



**FOR LEASE**  
**5054 PARAMOUNT BOULEVARD**  
**MEDINA, OH 44256**  
**LEASE RATE: \$175 - \$420/MO**



## PROPERTY HIGHLIGHTS

- Available: 60 SF - 616 SF
- Shared amenities include: upscale lunchroom with indoor and outdoor seating, fully-equipped conference room, lobby/reception area staffed with a receptionist, and shared ADA compliant restrooms
- Landlord pays ALL included (see chart)
- Zoning: C-2 General Commercial
- Traffic Count:  $\pm 20,344$  off Route 18
- Highway Access: 2 miles to I-71 and 5 miles to I-77

## Also Included in Rent:

- Water, Electric, and Gas
- Security and Internet
- Snow Removal and Landscaping
- Office Cleaning
- Trash Removal
- Property Tax Insurance

### LISTING AGENT

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**330.722.5002**







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## PROPERTY OVERVIEW

This spacious 616 SF office space is now available, with several private offices of various sizes ranging from 60 SF to 616 SF. You'll love the natural light and fully-furnished private offices we have to offer. Two of the offices are currently set up for audio/podcast recording rooms. Plus, with additional cubicles in a bullpen area, there is ample space to work. You'll also have access to shared amenities such as a welcoming reception area staffed by a Receptionist, a nicely finished and equipped conference room, a high-end lunchroom with indoor and outdoor seating, and ADA-compliant restrooms. CAM fees are included in the rent which include: Electric, Gas, Water, Fiber Optic Internet, Office Cleaning, Trash Removal, Snow Removal and Landscaping, Security, Property Tax and Insurance.

## LOCATION OVERVIEW

Conveniently located on Route 18 between I-71 and I-77, providing easy access to Cleveland and Akron. This office space is less than 2 miles from I-71 and 5 miles to I-77. Just a short commute, less than 25 minutes to Cleveland Hopkins International Airport.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	223	3,272	13,939
Total Population	603	8,157	36,002
Average HH Income	\$120,215	\$123,555	\$127,706

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*







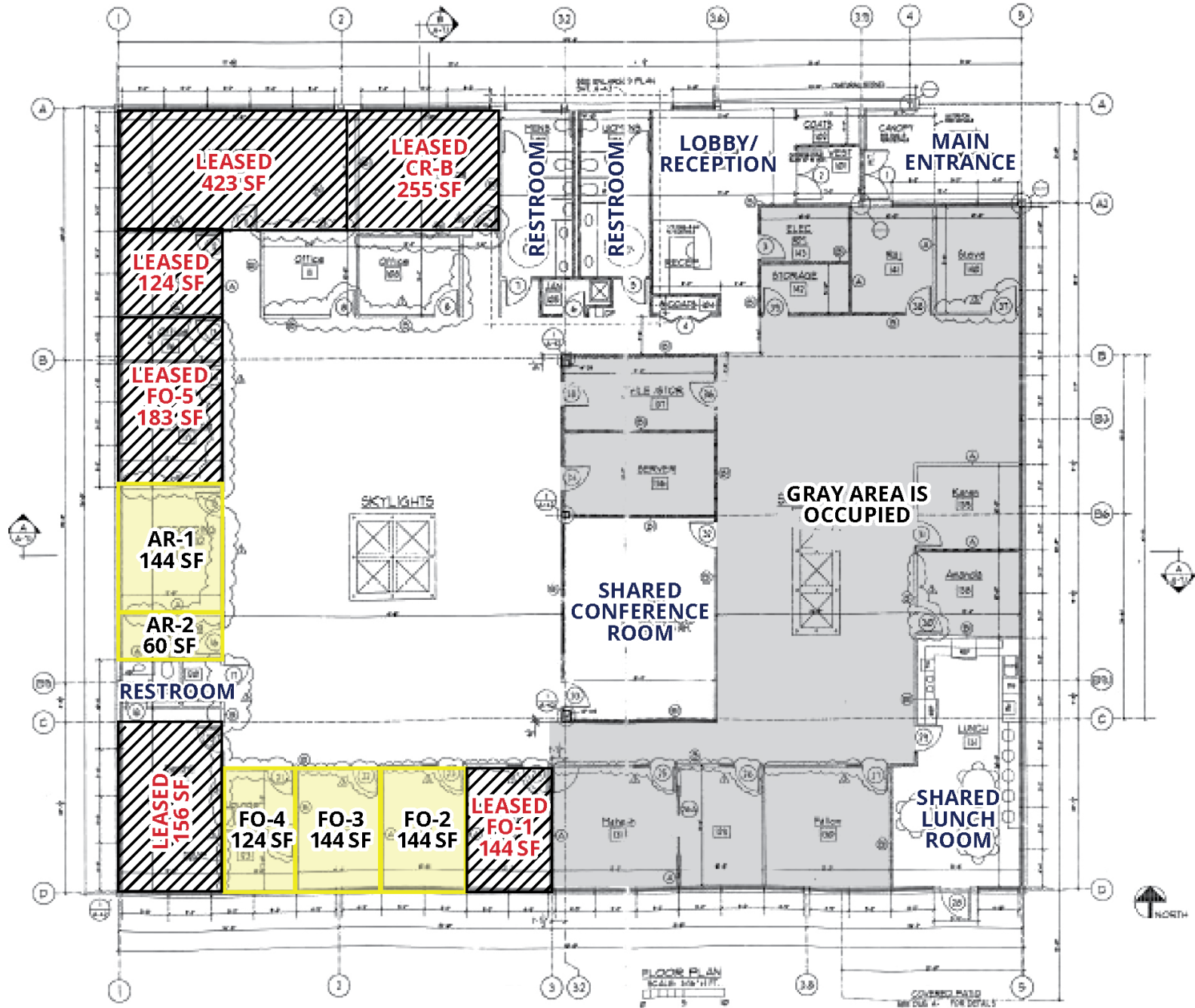
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**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
FO-2	Available	144 SF	Gross	\$420 per month	Fully-Furnished with Windows. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
FO-3	Available	144 SF	Gross	\$420 per month	Fully-Furnished with Windows. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
FO-4	Available	124 SF	Gross	\$385 per month	Fully-Furnished with Windows. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
AR-1	Available	144 SF	Gross	\$400 per month	Currently set up as an Audio/Podcasting Recording Studio. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.
AR-2	Available	60 SF	Gross	\$175 per month	Currently set up as an Audio/Podcasting Recording Studio. CAM Fees Included in Rent: Water, Electric, Gas, Fiber Internet, Office Cleaning, Trash Removal, Snow Removal, Landscaping, Property Tax, and Insurance.









