



FOR LEASE

17800 Royalton Road
Strongsville, Ohio 44146

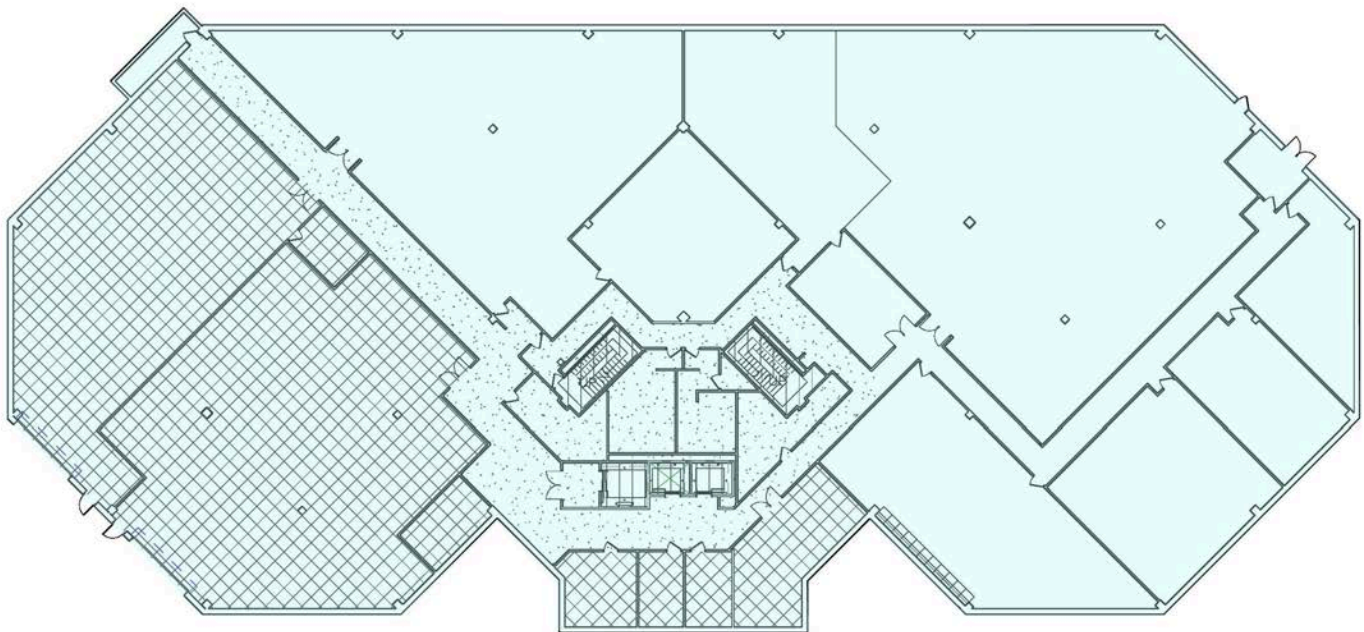


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Floor Plan - Lower Level



-  Building Common
-  Common Space
-  Major Vertical Penetrations
-  Rental Space

Ⓛ LOWER LEVEL FLOOR PLAN
3/64" = 1'-0"

