

Lease Availability Report

4665 Beidler Rd - Woodhill Supply

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1960
RBA:	307,711 SF
Floors:	1
Typical Floor:	307,711 SF
Ceiling Ht:	16'4"-17'4"

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	20,000 SF
Total Available:	33,000 SF
Asking Rent:	\$5.00/MG

EXPENSES

Taxes:	\$0.31 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	5,000 - 13,000/2,0...	13,000	13,000	\$5.00/MG	Vacant	Negotiable
<i>Green Bridge Real Estate - John Wagner (216) 452-9292 X2</i> The warehouse is next to the Woodhill Supply warehouse and corporate office. Sections of this space can be shared or divided.									
P 1st	4505	Industrial	Direct	5,000 - 20,000	20,000	20,000	\$5.00/MG	Vacant	Negotiable
<i>Green Bridge Real Estate - John Wagner (216) 452-9292 X2</i> Open space for many uses. Space can be divided to suit tenants needs.									

LEASING COMPANY

Company:	Green Bridge Real Estate
Contacts:	John Wagner (216) 452-9292 X2

LOADING

Docks:	2 ext	Drive Ins:	15 tot./10'w x 12'h
Cross Docks:	None	Cranes:	1/5.00 tons
Rail Spots:	None		

POWER & UTILITIES

Power:	480v 3p Heavy
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FEATURES

24 Hour Access, Property Manager on Site



Lease Availability Report

4665 Beidler Rd - Woodhill Supply
Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



LAND	
Land Area:	25.27 AC
Zoning:	L-1
Parcel	27-A-013-0-00-001

TRANSPORTATION	
Parking:	100 Surface Spaces are available; Ratio of 0.32/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport

KEY TENANTS			
Woodhill Supply, Inc.	17,600 SF	General Precision Corporation	500 SF
K & A Tool Company (Inc)	500 SF	Millwork Design Solutions	500 SF
Sunshine Marketing Products	500 SF		

BUILDING NOTES	
.o Units Available - Various Sizes o Some suites can rent for VERY SLOW \$ o 1,965 sf - 16 ½' clear height, 10' x 12' Overhead door, 120/240 power, 3 phase/100 amp o 6,900 sf - dock available, can be combined with 5,840 sf unit o 14,200 sf - 12' door o 18,271 sf - Above Grade Dock (14' x 10') and Drive-In Dock (15' x 15'), § 3 Phase Power/480/800 amps which feeds a transformer down to 208/120 § Floor Drains, 5 Ton Crain, 17' Clear Height, approx. 2,000 sf sprinklered office.	



Lease Availability Report

4706 Beidler Rd

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1975
RBA:	21,700 SF
Floors:	2
Typical Floor:	10,850 SF

AVAILABILITY

Min Divisible:	21,700 SF
Max Contig:	21,700 SF
Total Available:	21,700 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.49 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	21,700	21,700	21,700	Withheld	30 Days	Negotiable
William Ruple Co. - Tom Ruple (440) 942-7745								

LEASING COMPANY

Company:	William Ruple Co.
Contacts:	William Ruple (440) 942-7745, Tom Ruple (440) 942-7745

LOADING

Docks:	2 ext	Drive Ins:	3 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	1.00 AC
Zoning:	Commercial Industrial
Parcel	27-A-013-0-00-009

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo
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Lease Availability Report

36001 Euclid - The Willo Shops

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Year Built:	Proposed
GLA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	14,600 SF
Total Available:	14,600 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Direct	1,600	14,600	14,600	Withheld	Aug 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews, II (440) 346-4824									
P 1st	2	Retail	Direct	3,000 - 6,000	14,600	14,600	Withheld	Aug 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews, II (440) 346-4824									
P 1st	4	Retail	Direct	3,000	14,600	14,600	Withheld	Aug 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews, II (440) 346-4824									
P 1st	5	Retail	Direct	4,000	14,600	14,600	Withheld	Aug 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews, II (440) 346-4824									

LEASING COMPANY

Company:	USA Management and Development, Inc.
Contacts:	Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews, II (440) 346-4824

TRAFFIC & FRONTAGE

Traffic Volume:	22,142 on Euclid Avenue & E 355th St (2020)
	31,108 on S O M Center Rd & Lakeland Blvd (2020)

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TRANSPORTATION

Airport:	46 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

4375 Glenbrook Rd

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Truck Terminal
Tenancy:	Single
Year Built:	1992
RBA:	11,800 SF
Floors:	1
Typical Floor:	11,800 SF
Ceiling Ht:	12'

AVAILABILITY

Min Divisible:	11,800 SF
Max Contig:	11,800 SF
Total Available:	11,800 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.79 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	11,800	11,800	11,800	Withheld	Vacant	Negotiable

CBRE - Fred J. Herrera (216) 363-6408, Jenna Gauntner (216) 363-6450

LEASING COMPANY

Company:	CBRE
Contacts:	Fred J. Herrera (216) 363-6408, Jenna Gauntner (216) 363-6450

