

SIGNATURE CLASS A OPPORTUNITY

FOR LEASE | 4020 Kinross Lakes Parkway, Richfield, Ohio 44286



**CUSHMAN &
WAKEFIELD**



AI ENHANCED

4020 KINROSS LAKES PKWY
RICHFIELD, OHIO 44286

PROPERTY HIGHLIGHTS

- Common area, lobby and fitness center refresh completed 2024
- Plug and play furniture in place for immediate occupancy
- Business friendly community with income tax incentives available
- Full-floor opportunity with corporate/HQ setting
- Underground parking, tranquil park like setting, numerous outdoor amenity and seating areas
- Excellent access to I-77/I-271/I-71
- Building & monument signage opportunities

LEASE RATE: \$24.00/SF



AVAILABLE SPACE FOR LEASE

CONCOURSE LEVEL

Full Floor 8,874 RSF

FIRST FLOOR

Suite 100	Leased
Suite 110	Leased
Suite 120	2,500 RSF

SECOND FLOOR

Suite 200	14,862 RSF AVAILABLE 08/2027
Suite 210	10,184 RSF AVAILABLE 08/2027
Max Contiguous Full Floor	25,046 RSF

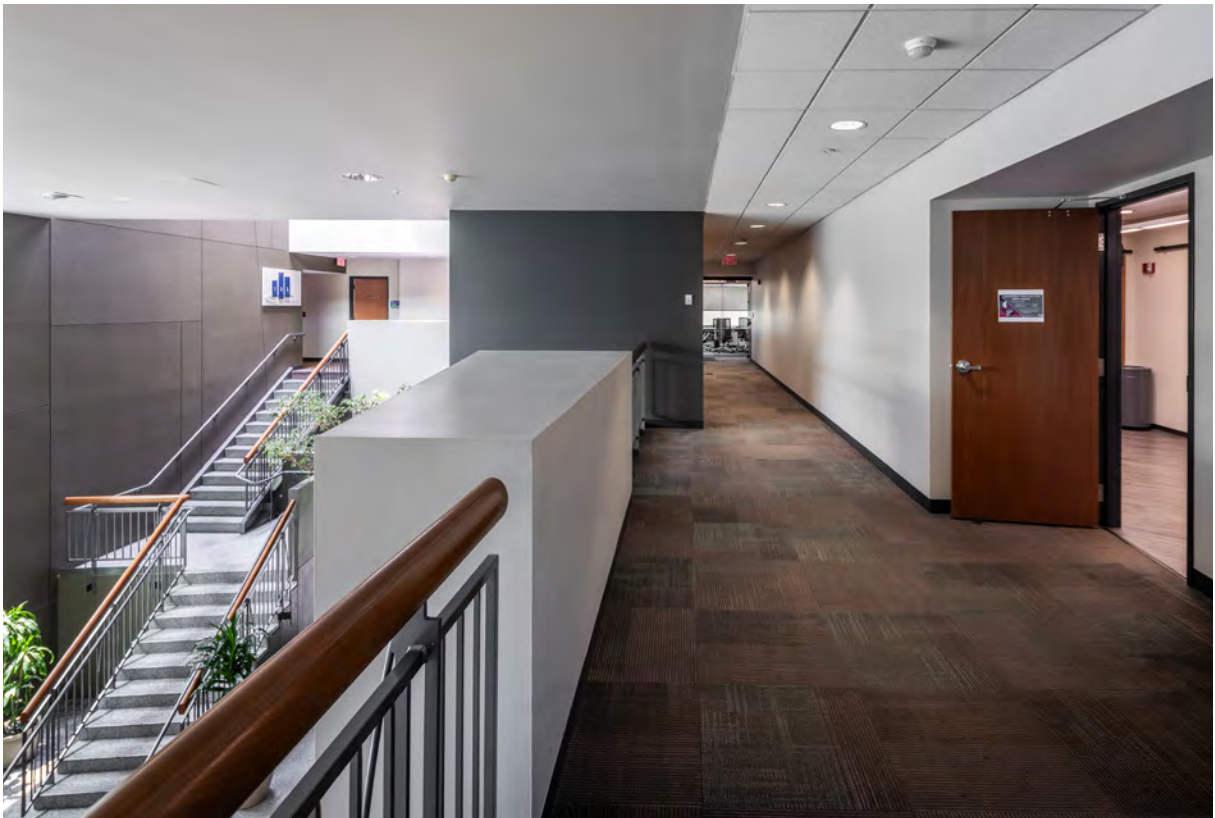
THIRD FLOOR

Full Floor Leased

FULL BUILDING

Max Contiguous 71,532 RSF







RICHFIELD, OHIO

Richfield is a village located southeast of Cleveland, known for its small-town charm and tight-knit community. The city has many parks and recreational areas, and offers a variety of social activities and events for residents to enjoy. For example, the Richfield Community Band holds free concerts in the summer, while the Richfield Art Guild holds art shows and workshops throughout the year. The village also has a community center that offers various classes and activities for people of all ages, including fitness classes, dance classes, and art classes.