IMMACULATE OFFICES AVAILABLE - MINUTES FROM HIGHWAY



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Lobby/Reception Area



Breakroom/Lunchroom



Shared Conference Room



Cubicle Spaces





IMMACULATE OFFICES AVAILABLE - MINUTES FROM HIGHWAY



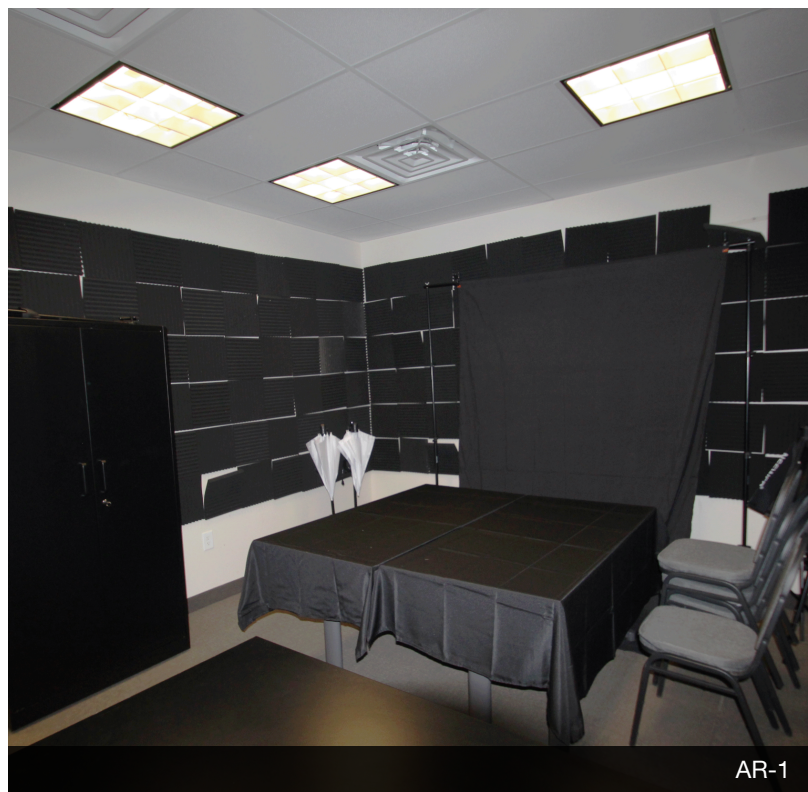
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FO-2



FO-3



AR-1

