

# The KCDC Building

Office Space for Lease | 17401 Lorain Avenue, Cleveland, Ohio 44111



# 17401 Lorain Avenue

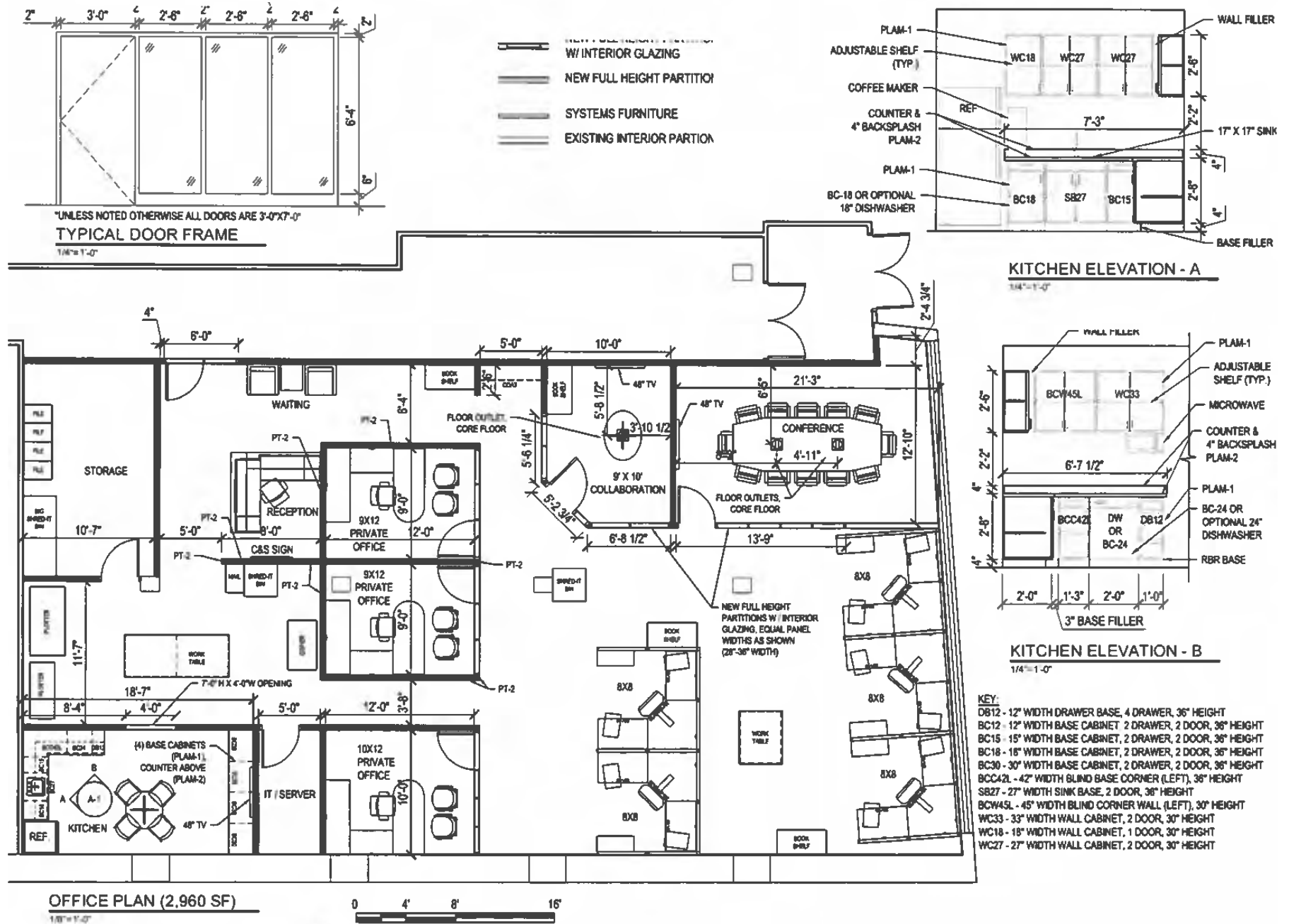
- 2,960 SF of move-in-ready first floor office space with a functional, professional layout
- Three (3) private offices plus an open workstation area
- Dedicated conference room with in-floor power/data outlets
- Equipped with a full kitchen/break room build-out
- Full-height glass-front offices and partitions bring in natural light throughout
- Fronting Lorain Avenue in Kamm's Corner, a walkable, historic west-side business district
- Close to Rocky River Reservation and Cleveland Metroparks, with easy access to I-90 and Downtown

**LEASE RATE:** \$16.50/SF MG



|             |            |
|-------------|------------|
| Building SF | 12,442 SF  |
| Floors      | Two (2)    |
| Year Built  | 1947       |
| Land Area   | 0.39 Acres |
| Parking     | 18 Spaces  |
| Heat        | Forced Air |
| A/C         | Electric   |
| Roof Type   | Vinyl      |

