Offering Memorandum Teaser

2205, 2211, 2237 Crocker Road, Westlake, Ohio 44145

CUSHMAN & WAKEFIELD

CRESCO Real Estate

Welcome to Crocker Commons

Premier Westlake Office Investment Opportunity

Crocker Commons

Strategically situated in the highly desirable Westlake, Ohio, Crocker Commons is a premier 16 acre mixed-use development, showcasing 61,956 SF of newly constructed Class A office space, complemented by an additional 37,222 square feet of Class B medical office space. Located on Westlake's most sought-after street, Crocker Road, this development also includes a long-term ground lease and a fully leased 30,000 SF retail center on-site, which serve as valuable amenities to the development but are not included in the sale.

Westlake, recognized as Cleveland's premier west side suburb, boasts high median incomes exceeding $98,000, strong population stability, top-tier highway accessibility, numerous corporate headquarters, and one of Ohio's leading school districts. This advantageous environment has solidified Westlake's reputation as a key player in commercial real estate and a business-friendly community.

The 61,956 SF new-build office complex at Crocker Commons is a standout in the Northeast Ohio market. Built speculatively, it is now 80% leased, attracting top-tier medical users and housing the office headquarters for a major commercial airline. This success is further bolstered by the adjacent 30,000 SF retail center, which creates an ideal environment for tenants to thrive.

In addition to new construction, the offering includes 37,222 SF of highly coveted medical office space in twin buildings at 2211 and 2237 Crocker Road. These buildings, constructed in 2003, have consistently maintained occupancy rates of over 84% and continue to attract long-term tenants, primarily in the medical and financial sectors. With exceptional tenant commitments, premium materials, and minimal market vacancy, Crocker Commons presents a unique opportunity for ownership in one of Cleveland's most dynamic suburban markets.

Quick Stats

2205 Crocker	
Building SF	61,956 SF
Year Built	2023
Land Area	4.66 AC
Parcel #	211-26-077
Occupancy	83%
Construction Type	Brick/Steel/Stone

2211 & 2237 Crocker	
Building SF	37,222 SF
Year Built	2003
Land Area	3.92 AC
Parcel #	211-26-078
Occupancy	80%
Construction Type	Masonry

Portfolio Highlights

- Property located in Westlake, OH; Cleveland's premier suburban market (Median household income: $103,000+)
- Class A 3-building portfolio (62% of portfolio completed in 2024)
- Features long-term tenants with national credit, including medical and professional office users
- Landlord-friendly leases with minimal landlord responsibilities and yearly rent increases
- Proven history of steadily increasing rents
- Portfolio weighted average lease term remaning (WALT): 5.64 years
- Remaining office vacancies likely to benefit from medical users, who typically command higher rents and longer terms compared to office users
- Directly adjacent to brand new retail development (Crocker Commons retail) and across from Crocker Park, a 4.5 million square foot award winning mixed-use development

Pricing guidance: $19,000,000

In-Place Cap Rate: 8.40% Cap Rate

Key Tenant Profiles

Lease Expires: 2/2035 **30,010 SF**

CommuteAir is a modern regional airline and a United Express partner, supporting the global United Airlines network throughout the U.S. and Canada. With operational hubs in Houston and Washington Dulles, and maintenance bases in Lincoln and Albany, CommuteAir brings a heightened level of professionalism and distinction to the airline industry. Committed to safety, efficiency, and customer service, they play a vital role in connecting passengers to major destinations, while upholding the highest standards in aviation.

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Lease Expires: 3/2039 **10,201 SF**

Associates in Dermatology, Inc. is a premier dermatology practice founded by Dr. Allen E. Walker and Dr. John J. Stewart, committed to providing top-tier care for skin, hair, and nail conditions. The practice offers personalized treatment plans and stays at the forefront of dermatologic advancements. Serving as the official dermatologists for the Cleveland Indians, they are also dedicated to teaching students from leading medical institutions and actively participate in research, including clinical trials for hidradenitis suppurativa.

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Lease Expires: 9/2033 **7,680 SF**

ClearChoice® Dental Implant Centers specialize in comprehensive dental implant solutions. Their treatments restore oral health and function, with full arch implants offering up to 90% chewing capacity and implant-supported dentures providing enhanced stability. ClearChoice®'s skilled doctors have performed over 1,000 treatments, delivering customized care. With third-party financing and free consultations, ClearChoice® makes dental implants accessible for all.

