

OFFICE SUITES & SINGLE OFFICES



FOR LEASE

3864 CENTER ROAD
BRUNSWICK, OH 44212

LEASE RATE: \$316.61 - 1,957.44/MO
+ \$4.70/SF CAM + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 348 SF - 2,181 SF
- **Building A:** Multiple Single Offices on Two Floors
- **Building B:** Office Suite - 1,325 SF
- Parking: 68 shared spaces
- Traffic Count: $\pm 30,000$
- Highway Access: 1 mile to I-71/SR-303 Interchange

SUITE	SQUARE FEET	MONTHLY RENT
A4	900	\$825.00 + CAM & UTILITIES
A5-A8	2,181	\$1,957.44 + CAM & UTILITIES
A9-A,B,C	943	\$665.60 + CAM & UTILITIES
A16	533	\$308.00 + CAM & UTILITIES
A18	348	\$316.61 + CAM & UTILITIES
B3-B4	1,325	\$980.50 + CAM & UTILITIES

LISTING AGENTS

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PROPERTY OVERVIEW

Variety of office space available for lease from 348 SF single office to 2,181 SF multiple office suite. Lease rates are base rent + \$4.70/sf CAM + Utilities.

LOCATION OVERVIEW

Center Road Office Building next to Family Video. High traffic counts of 30,000+. One mile away from I-71 at SR-303 Interchange. Easy access to Cleveland, Akron, and Columbus.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,120	19,083	34,351
Total Population	7,796	51,081	92,867
Average HH Income	\$67,194	\$73,786	\$82,503

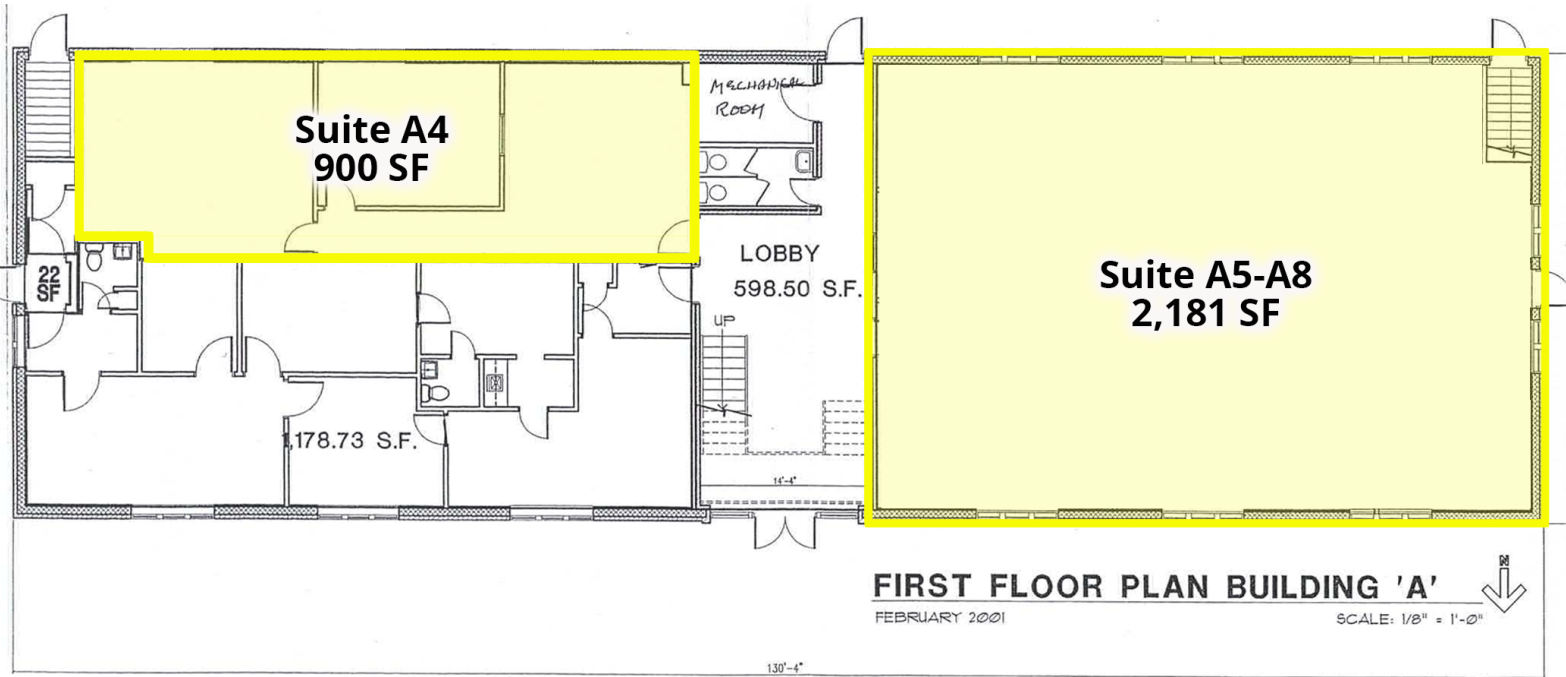
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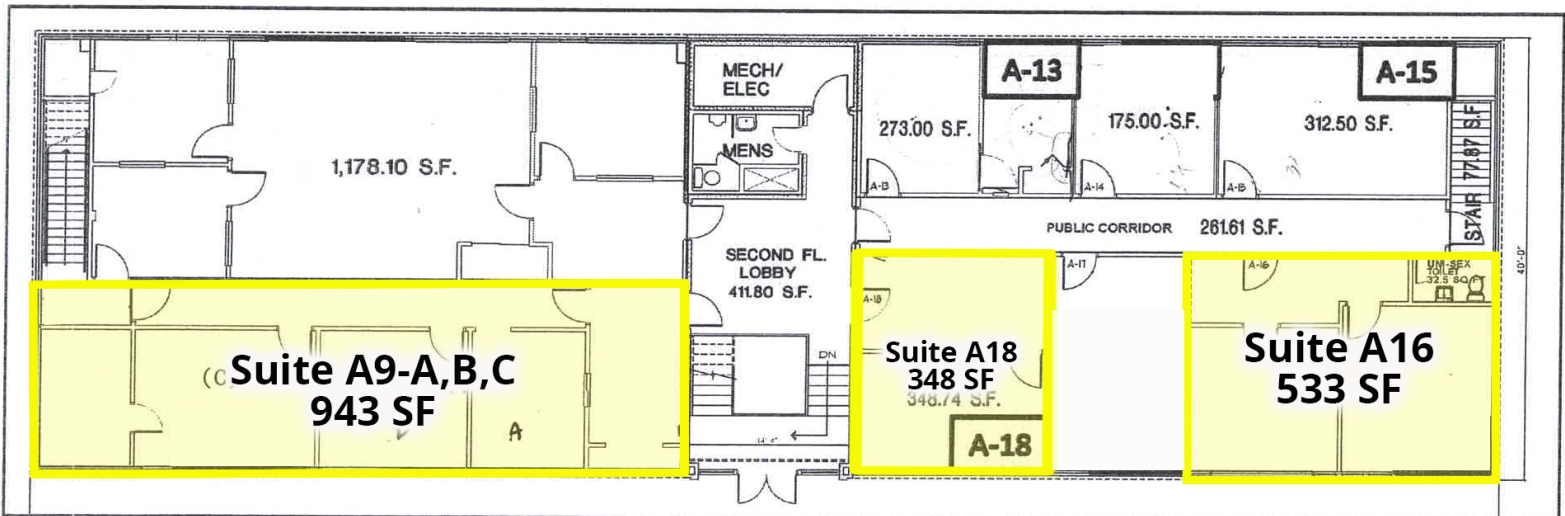
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EAST BRUNSWICK PROFESSIONAL CENTER SECOND FLOOR LAYOUT PLAN – BUILDING "A"

