

FOR SALE OR LEASE

835 SHARON DRIVE

Westlake, Ohio 44145



CLICK TO VIEW
PROPERTY VIDEO



12,227 SF

CREATIVE OFFICE SPACE AVAILABLE

Office
Condominium

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

LAND	4.21 Acres
CONSTRUCTED	1970
CONSTRUCTION	Masonry
CEILING HEIGHT	15'
ROOF	Composite flat
HEAT	Forced air
AIR-CONDITIONING	100%
SPRINKLER	100% wet
LIGHTING	Fluorescent
PARKING	185 spaces



12,227 SF

TOTAL SPACE SIZE

\$1,834,000.00

SALE PRICE

\$18.00/SF

LEASE RATE

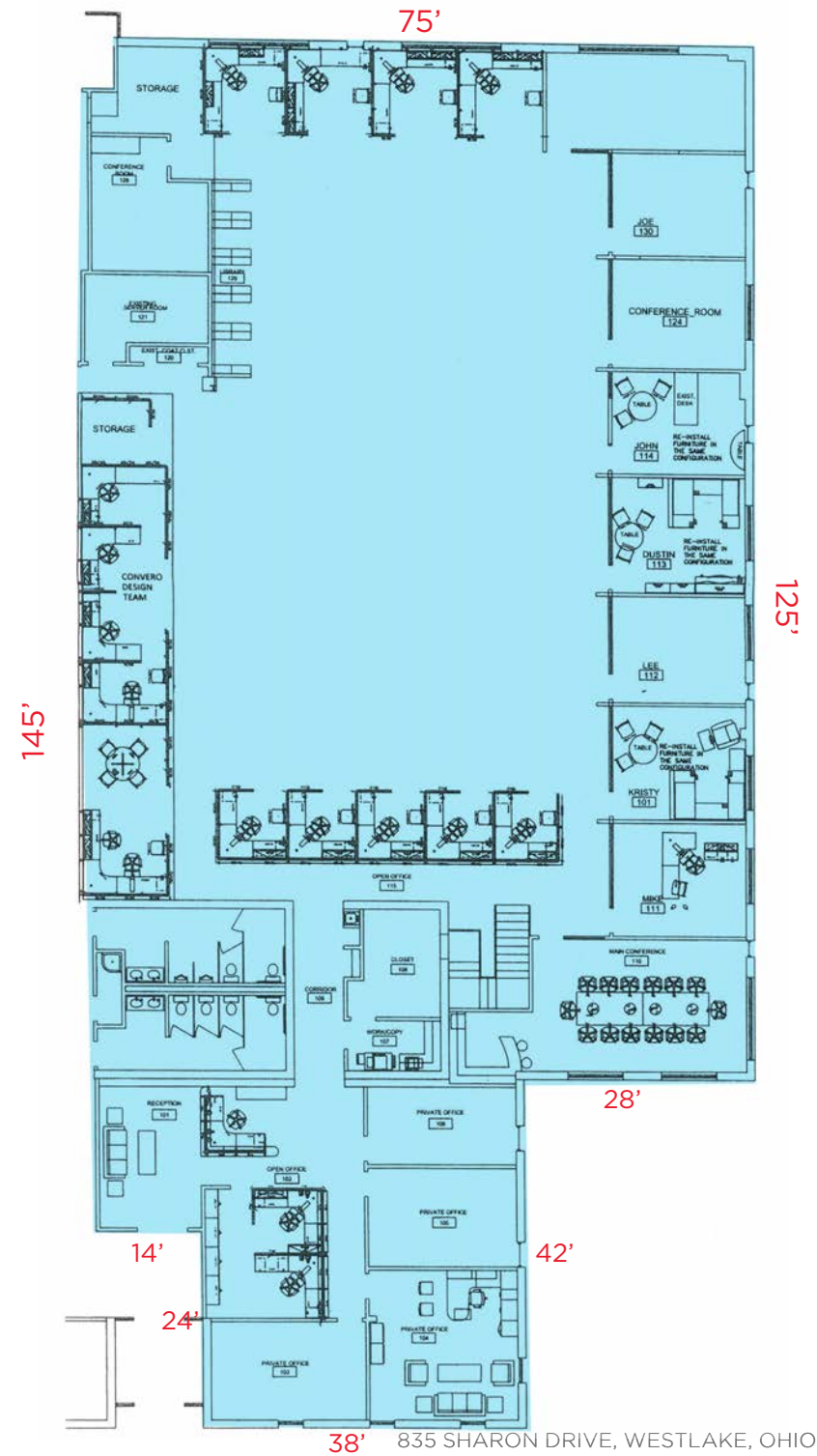
TENANT PASS THROUGH EXPENSES

REAL ESTATE TAXES (\$1.46/SF), GAS, ELECTRIC, AND CLEANING

OFFERING HIGHLIGHTS

- Vibrant high image office condominium offers an excellent combination of open office space, exposed ceilings, private offices, conference rooms and break room
- Modern innovative finishes throughout the space
- 20 Mbps fiber connection for internet
- Property is located off Detroit Road with easy access to I-90 via Columbia Road or Clague Road interchange.
- Offering is minutes away from Crocker Park, University Hospital Westlake, Cleveland Clinic Westlake and Fairview Hospital Westlake Medical Campus

PROPERTY FLOOR PLAN

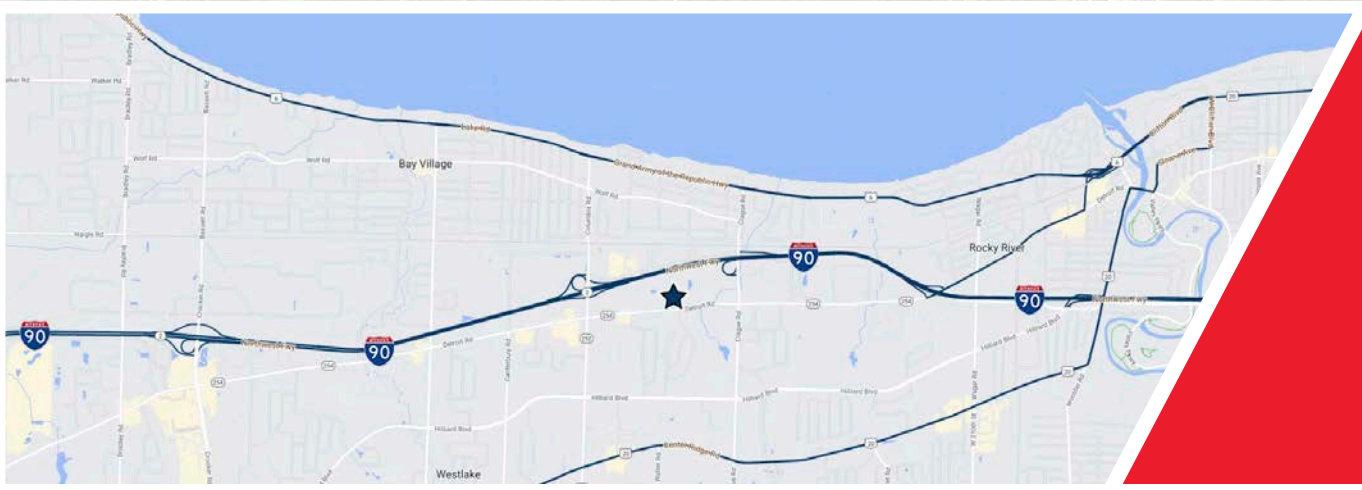


PROPERTY PHOTOS



Office

PROPERTY AERIAL MAP



Easy access
to I-90



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