SALE

Last Sale:	Sold on Dec 21, 2007 for \$670,000 (\$56.78/SF)
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LOADING

Docks:	36 ext	Drive Ins:	1 tot.
Cross Docks:	Yes	Rail Spots:	None

LAND

Land Area:	5.04 AC
Zoning:	L-1
Parcel	27-A-013-A-00-080

TRANSPORTATION

Airport:	47 minute drive to Cleveland Hopkins International Airport
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Lease Availability Report

38227 Western Pky

Willoughby, OH 44094 - Mentor/N Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1992
RBA:	10,480 SF
Floors:	1
Typical Floor:	10,480 SF
Ceiling Ht:	14'-16'3"

AVAILABILITY

Min Divisible:	10,480 SF
Max Contig:	10,480 SF
Total Available:	10,480 SF
Asking Rent:	\$7.50/NNN

EXPENSES

Taxes:	\$1.24 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	10,480/5,480 ofc	10,480	10,480	\$7.50/NNN	Vacant	Negotiable
CBRE - Fred J. Herrera (216) 363-6408, Jenna Gauntner (216) 363-6450								

LEASING COMPANY

Company:	CBRE
Contacts:	Fred J. Herrera (216) 363-6408, Jenna Gauntner (216) 363-6450

SALE

Sale Company:	CBRE
Contacts:	Fred Herrera (216) 363-6408, Jenna Gauntner (216) 363-6450

LOADING

Docks:	1 ext	Drive Ins:	2 tot./8'w x 16'h
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Heating, Lighting - Fluorescent
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Lease Availability Report

38227 Western Pky

Willoughby, OH 44094 - Mentor/N Willoughby Submarket



LAND

Land Area:	1.60 AC
Zoning:	L-1
Parcel	27-B-053-B-00-008

TRANSPORTATION

Parking:	30 free Surface Spaces are available; Ratio of 2.87/1,000 SF
Airport:	50 minute drive to Cleveland Hopkins International Airport

KEY TENANTS

Ceme Spa	500 SF
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BUILDING NOTES

Minutes from State Route 2/Lost Nation Road. Available tax incentives.



Lease Availability Report

36440 Euclid Ave - Robinhood Plaza
Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1985
GLA:	42,500 SF
Floors:	1
Typical Floor:	42,500 SF
Docks:	None

AVAILABILITY

Min Divisible:	942 SF
Max Contig:	9,100 SF
Total Available:	9,100 SF
Asking Rent:	\$15.00/NNN

EXPENSES

Taxes:	\$1.17 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	942 - 9,100	9,100	9,100	\$15.00/NNN	Vacant	Negotiable

Passov Real Estate Group - Renee Hardman (216) 831-8100 X106, Steve Passov (216) 831-8100

LEASING COMPANY

Company:	Passov Real Estate Group
Contacts:	Allison Giomuso (216) 503-3597, Renee Hardman (216) 831-8100 X106, Steve Passov (216) 831-8100

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

Mattress Firm	4,500 SF	Bridal & Tuxedo Emporium	3,400 SF
Mr. Hero	1,560 SF	Check Into Cash	1,284 SF
Allstate Insurance Company	1,250 SF	Guro's Granite	1,137 SF

TRAFFIC & FRONTAGE

Traffic Volume:	22,142 on Euclid Avenue & E 355th St (2020)
	27,003 on Euclid Ave & E 355th St (2016)
Frontage:	82' on Euclid Ave
	441' on Robinhood Dr

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Lease Availability Report

36440 Euclid Ave - Robinhood Plaza
Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	125 free Surface Spaces are available; Ratio of 2.94/1,000 SF
Airport:	47 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

4770 Beidler Rd

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1974; Renov 2018
RBA:	21,400 SF
Floors:	2
Typical Floor:	10,700 SF

AVAILABILITY

Min Divisible:	8,800 SF
Max Contig:	8,800 SF
Total Available:	8,800 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.54 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	8,800	8,800	8,800	Withheld	Vacant	Negotiable
William Ruple Co. - Tom Ruple (440) 942-7745								

LEASING COMPANY

Company:	William Ruple Co.
Contacts:	Tom Ruple (440) 942-7745

LOADING

Docks:	3 ext	Cranes:	None
Rail Spots:	None		

FEATURES

Air Conditioning

LAND

Land Area:	0.90 AC
Zoning:	L-1
Parcel	27-A-013-0-00-009

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 0.93/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport



Lease Availability Report

4135 Erie St

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1885
RBA:	8,720 SF
Floors:	2
Typical Floor:	4,360 SF

AVAILABILITY

Min Divisible:	3,590 SF
Max Contig:	4,360 SF
Total Available:	7,950 SF
Asking Rent:	\$18.50/MG

EXPENSES

Taxes:	\$1.24 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	3,590	3,590	3,590	\$18.50/MG	Vacant	Negotiable
CBRE - Andrew Coleman (216) 658-6128, Stephen Morris (216) 658-6115, Alexandra Johanson (216) 513-8174								
P 2nd	Office	Direct	4,360	4,360	4,360	\$18.50/MG	Vacant	Negotiable
CBRE - Andrew Coleman (216) 658-6128, Stephen Morris (216) 658-6115, Alexandra Johanson (216) 513-8174								