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Lease Expires: 12/2028 **7,443 SF**

SkyVision Centers, established in 2005 in Westlake, Ohio, is an eye care facility led by Ophthalmologist Darrell E. White. The center focuses on patient comfort and has grown to accommodate the needs of the community by adding new doctors and advanced technology. Conveniently located on Crocker Road, SkyVision serves individuals and families throughout western Cuyahoga and eastern Lorain counties. The dedicated staff is committed to providing a positive experience, with many patients from nearby cities like Westlake and Bay Village.

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Lease Expires: 9/2027 **4,612 SF**

Led by acclaimed plastic surgeon Dr. Michael Wojtanowski, the Ohio Clinic for Aesthetic and Plastic Surgery offers a range of surgical and non-surgical procedures, including facelifts, tummy tucks, breast augmentations, liposuction, Botox, and CoolSculpting. Certified by the American Board of Plastic Surgery, Dr. Wojtanowski is nationally recognized for his expertise. Located just 20 minutes from Cleveland, the clinic provides a private, modern facility that prioritizes patient comfort and confidentiality throughout the entire care experience.

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Lease Expires: 6/2030 **4,000 SF**

Founded in 2022 and based in Cincinnati, DayMark Wealth Partners is an independent registered investment advisor. With nearly 200 years of combined experience, their team helps clients define financial goals and build secure futures. Specializing in multigenerational families, business owners, and entrepreneurs, DayMark offers personalized financial guidance rooted in leadership, integrity, and loyalty. Using advanced technology and collaborating with trusted advisors, they provide comprehensive financial plans tailored to each client's unique needs.

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Associates in Dermatology

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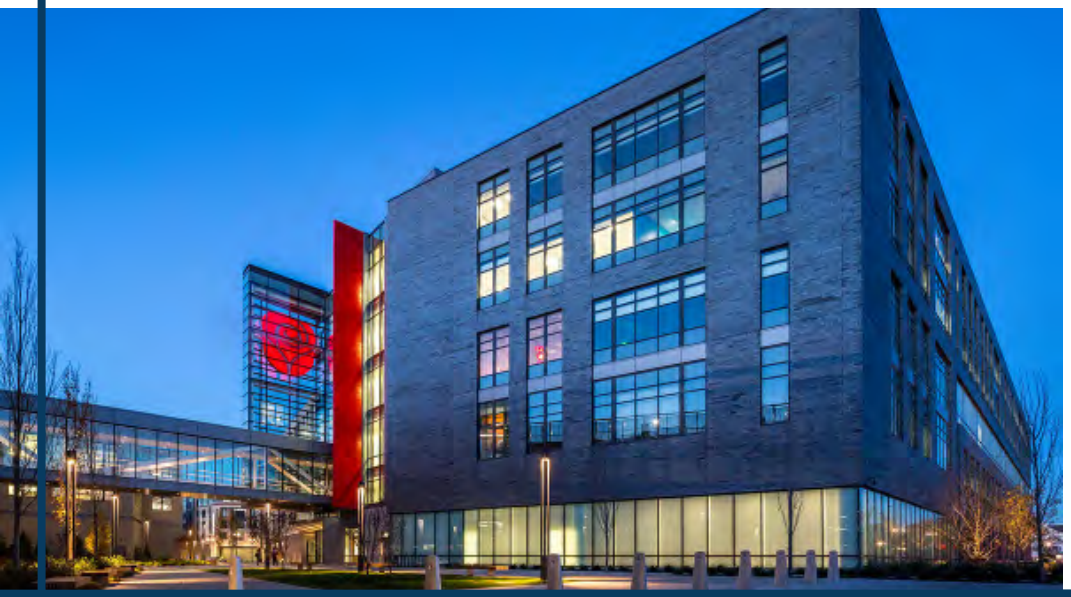

Westlake

Westlake, Ohio, is a vibrant suburban community of Cleveland, with a population of over 147,000 and an average household income of over $168,000. The area supports a busy daytime population and handles significant traffic, with 32,132 vehicles passing through Crocker Road daily. As a commercial hub, Westlake boasts over 5,800 shops, more than 35 restaurants, and 3.1 million square feet of retail space. The city is home to three corporate headquarters and offers 4.6 million square feet of office space.

Westlake is known for its strong community amenities, including the popular Crocker Park, a mixed-use development with shopping, dining, and entertainment options. The city also features several well-regarded public parks, such as the Westlake Recreation Center and the picturesque Clague Park. Residents benefit from highly-rated public schools and a variety of recreational activities. With 10 hotels available for visitors and a convenient 15-minute drive to Cleveland Hopkins Airport, Westlake is well-positioned for both business and leisure.

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