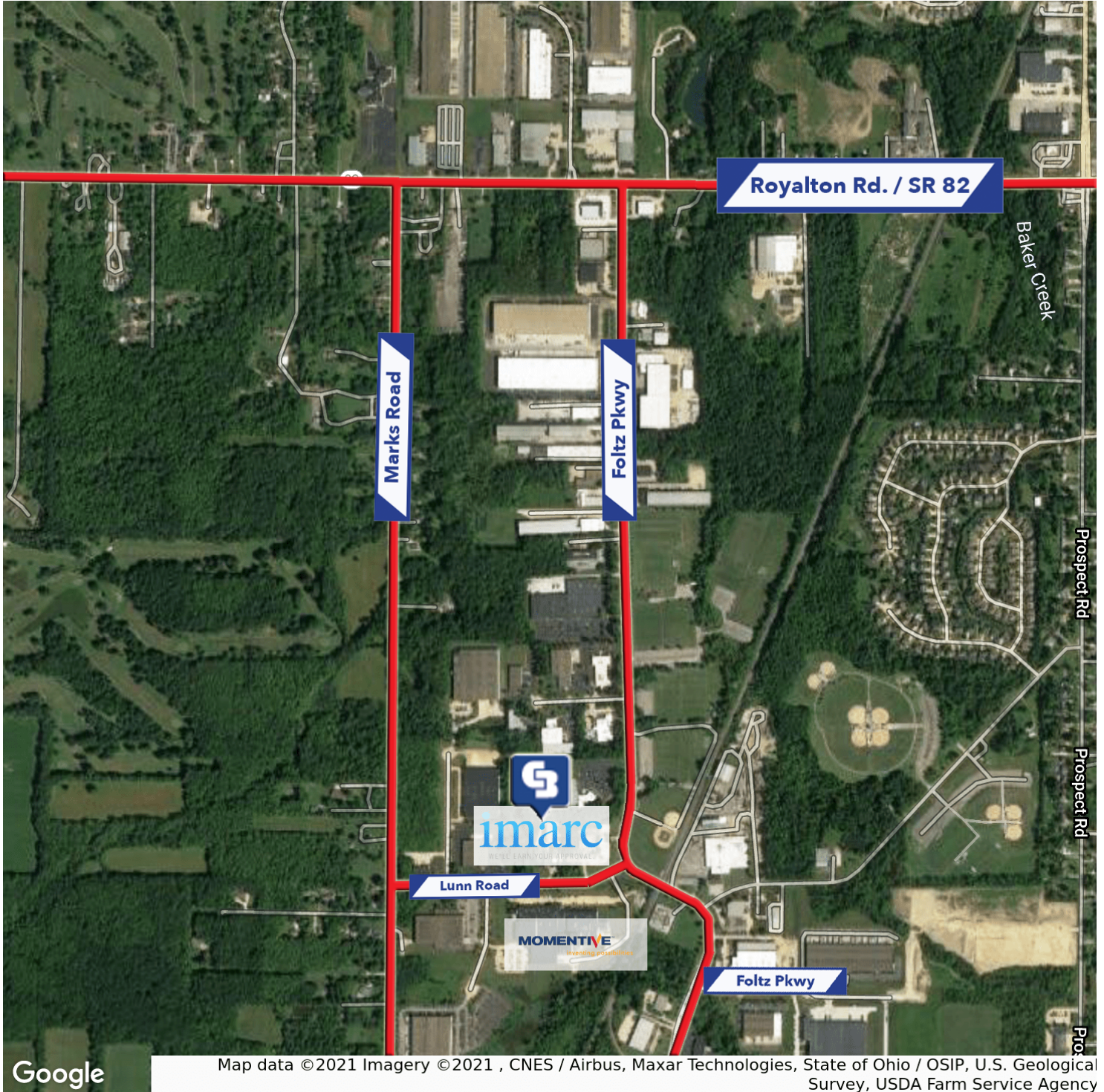
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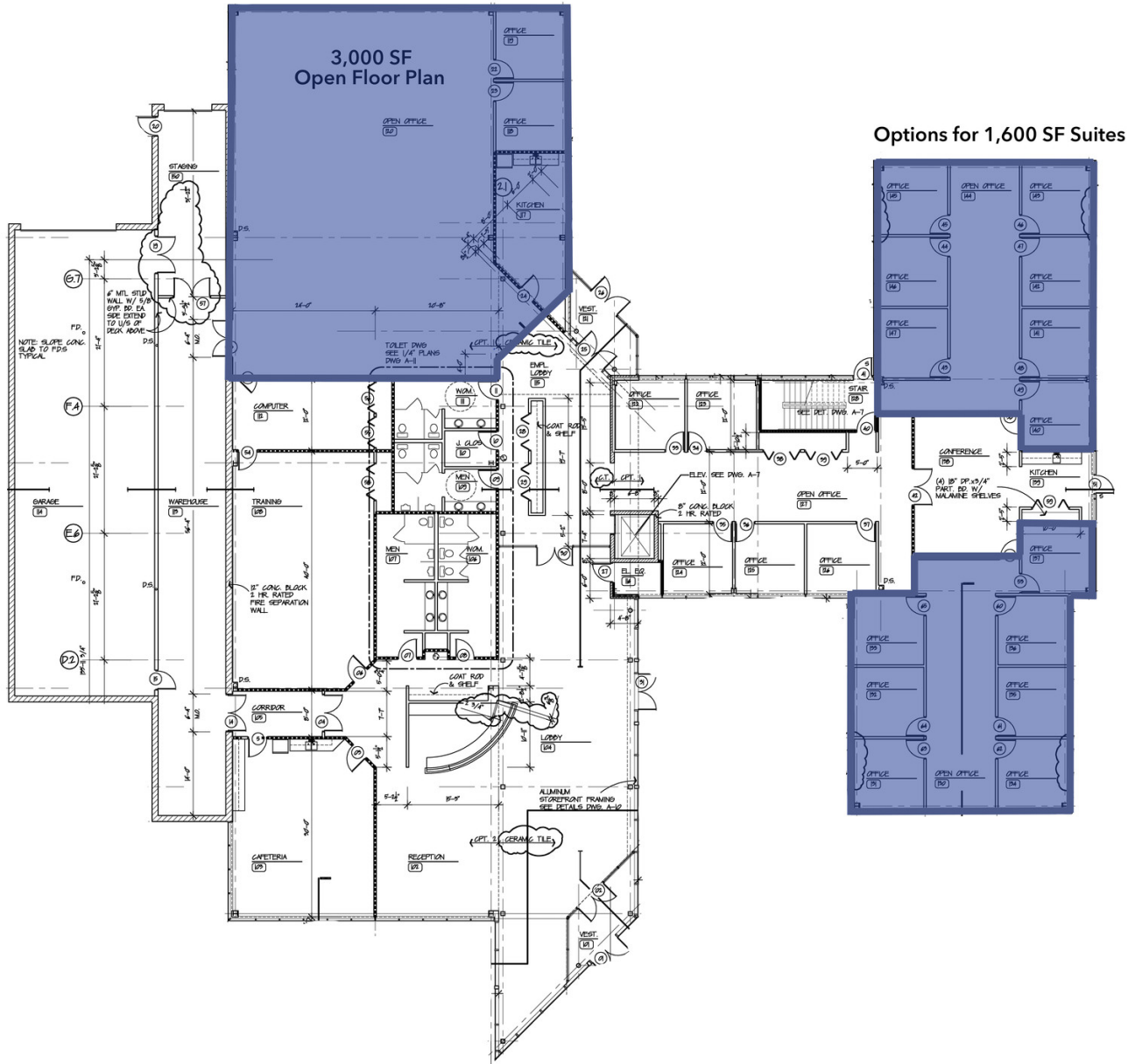
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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