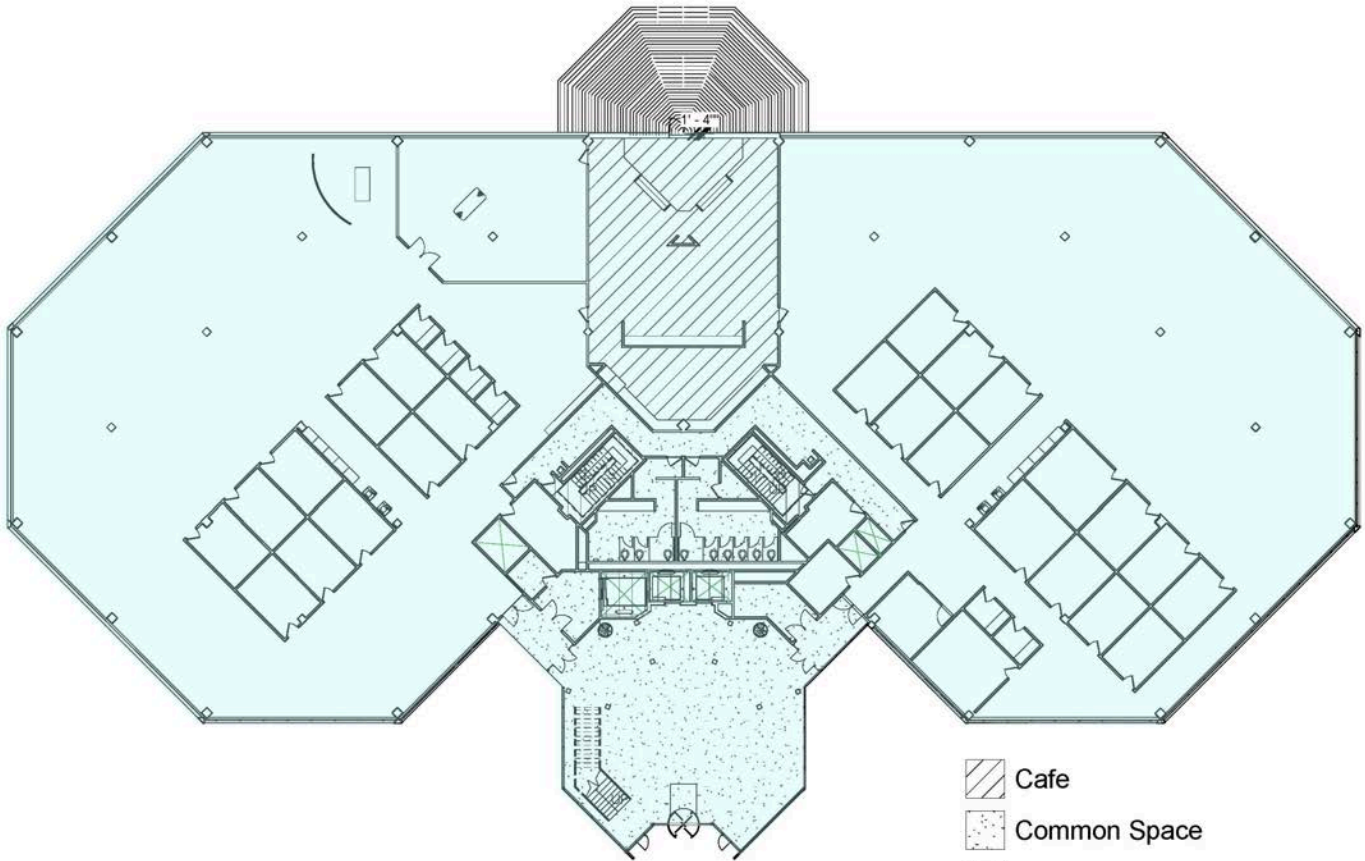
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Floor Plan - Ground Level



-  Cafe
-  Common Space
-  Major Vertical Penetrations
-  Rental Space

① GROUND LEVEL FLOOR PLAN
3/64" = 1'-0"

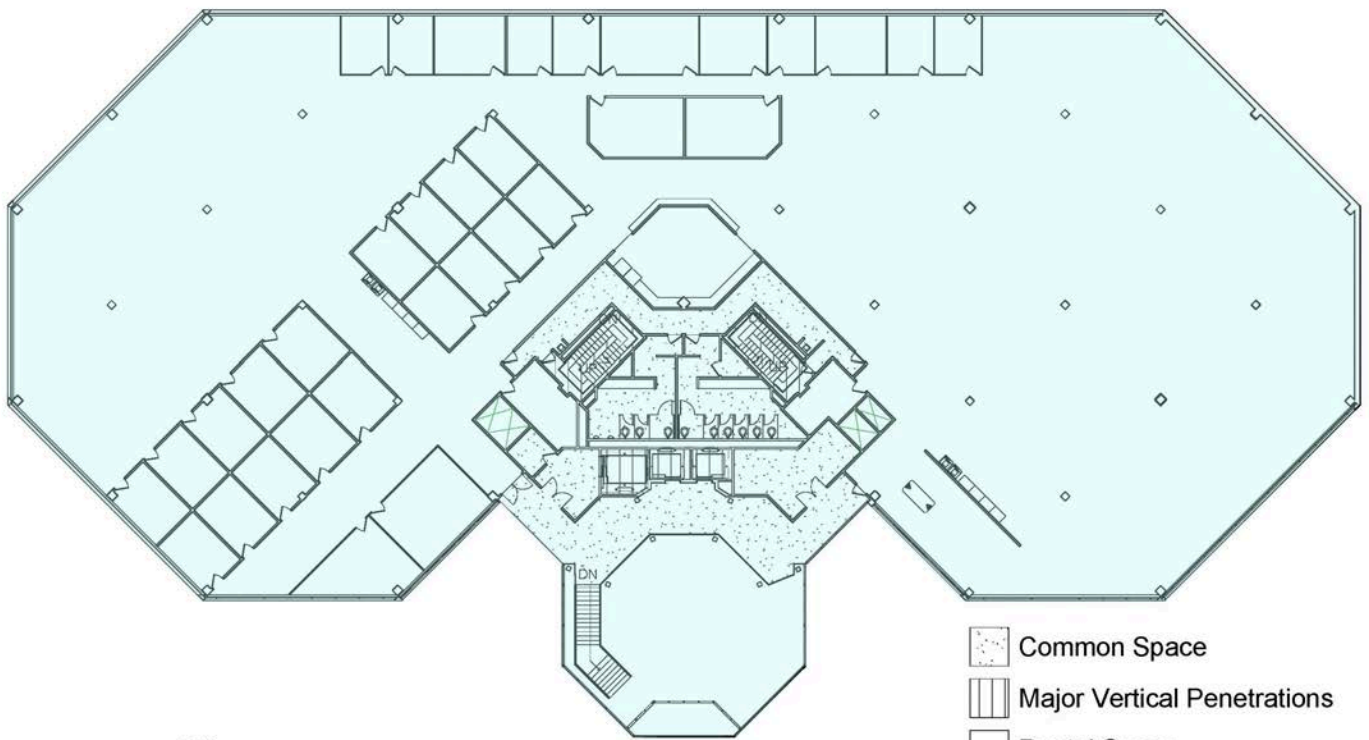
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Floor Plan - Second Level