LEASING COMPANY

Company:	CBRE
Contacts:	Andrew Coleman (216) 658-6128, Stephen Morris (216) 658-6115, Alexandra Johanson (216) 513-8174

AMENITIES

Outdoor Seating

TRANSPORTATION

Airport:	46 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Very Walkable (70)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

36195-36415 Euclid Ave - Willoughby Commons

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Center Type:	Power Center
Tenancy:	Multiple
Year Built:	1998
GLA:	190,568 SF
Floors:	1
Typical Floor:	190,568 SF
Docks:	6 ext

AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	6,000 SF
Total Available:	7,500 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.76 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable
Goodman Real Estate Services Group LLC. - Zachary M. Sogoloff (216) 381-8200 X207, Seth Marks (216) 342-9323									
P 1st	F	Retail	Direct	2,000 - 6,000	6,000	6,000	Withheld	Vacant	Negotiable
Goodman Real Estate Services Group LLC. - Zachary M. Sogoloff (216) 381-8200 X207, Seth Marks (216) 342-9323									

LEASING COMPANY

Company:	Goodman Real Estate Services Group LLC.
Contacts:	Steve Altemare (216) 342-9303, Zachary M. Sogoloff (216) 381-8200 X207, Seth Marks (216) 342-9323

AMENITIES

Banking, Pylon Sign, Restaurant, Signage, Signalized Intersection

KEY TENANTS

• Target	90,883 SF	• PetSmart	26,259 SF
OfficeMax	23,806 SF	CVS Pharmacy	11,000 SF
Party City	11,000 SF	Banfield Pet Hospital	10,000 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	7,855 on Dalton Dr & Reading Ave (2020)
	31,108 on S O M Center Rd & Lakeland Blvd (2020)

Made with TrafficMetrix® Products



Lease Availability Report

36195-36415 Euclid Ave - Willoughby Commons
Willoughby, OH 44094 - Northeast Submarket



TRAFFIC & FRONTAGE

Frontage:	316' on Beidler Rd
	794' on Euclid Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	2,000 Surface Spaces are available; Ratio of 6.81/1,000 SF
Airport:	47 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

Willoughby Commons, located at Euclid Avenue (Route 20) one-half mile east of S.O.M. Center Road (S.R.91), is the largest open-air commercial development in Lake County and is the only power shopping center in its trade area. Willoughby Commons offers excellent access to two freeways, Interstate 2 and Interstate 90. The center is anchored by Target, Giant Eagle Supermarket, BJ's Wholesale Club, PETsMART, OfficeMax, and a 16-screen Regal Cinema.



Lease Availability Report

35160 Topps Industrial Pky - Topps Ind Bldg

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1999
RBA:	18,877 SF
Floors:	1
Typical Floor:	18,877 SF
Ceiling Ht:	17'-19'

AVAILABILITY

Min Divisible:	6,609 SF
Max Contig:	6,609 SF
Total Available:	6,609 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.82 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Industrial	Direct	6,609/5,400 ofc	6,609	6,609	Withheld	Vacant	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800 16' 6" Ceiling height. 12' overhead door.									

LEASING COMPANY

Company:	USA Management and Development, Inc.
Contacts:	Urban Cornacchione, Jr. (440) 479-8800

LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	120v Heavy
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LAND

Land Area:	2.00 AC
Zoning:	Light Industrial
Parcel	27-A-012-B-00-013



Lease Availability Report

35160 Topps Industrial Pky - Topps Ind Bldg
Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



TRANSPORTATION

Parking:	75 Surface Spaces are available; Ratio of 3.94/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (32)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Moving Ahead Services, LLC	19,051 SF
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BUILDING NOTES

Property has generator on site...never lose power! Modern brick building with huge 1 acre paved parking lot that can be fenced in if needed. Just minutes to major freeways, 20 minutes from downtown Cleveland. Building is ideal for distribution, trucking, engineering, mfg, or call center companies. High ceilings.



Lease Availability Report

4420 Sherwin Rd - Franklin Hall

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1973; Renov 1998
RBA:	33,500 SF
Floors:	2
Typical Floor:	16,750 SF

AVAILABILITY

Min Divisible:	6,400 SF
Max Contig:	6,400 SF
Total Available:	6,400 SF
Asking Rent:	\$18.00/MG

EXPENSES

Taxes:	\$2.57 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	6,400	6,400	6,400	\$18.00/MG	Jun 2022	Negotiable

Cushman & Wakefield | CRESCO Real Estate - Maureen Anter-Ressler (216) 520-1200, Eric Schreiber (216) 525-1471

LEASING COMPANY

Company:	Cushman & Wakefield CRESCO Real Estate
Contacts:	Maureen Anter-Ressler (216) 520-1200, Eric Schreiber (216) 525-1471

