

ONE INTERNATIONAL PLACE



20445 Emerald Parkway, Suite 300, Cleveland, Ohio 44135



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- Conveniently located near Cleveland Hopkins International Airport, with a planned \$1 billion + airport renovation poised to enhance the region’s connectivity and infrastructure.
- Situated within a professionally developed office corridor established in the early 2000s.
- Locally owned and operated, with an on-site management presence providing responsive service and direct accessibility to ownership.
- Convenient fitness amenities available to tenants within the building.
- Completed a comprehensive renovation in 2023 featuring high-end finishes and a modern, professional environment.
- HON office furniture, purchased new in 2023, available as part of the sublease for a turnkey occupancy solution.
- Close to area hotels, restaurants, and supporting business amenities.
- Less than one mile from I-480, providing convenient access throughout Greater Cleveland and Northeast Ohio.
- Convenient regional access to the planned new stadium development and surrounding amenities.

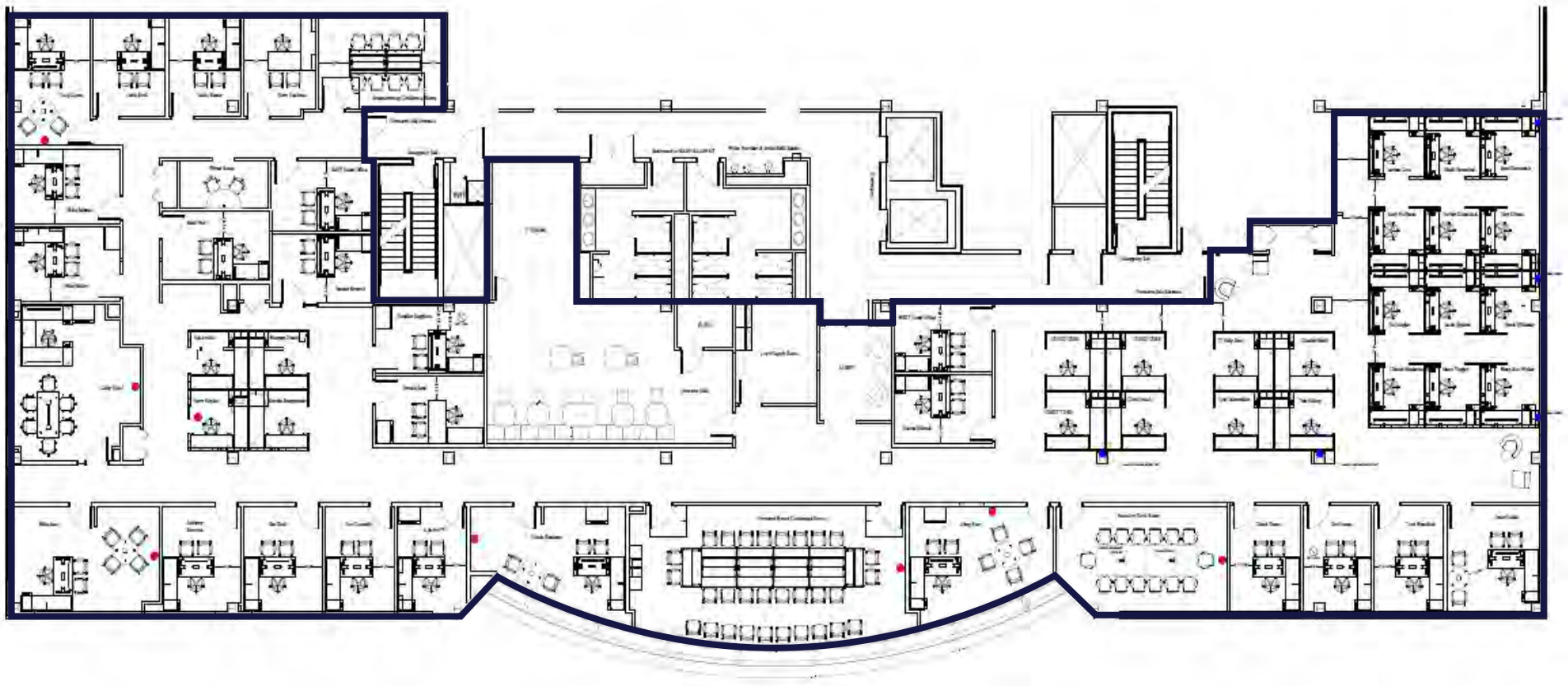
Lease Term: Available Immediately - 10/31/2029
Sublease Rate: Call Agent for Pricing

Quick Stats

Building SF	87,674 SF
Available SF	13,126 SF
Floors	Four (4)
Year Built	2000
Year Renovated	2023