② SECOND LEVEL FLOOR PLAN
3/64" = 1'-0"



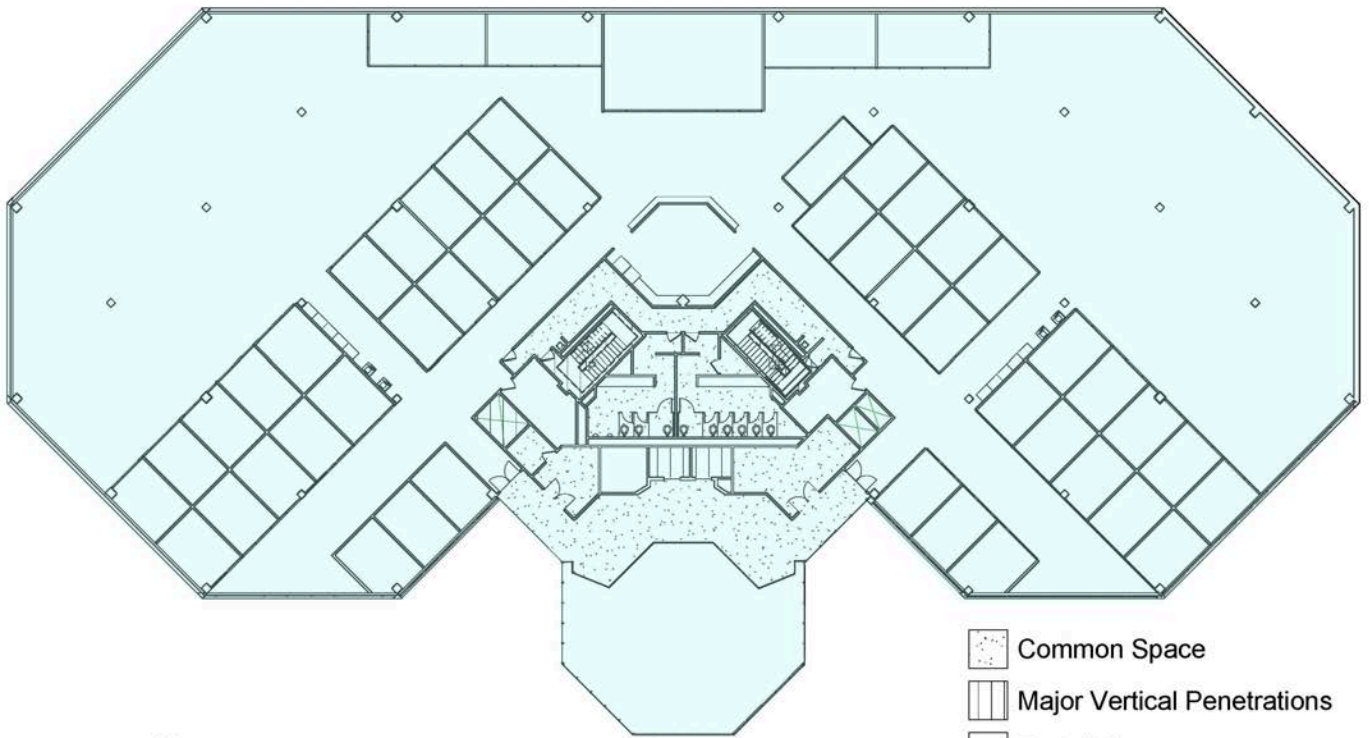
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Floor Plan - Third Level



③ THIRD LEVEL FLOOR PLAN
3/64" = 1'-0"



-  Common Space
-  Major Vertical Penetrations
-  Rental Space

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Renderings



Property Highlights

- Located on 21.48 acres of campus & park-like setting
- 125,000 SF of office space available
- Four (4) floors of 31,518 SF
- Great Strongsville Location
- Minutes from I-77
- Close proximity to restaurants and shopping

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Property Photos



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Aerial Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	5,477	52,630	135,896
AVG. HH Income	\$75,655	\$92,511	\$84,155
Daytime Population	10,159	26,407	70,848

Traffic Counts

Royalton Road at Howe Road	30,321 ADT
Royalton Road at Southpark Center	35,163 ADT

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SUMMARY

GLA SUMMARY 20acres

OFFICE

120,000SF

RETAIL

RETAIL A	4,500SF
RETAIL B	4,500SF
RETAIL C	3,800SF
RETAIL D	3,600SF
RETAIL E	3,600SF
RETAIL F	3,600SF
RETAIL G	3,600SF
RETAIL H	30,600SF
RETAIL I	5,000SF
RETAIL J	5,000SF
RETAIL K	8,000SF

TOTAL 75,800SF

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