SALE

Last Sale:	Portfolio of 4 Office Properties in Willoughby, OH Sold on Feb 3, 2005 for \$4,000,000 (\$33.94/SF)
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TRANSPORTATION

Parking:	80 Surface Spaces are available; Ratio of 2.39/1,000 SF
Airport:	49 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (0)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

The Christopher Group	10,000 SF	Telling Industries	8,000 SF
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Lease Availability Report

36100 Euclid Ave - Lake West Medical

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1979
RBA:	46,531 SF
Floors:	4
Typical Floor:	11,632 SF

AVAILABILITY

Min Divisible:	674 SF
Max Contig:	1,534 SF
Total Available:	6,070 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.44 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	290	Office	Direct	1,054	1,054	1,054	Withheld	Vacant	1 - 3 Yrs
<i>Colliers International - Sean Ryle</i>									
P 2nd	280	Office	Direct	897	897	897	Withheld	30 Days	Negotiable
<i>Colliers International - Sean Ryle</i>									
P 3rd	330B	Office	Direct	674	674	674	Withheld	Vacant	1 - 3 Yrs
<i>Colliers International - Sean Ryle</i>									
P 3rd	360	Office	Direct	1,106	1,106	1,106	Withheld	Vacant	1 - 3 Yrs
<i>Colliers International - Sean Ryle</i>									
P 4th	420	Office	Direct	805	805	805	Withheld	Vacant	1 - 3 Yrs
<i>Colliers International - Sean Ryle</i>									
P 4th	440	Office	Direct	1,534	1,534	1,534	Withheld	Vacant	1 - 3 Yrs
<i>Colliers International - Sean Ryle</i>									

LEASING COMPANY

Company:	Colliers International
Contacts:	Peter Grealis (216) 239-5118, Sean Ryle



Lease Availability Report

36100 Euclid Ave - Lake West Medical
Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 5.15/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Lake Health	33,405 SF	Opthamology Consultants, Inc.	2,200 SF
Atrium Medical Group	1,000 SF	Jamal Azem, M.D.	950 SF
Cleveland Clinic	858 SF	Eastside Primary Care, LLC	500 SF

BUILDING NOTES

Lake West Medical building is conveniently located next to Lake West Hospital in a High Class suburban setting, close to I 90 and Rt 2, just east of Rt 91 (SOM) on Euclid Ave. The building features Keypad security and a surface parking lot. Building is locked beyond normal business hours by automatic lock. Security number access after hours. There is handicap ramp access. HVAC is variable air volume, fin tube heating. All included in rental rate.



Lease Availability Report

34601 Ridge Rd - Pine Ridge Plaza
Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1987
GLA:	49,616 SF
Floors:	1
Typical Floor:	49,616 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,240 SF
Max Contig:	3,066 SF
Total Available:	5,906 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.04 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Retail	Direct	3,066	3,066	3,066	Withheld	Vacant	Negotiable
Colliers International - Christopher Seelig (216) 239-5073, Fabi Miller (216) 239-5130									
P 1st	11B	Retail	Direct	1,240	1,240	1,240	Withheld	Vacant	Negotiable
Colliers International - Christopher Seelig (216) 239-5073, Fabi Miller (216) 239-5130									
P 1st	16	Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable
Colliers International - Christopher Seelig (216) 239-5073, Fabi Miller (216) 239-5130									

LEASING COMPANY

Company:	Colliers International
Contacts:	Christopher Seelig (216) 239-5073, Fabi Miller (216) 239-5130

SALE

Last Sale:	Sold on Jul 8, 2021 for \$6,755,000 (\$136.15/SF) at 8.31% Cap
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AMENITIES

Banking, Pylon Sign, Restaurant, Signalized Intersection



Lease Availability Report

34601 Ridge Rd - Pine Ridge Plaza
Willoughby, OH 44094 - Northeast Submarket



KEY TENANTS

Howard Hanna	8,500 SF	Beauty Boutiques by Raun	5,600 SF
Manhattan Deli Bar & Grille	5,000 SF	Its So You	3,500 SF
Sims-Lohman Inc	2,700 SF	Cafe Europa Bistro	2,481 SF

TRAFFIC & FRONTAGE

Traffic Volume:	10,934 on Ridge Rd & Maplegrove Rd (2014)
	29,407 on Som Center Rd & Maplegrove Rd (2020)
Frontage:	Ridge Rd
	Som Center Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	500 Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	44 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

4212 Chillicothe Rd - Interstate Square II

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1982
RBA:	21,826 SF
Floors:	3
Typical Floor:	8,683 SF
Core Factor:	10%

AVAILABILITY

Min Divisible:	658 SF
Max Contig:	1,904 SF
Total Available:	5,779 SF
Asking Rent:	\$22.00/FS