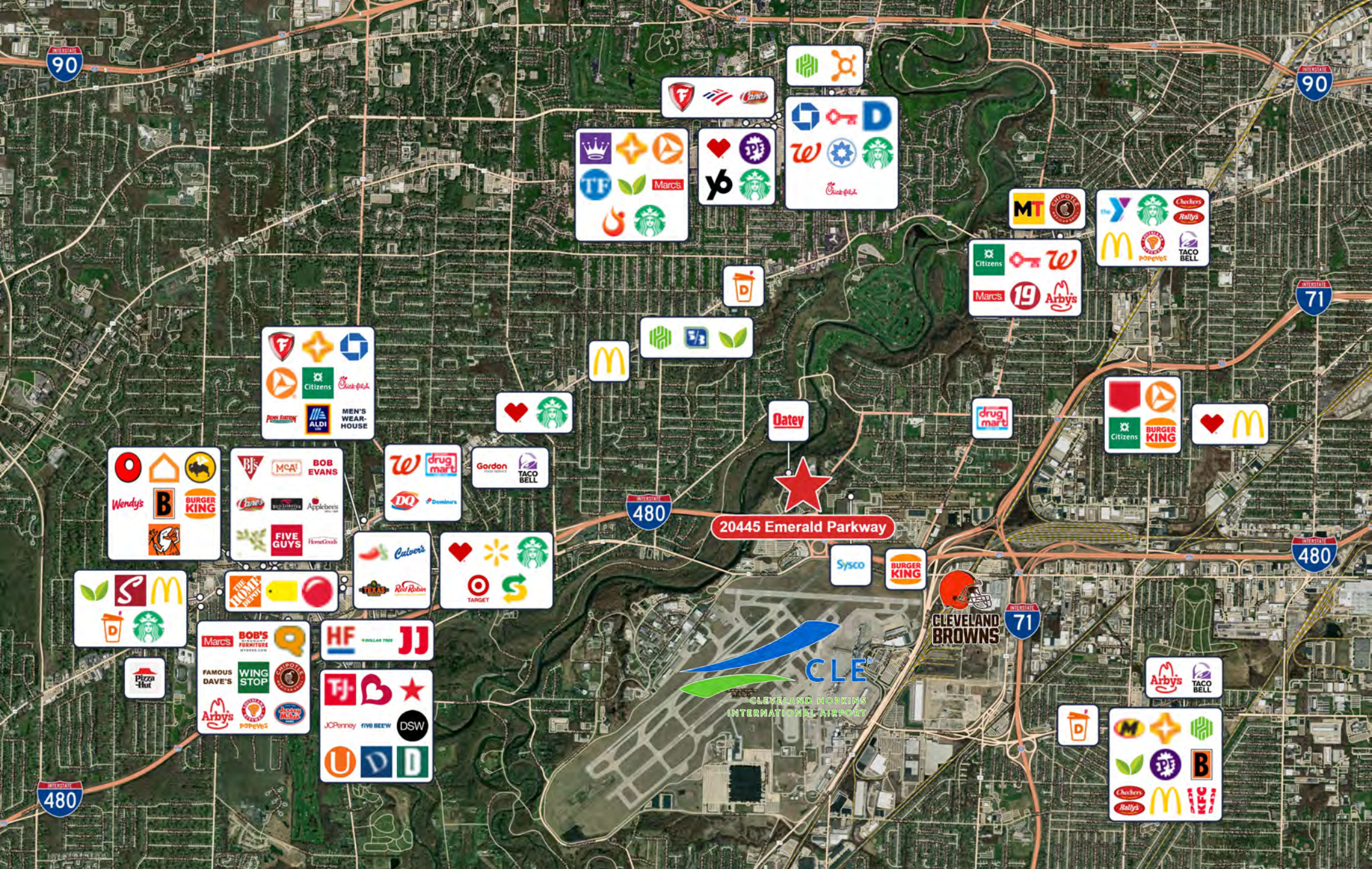


Floor Plan | Third Floor



13,126 SF





238,818
Population
(2026 | 5-Miles)

41.8
Median Age
(2026 | 5-Miles)

109,412
Households
(2026 | 5-Miles)

\$82,935
Household Income
(2026 | 5-Miles)

10,124
Total Businesses
(2026 | 5-Miles)

121,512
Total Employees
(2026 | 5-Miles)



**20445 EMERALD PARKWAY
SUITE 300
CLEVELAND, OHIO 44135**

COLE SORENSON
Senior Associate
csorensen@crescorealestate.com
+1 216 525 1470

MAUREEN ANTER-RESSLER
Vice President
mressler@crescorealestate.com
+1 216 525 1494

ISABEL DEROBERTS
Vice President
ideroberts@crescorealestate.com
+1 216 232 4103



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

crescorealestate.com

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