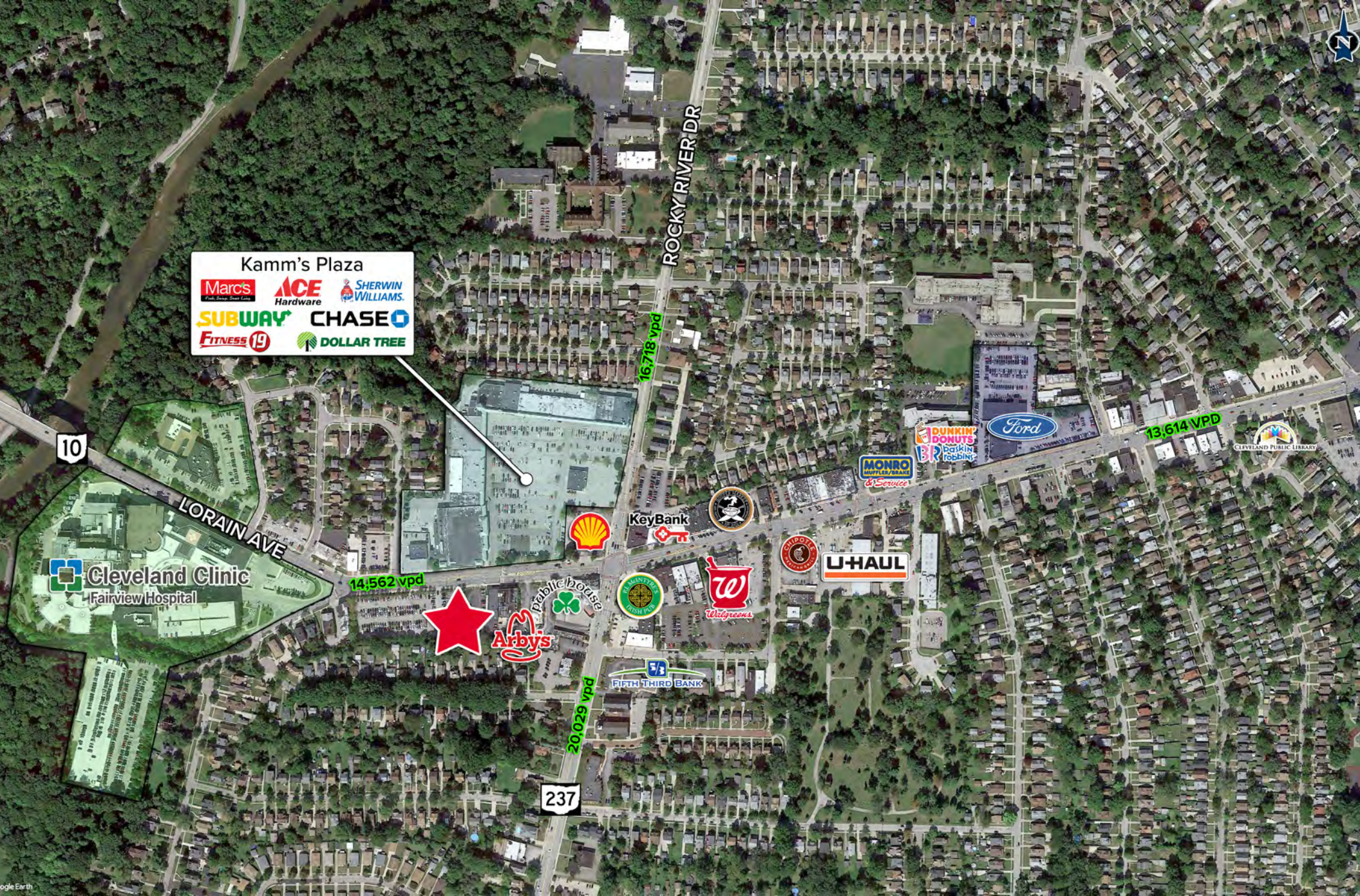
# Floor Plan – First Floor











**264,019**

Population  
(2026 | 5 Mile)

**39.9**

Median Age  
(2026 | 5 Mile)

**123,359**

Households  
(2026 | 5 Mile)

**\$98,687**

Household Income  
(2026 | 5 Mile)

**9,927**

Total Businesses  
(2026 | 5 Mile)

**114,756**

Total Employees  
(2026 | 5 Mile)

# 17401 LORAIN AVENUE CLEVELAND, OHIO 44111

## CAMERON CALLAHAN

Senior Associate

[ccallahan@crescorealestate.com](mailto:ccallahan@crescorealestate.com)

+1 216 232 4101

## ALEX SMITH

Vice President

[asmith@crescorealestate.com](mailto:asmith@crescorealestate.com)

+1 216 525 1490



Cushman & Wakefield | CRESCO  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)