EXPENSES

Taxes:	\$3.27 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	112	Office	Direct	658	658	658	\$22.00/FS	Vacant	Negotiable
<i>Hanna Commercial Real Estate - Gregory B. West (216) 861-5379</i> Class A Office / Medical Building Located Across from Lakeland Community College Immediate Access to I-90 Lease Rate / Medical: \$22.00/RSF									
P 2nd	206	Office	Direct	1,693	1,693	1,693	\$22.00/FS	Vacant	Negotiable
<i>Hanna Commercial Real Estate - Gregory B. West (216) 861-5379</i> Class A Office / Medical Building Located Across from Lakeland Community College Immediate Access to I-90 Lease Rate / Medical: \$22.00/RSF									
P 3rd	300	Office	Direct	1,524	1,524	1,524	\$22.00/FS	Vacant	Negotiable
<i>Hanna Commercial Real Estate - Gregory B. West (216) 861-5379</i> Class A Office / Medical Building Located Across from Lakeland Community College Immediate Access to I-90 Lease Rate / Medical: \$22.00/RSF									
P 3rd	325	Office	Direct	1,904	1,904	1,904	\$22.00/FS	Vacant	Negotiable
<i>Hanna Commercial Real Estate - Gregory B. West (216) 861-5379</i> Class A Office / Medical Building Located Across from Lakeland Community College Immediate Access to I-90 Lease Rate / Medical: \$22.00/RSF									

LEASING COMPANY

Company: Hanna Commercial Real Estate

SALE

Last Sale: Portfolio of 2 Office Properties in Willoughby, OH Sold on Apr 15, 2020 for \$1,150,000 (\$26.78/SF)



Lease Availability Report

4212 Chillicothe Rd - Interstate Square II
Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	300 free Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	49 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

LifeStance Health	3,547 SF	Chesterland Pediatric	2,669 SF
Max Strength Fitness	1,798 SF	Loren E. Frumker, D.D.S., Inc.	1,512 SF
Stewart Title	1,504 SF	Anthony V. Valaitis, D.D.S.	1,400 SF

BUILDING NOTES

Landscaped. Interstate Access. Across from Lakeland Community College.



Lease Availability Report

4043-4047 Erie St

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1910
GLA:	12,000 SF
Floors:	2
Typical Floor:	6,000 SF
Docks:	None

AVAILABILITY

Min Divisible:	400 SF
Max Contig:	2,400 SF
Total Available:	5,200 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.15 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,400	2,400	2,400	Withheld	30 Days	Negotiable
Vitalone Plaza - Joe Vitalone (440) 823-0200									
P 2nd		Off/Ret	Direct	400 - 2,400	2,400	2,400	Withheld	30 Days	Negotiable
Vitalone Plaza - Joe Vitalone (440) 823-0200									
P 2nd	4043	Off/Ret	Direct	400	400	400	Withheld	30 Days	Negotiable
Vitalone Plaza - Joe Vitalone (440) 823-0200									

LEASING COMPANY

Company:	Vitalone Plaza
Contacts:	Joe Vitalone (440) 823-0200

KEY TENANTS

Schade Surveying Co	600 SF	Heights Driving School Inc	500 SF
Renee's Massotherapy	500 SF	Taylor Made Home Care	500 SF

TRAFFIC & FRONTAGE

Traffic Volume:	15,659 on Erie St & 3rd St (2020)
	18,180 on Mentor Ave & Erie St (2017)
Frontage:	39' on Erie St

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Lease Availability Report

4043-4047 Erie St

Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo; Ratio of 0.00/1,000 SF
Airport:	47 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

Space is completely gutted so it would require build-out; owners are open to TI agreements. Private parking / public parking. Easily Accessible: I-90, I-271, US 20, SR 2 and walking distance to all downtown businesses (Banks, Post Office, Restaurants, Coffee Shops, Park, Hair Salons, Spa, etc.) Contact to discuss.



Lease Availability Report

38845 Mentor Ave - Bldg 1

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1959; Renov 2001
GLA:	26,475 SF
Floors:	1
Typical Floor:	26,475 SF
Docks:	None

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	5,000 SF
Total Available:	5,000 SF
Asking Rent:	\$15.00/NNN

EXPENSES

Taxes:	\$0.41 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	38845	Off/Ret	Direct	5,000	5,000	5,000	\$15.00/NNN	Vacant	Negotiable

Vestian Group Inc. - Scott Pollock (440) 821-8149

LEASING COMPANY

Company:	Vestian Group Inc.
Contacts:	Scott Pollock (440) 821-8149

SALE

Last Sale:	Portfolio of 2 Properties in Willoughby, OH Sold on Jan 7, 2021 for \$525,000 (\$15.45/SF)
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AMENITIES

Signage	
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KEY TENANTS

Porsche	3,000 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	18,180 on Mentor Ave & Pelton Rd (2017)
	17,921 on Mentor Ave & Andrews School (2020)
Frontage:	Mentor & Andrews
	Mentor & Erir

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Lease Availability Report

38845 Mentor Ave - Bldg 1
Willoughby, OH 44094 - Northeast Submarket



TRAFFIC & FRONTAGE

Mentor & Midland
Mentor & Pelton

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	28 Surface Spaces are available; Ratio of 1.05/1,000 SF
Airport:	47 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