There are also a few community-oriented annual events such as the Richfield Heritage Festival which is an annual summer event featuring live music, food vendors, and a parade, also the Richfield Farmers Market takes place on Sundays during the summer months and offers fresh produce, baked goods, and other locally made products.

In addition, Richfield is located near several other cities and towns that offer a wide range of activities, such as shopping, dining, and entertainment. The nearby city of Akron has several museums and performing arts venues, while the city of Cleveland offers professional sports teams, world-class museums, and a vibrant nightlife scene. So residents of Richfield can easily enjoy the perks of city life while still maintaining the community feel of a small town.



CROSSROADS DISTRICT

The Village of Richfield's Crossroads District is defined as the 550 acres intersected by Wheatley Road and Brecksville Road and bounded by I-271, I-77, and the southern boundary of parcels on the south side of Congress Parkway.

While the Crossroads District Design Guidelines shall apply to all developments and improvements within the entire 550 acres defined above, the “South Wheatley” Area outlined below shall be a primary focal area for these guidelines. This district is defined as the area bounded by Brecksville Road on the west, Wheatley Road on the north, I-77 on the east, and the southern boundary of the FedEx property parcel on the south. The Village of Richfield intends for the architecture of this study area to be consistent with the surrounding development of the broader Crossroads District.

The Village's intent is to promote mixed-use development of the subject area with a focus towards corporate business development. Further, such development shall support a unified branding strategy to improve public awareness of the Village and its economic opportunities. The composition of building types in the South Wheatley District is intended to be largely dominated by office buildings, although some service-oriented uses (retail, hospitality, etc.) are also desired.



