

OFFICE SPACE WITH GREAT HIGHWAY ACCESS



FOR LEASE
3487 CENTER ROAD
BRUNSWICK, OH 44212
LEASE RATE: \$400/MO



PROPERTY HIGHLIGHTS

- Total Available: 325 SF
- Landlord will finish/remodel depending on term of lease
- **Suite 7A - \$400/MO - 325 SF**
Second Floor, Large Single Office with Window. **Available on or Before January 1, 2024**
- Ample Parking
- Signage on Door and Directory
- Less than 1 mile to I-71/SR-303 Interchange



LISTING AGENT

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PROPERTY OVERVIEW

3487 Center Road is one of two buildings situated on 6.88 acres that make up the German American Business Center in Brunswick. This two-story building is 12,952 SF and houses a combination of office and retail space. The property is zoned C-G Commercial General and was constructed in 1980. The building is easily recognizable by its unique exterior, which is constructed and attractively painted to look like a German chalet. Business signage is available on a large pylon sign near the street, a directory in the building lobby, and on the office door. The entire facility has parking for 120 vehicles.

LOCATION OVERVIEW

North of Center Road just West of Old Eagle Drive on Route 303 in Brunswick. In a high traffic area close to many amenities.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,087	18,332	32,380
Total Population	7,296	45,315	80,994
Average HH Income	\$75,408	\$86,564	\$98,900

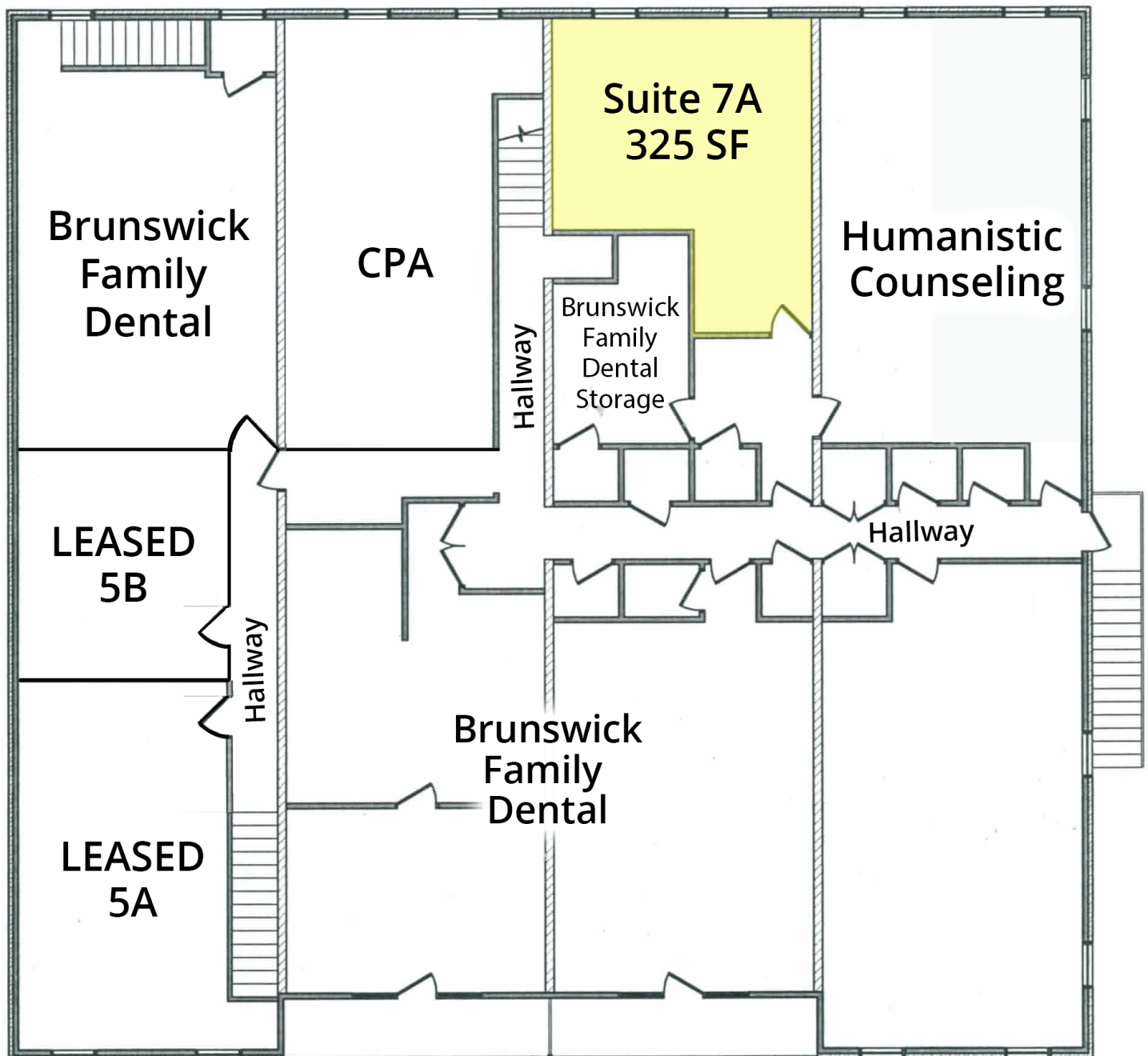
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Suite 7A



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