34940 Ridge Rd

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1996
RBA:	12,144 SF
Floors:	2
Typical Floor:	6,071 SF

AVAILABILITY

Min Divisible:	1,284 SF
Max Contig:	3,421 SF
Total Available:	4,705 SF
Asking Rent:	\$12.00 - \$16.50

EXPENSES

Taxes:	\$2.48 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Street L	Off/Med	Direct	3,421	3,421	3,421	\$16.50/NNN	30 Days	Negotiable
Global Real Estate Advisors, Inc. - Nancy Zangerle (440) 255-5552 X229, Neil Sawicki (440) 255-5552 X221 3,421± SF Office Space Build Out to Suit Tenant Upscale Medical Office Complex Beautifully Landscaped Ample Parking Join Tenants: Flores Dental and Snyder & Winks Terrific Visibility & Access on Ridge Road (SR 84) Conveniently Located Near SR 91, Interstates 90 & 271 Interchange									
P 1st	Rear, 1st	Office	Direct	1,284	1,284	1,284	\$12.00/MG	30 Days	Negotiable
Global Real Estate Advisors, Inc. - Nancy Zangerle (440) 255-5552 X229, Neil Sawicki (440) 255-5552 X221 1,284± SF Office Space 9' Ceiling Height 2 Private Offices Large Open Area for Cubicles Kitchenette Private Restroom Tiled Reception Area Lots of Storage Tenant Selects New Carpet and Paint Easy Access to Ridge Road (SR 84), SR 91 and Interstates 271 & 90									

LEASING COMPANY

Company:	Global Real Estate Advisors, Inc.
Contacts:	Nancy Zangerle (440) 255-5552 X229, Neil Sawicki (440) 255-5552 X221

TRANSPORTATION

Parking:	185 Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	44 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Western & Southern Life	4,500 SF	Willoughby Office & Endoscopy	1,500 SF
Visia Marketing Llc	607 SF	Willen Dental Associates Inc.	607 SF
Center for Digestive Health	500 SF		



Lease Availability Report

38029 3rd St

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1934
RBA:	4,645 SF
Floors:	2
Typical Floor:	4,645 SF

AVAILABILITY

Min Divisible:	950 SF
Max Contig:	4,450 SF
Total Available:	4,450 SF
Asking Rent:	\$15.00/MG

EXPENSES

Taxes:	\$2.66 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	950 - 4,450	4,450	4,450	\$15.00/MG	Vacant	Negotiable

Sequoia Realty Corp. - Patrick Dowd (216) 406-0476, Rick B. Ferris (440) 946-8600 X103

4,450 Sq. Ft. available for Lease in a beautiful historic building in Downtown Willoughby, OH. 2 units Available - One 950 Sq. Ft. unit and one 3,500 Sq. Ft. unit. Lease 1 unit or the entire building. 950 Sq. Ft. unit is mainly open. 3,500 Sq. Ft. unit has a beautiful entrance, 7 private offices, an in-suite restroom, back porch area and parking lot behind building. Space is ready for a user! Walk to everything in downtown Willoughby including restaurants, bars, shopping, parks, etc.

LEASING COMPANY

Company:	Sequoia Realty Corp.
Contacts:	Rick B. Ferris (440) 946-8600 X103, Patrick Dowd (216) 406-0476

SALE

Last Sale:	Sold on Nov 24, 2015 for \$450,000 (\$96.88/SF)
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TRANSPORTATION

Parking:	10 Surface Spaces are available; Ratio of 2.15/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

R J Bostick & Associates, Inc.	950 SF	Permanent Solution Staffing	450 SF
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Lease Availability Report

35104 Euclid Ave - Parkhill - Medical & Professional Building

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1967; Renov 2006
RBA:	37,349 SF
Floors:	4
Typical Floor:	9,337 SF

AVAILABILITY

Min Divisible:	176 SF
Max Contig:	1,078 SF
Total Available:	3,756 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.99 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	208	Office	Direct	500	500	500	Withheld	90 Days	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824									
P 2nd	203	Office	Direct	520	520	520	Withheld	Jul 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824									
P 2nd	210	Office	Direct	1,078	1,078	1,078	Withheld	90 Days	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824									
P 3rd	304	Office	Direct	800	800	800	Withheld	May 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824									
P 3rd	305	Office	Direct	682	682	682	Withheld	May 2022	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824									
P 3rd	308C	Office	Direct	176	176	176	Withheld	Vacant	Negotiable
USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824									

LEASING COMPANY

Company:	USA Management and Development, Inc.
Contacts:	Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

AMENITIES

24 Hour Access, Air Conditioning, Bus Line, Natural Light, Property Manager on Site, Signage



Lease Availability Report

35104 Euclid Ave - Parkhill - Medical & Professional Building
Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	150 Surface Spaces are available; Ratio of 4.02/1,000 SF
Airport:	45 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Somewhat Walkable (50)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Aging Matters LLC	7,500 SF	Electrolysis Clinic	3,000 SF
Check 'n Go	1,200 SF	Flying Locksmith	1,200 SF
Farmers Insurance	1,071 SF	Concord Orthodontics	1,000 SF

BUILDING NOTES

Beautiful interior renovations completed 2006. Awesome location at Routes 20/Euclid Ave and 91/Som Center Rd. Minutes to Lakewest Hospital and freeways. Approximately 15 restaurants within walking distance. Abundant parking available. DHL, USPS, elevator, and maintenance man on site. Most utilities included in rent.