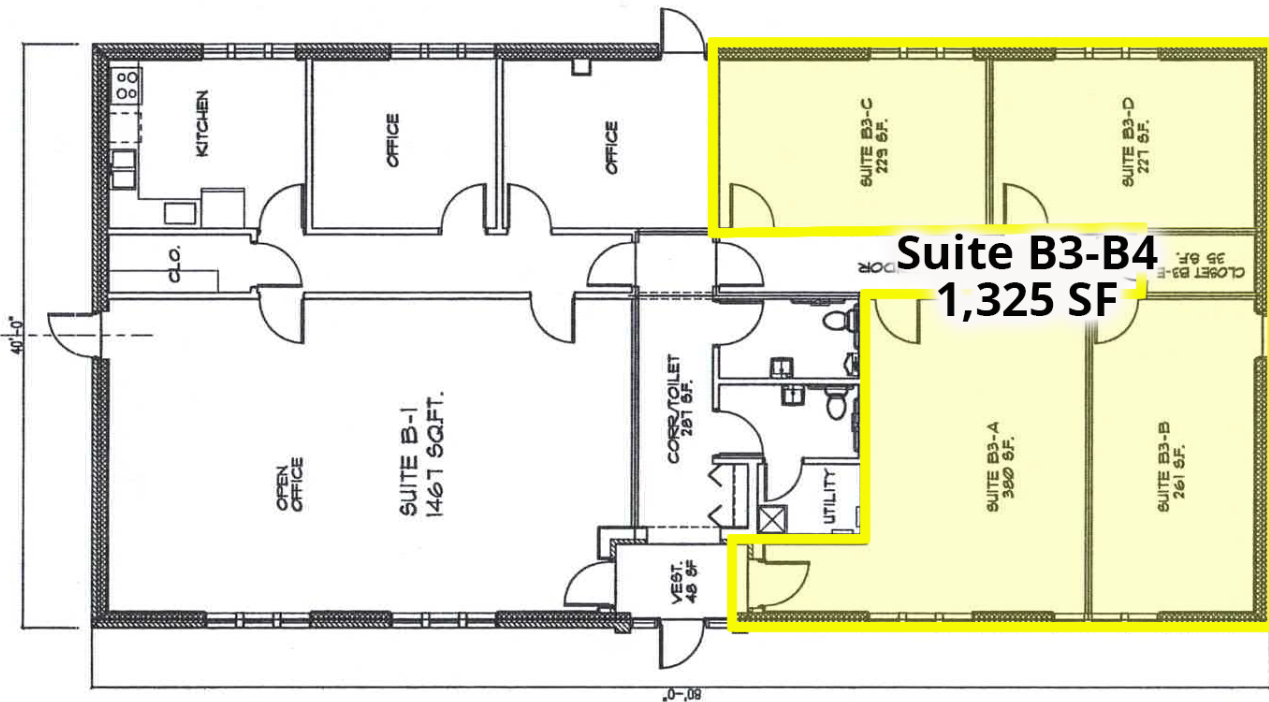


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FLOOR PLAN BUILDING 'B'
SCALE: 1/8" = 1'-0"
EAST BRUNSWICK PROFESSIONAL CENTER
3864 CENTER ROAD
BRUNSWICK HILLS, OHIO

GROUNDREAL MANAGEMENT CORPORATION
UPDATED MARCH 2015