FLOOR PLAN | CONCOURSE: 8,874 RSF MAX CONTIGUOUS



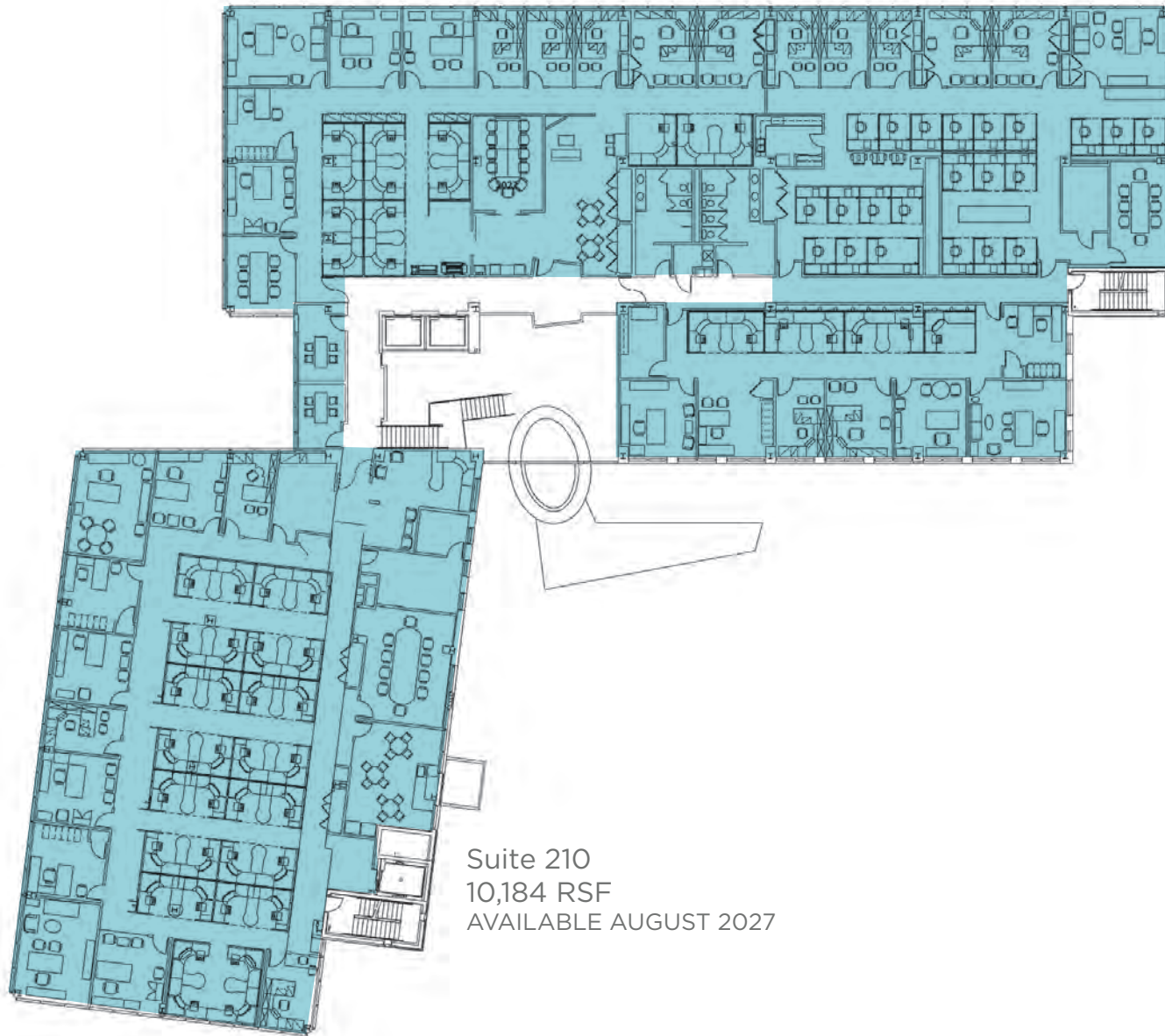
FLOOR PLAN | 1ST FLOOR



Suite 120
2,500 RSF



FLOOR PLAN | 2ND FLOOR: 25,046 RSF MAX CONTIGUOUS



Suite 200
14,862 RSF
AVAILABLE AUGUST 2027

Suite 210
10,184 RSF
AVAILABLE AUGUST 2027



20,454

Population
(2026 | 5 Mile)

46.9

Median Age
(2026 | 5 Mile)

7,981

Households
(2026 | 5 Mile)

\$210,195

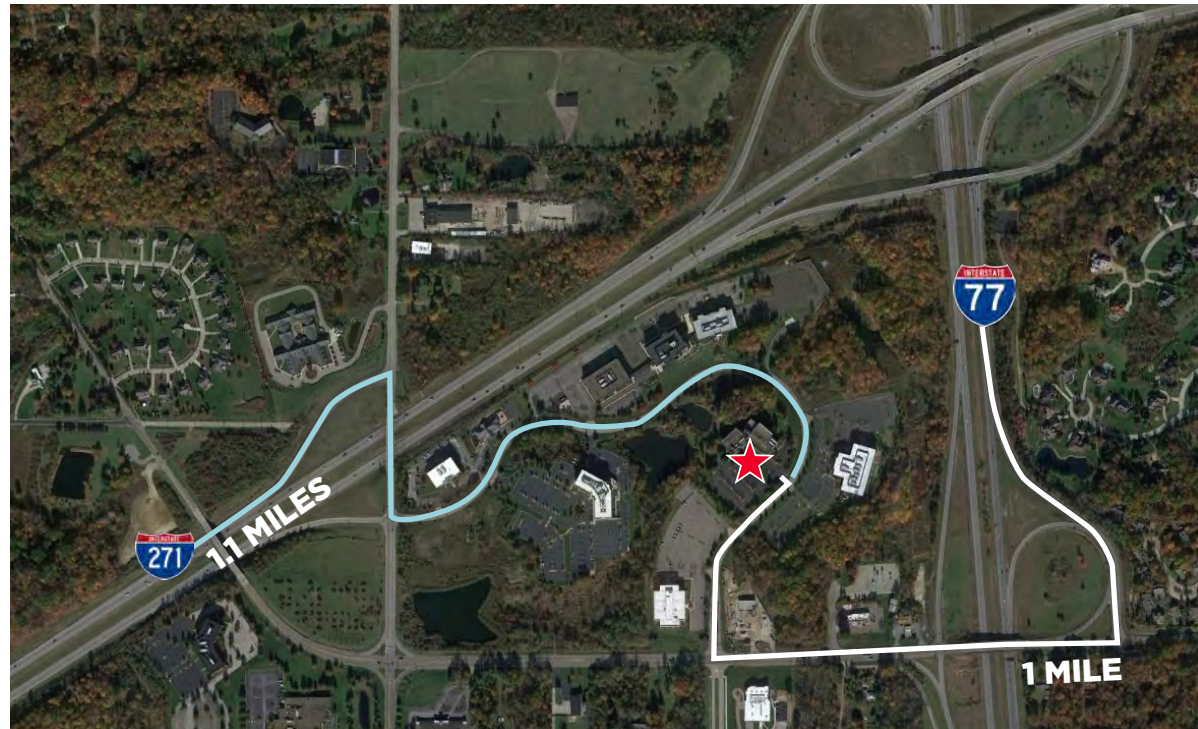
Avg Household Income
(2026 | 5 Mile)

1,060

Total Businesses
(2026 | 5 Mile)

18,674

Total Employees
(2026 | 5 Mile)



Signature Class A Opportunity for Lease

4020 Kinross Lakes Parkway, Richfield, Ohio 44286

CONOR COAKLEY

Senior Vice President

+1 216 232 4102

ccoakley@crescorealestate.com

KIRSTEN PARATORE

Senior Associate

+1 216 525 1491

kparatore@crescorealestate.com



6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.