Lease Availability Report

4750 Beidler Rd

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1960
RBA:	22,000 SF
Floors:	2
Typical Floor:	21,789 SF
Ceiling Ht:	10'-20'

AVAILABILITY

Min Divisible:	1,760 SF
Max Contig:	1,760 SF
Total Available:	3,520 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.69 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,760	1,760	1,760	Withheld	90 Days	3 - 5 Yrs
<i>William Ruple Co. - Tom Ruple (440) 942-7745</i>								
P 2nd	Office	Direct	1,760	1,760	1,760	Withheld	90 Days	3 - 5 Yrs
<i>William Ruple Co. - Tom Ruple (440) 942-7745</i>								

LEASING COMPANY

Company:	William Ruple Co.
Contacts:	Tom Ruple (440) 942-7745

LOADING

Docks:	2 ext	Drive Ins:	1 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	1.00 AC
Zoning:	L-1
Parcel	27-A-013-0-00-023



Lease Availability Report

4750 Beidler Rd
Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



TRANSPORTATION

Parking:	20 free Surface Spaces are available; Ratio of 0.91/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport

KEY TENANTS

National Roller Die Inc	9,240 SF
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Lease Availability Report

38459 Lake Shore Blvd

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	1960
RBA:	3,128 SF
Floors:	1
Typical Floor:	3,128 SF

AVAILABILITY

Min Divisible:	3,128 SF
Max Contig:	3,128 SF
Total Available:	3,128 SF
Asking Rent:	\$10.00/NNN

EXPENSES

Taxes:	\$6.14 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	3,128	3,128	3,128	\$10.00/NNN	30 Days	Negotiable
Global Real Estate Advisors, Inc. - Neil Sawicki (440) 255-5552 X221 New Exterior Paint and New Paved Parking Lot								

LEASING COMPANY

Company:	Global Real Estate Advisors, Inc.
Contacts:	Neil Sawicki (440) 255-5552 X221

SALE

Sale Company:	Global Real Estate Advisors, Inc.
Contacts:	Neil Sawicki (440) 255-5552 X221

AMENITIES

Air Conditioning, Bus Line, Conferencing Facility

TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 10.00/1,000 SF
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

38363 Western Pky

Willoughby, OH 44094 - Mentor/N Willoughby Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	2001
RBA:	21,440 SF
Floors:	1
Typical Floor:	21,440 SF
Ceiling Ht:	14'-16'

AVAILABILITY

Min Divisible:	2,670 SF
Max Contig:	2,670 SF
Total Available:	2,670 SF
Asking Rent:	\$5.00/+UTIL

EXPENSES

Taxes:	\$0.87 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,670/170 ofc	2,670	2,670	\$5.00/+UTIL	60 Days	Negotiable

William Ruple Co. - Tom Ruple (440) 942-7745

LEASING COMPANY

Company:	William Ruple Co.
Contacts:	Tom Ruple (440) 942-7745

LOADING

Docks:	None	Drive Ins:	8 tot.
Cross Docks:	None	Rail Spots:	None

LAND

Land Area:	1.38 AC
Zoning:	L-1
Parcel	27-B-053-B-00-002

TRANSPORTATION

Airport:	49 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

38363 Western Pky

Willoughby, OH 44094 - Mentor/N Willoughby Submarket



KEY TENANTS

A & S Machine	2,670 SF	Cougar Manufacturing	500 SF
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Lease Availability Report

4574 Hamann Pkwy

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1966
RBA:	2,586 SF
Floors:	1
Typical Floor:	2,586 SF
Ceiling Ht:	10'-12'

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	\$10.80/MG

EXPENSES

Taxes:	\$2.14 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	2,500	2,500	2,500	\$10.80/MG	30 Days	Negotiable

Global Real Estate Advisors, Inc. - Neil Sawicki (440) 255-5552 X221, Richard Senn (440) 255-5552 X223

2,500± SF Total Space 1,250± SF Office Space 1,250± SF Warehouse Space 1± Acre Zoned: Light Industrial One Overhead Door 8'x8' 12'± Clear Ceiling Height HVAC Rooftop - Fully Air-Conditioned 220 Volt, 200 Amp, 3 Phase Power Security System

LEASING COMPANY

Company:	Global Real Estate Advisors, Inc.
Contacts:	Neil Sawicki (440) 255-5552 X221, Richard Senn (440) 255-5552 X223

SALE

Sale Company:	Global Real Estate Advisors, Inc.
Contacts:	Neil Sawicki (440) 255-5552 X221, Richard Senn (440) 255-5552 X223

LOADING

Docks:	None	Drive Ins:	1 tot./8'w x 8'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/220v 3p
Utilities:	Gas - Natural, Sewer - City, Water - City



Lease Availability Report

4574 Hamann Pkwy

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



LAND

Land Area:	1.10 AC
Zoning:	L-1
Parcel	27-A-014-B-00-011

TRANSPORTATION

Parking:	12 Surface Spaces are available; Ratio of 4.64/1,000 SF
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KEY TENANTS

Legends Sports Photography	2,000 SF
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Lease Availability Report

34920 Ridge Rd

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1998
RBA:	13,200 SF
Floors:	2
Typical Floor:	6,600 SF

AVAILABILITY

Min Divisible:	2,530 SF
Max Contig:	2,530 SF
Total Available:	2,530 SF
Asking Rent:	\$14.00/NNN

EXPENSES

Taxes:	\$2.38 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,530	2,530	2,530	\$14.00/NNN	Vacant	Negotiable

Global Real Estate Advisors, Inc. - Nancy Zangerle (440) 255-5552 X229, Neil Sawicki (440) 255-5552 X221

2,530± SF First Floor Office Suite Private Offices, Open Floor Space and Conference Rooms High Quality Finishes Beautifully Landscaped Fresh Paint & Carpet (Tenant Selection Possible) 120± Parking Spaces ADA Accessible Build Out to Suit Tenant

LEASING COMPANY

Company:	Global Real Estate Advisors, Inc.
Contacts:	Neil Sawicki (440) 255-5552 X221, Nancy Zangerle (440) 255-5552 X229

AMENITIES

Signage

TRANSPORTATION

Parking:	150 Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	44 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

James S Gurley Inc	750 SF
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Lease Availability Report

34920 Ridge Rd
Willoughby, OH 44094 - Northeast Submarket



BUILDING NOTES

5,600± SF First Floor Offices can be Sub-Divided, Private Offices, Open Floor Space, Conference Rooms, High Quality Finishes, Reception Area, Kitchenette, Outdoor Patio, Beautifully Landscaped, Fresh Paint & Carpet (Tenant Selection Possible), Dedicated Server Room, 75± Parking Spaces, Tenant Allowances Negotiable Easy Access to SR 84, SR 91, SR 2. Interstate 90 and Interstate 271



Lease Availability Report

35000 Kaiser Ct - Veterans Affairs Outpatient Clinic

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1988
RBA:	42,189 SF
Floors:	3
Typical Floor:	16,216 SF
Core Factor:	12%

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.71 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	Office	Direct	2,500	2,500	2,500	Withheld	30 Days	Negotiable

Global Real Estate Advisors, Inc. - Neil Sawicki (440) 255-5552 X221

2,500± SF Office Space Six (6) Individual Offices with Windows Newly Remolded Building Two (2) Elevators ADA Access Doors into Building ADA Restrooms
Lower Level Space also Available

LEASING COMPANY

Company:	Global Real Estate Advisors, Inc.
Contacts:	Neil Sawicki (440) 255-5552 X221

SALE

Last Sale:	Sold on Oct 23, 2017 for \$2,525,000 (\$59.85/SF)
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AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	250 Surface Spaces are available; Ratio of 5.26/1,000 SF
Airport:	44 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

35000 Kaiser Ct - Veterans Affairs Outpatient Clinic
Willoughby, OH 44094 - Northeast Submarket



KEY TENANTS

Lake County VA Clinic	20,725 SF	Premier Bank	6,430 SF
RRL Insurance	3,418 SF	Dr. Gerald and Richard Adelstein General Dentistry	1,250 SF
Philip J. Weiss DDS General & Cosmetic Dentistry	1,250 SF	Shumar & Walden Group	1,150 SF



Lease Availability Report

34871-35101 Euclid Ave - Westpoint Shopping Center

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1970
GLA:	164,479 SF
Floors:	1
Typical Floor:	164,479 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,000 SF
Total Available:	2,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.37 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	28	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

LEASING COMPANY

Company:	USA Management and Development, Inc.
Contacts:	Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

AMENITIES

Drive Thru, Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

IHOP	8,200 SF	TNT Tanning	3,000 SF
KeyBank	1,941 SF	T-mobile	1,941 SF
H&R Block	971 SF		

TRAFFIC & FRONTAGE

Traffic Volume:	14,251 on Euclid Ave & S O M Center Rd (2018)
	81,143 on Lakeland Fwy & E 337th St (2018)
Frontage:	131' on Euclid Ave
	210' on Som Center Rd

Made with TrafficMetrix® Products



Lease Availability Report

34871-35101 Euclid Ave - Westpoint Shopping Center
Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	400 free Surface Spaces are available; Ratio of 2.43/1,000 SF
Airport:	45 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

4756-4760 Beidler Rd

Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1974
RBA:	22,800 SF
Floors:	2
Typical Floor:	21,651 SF

AVAILABILITY

Min Divisible:	1,760 SF
Max Contig:	1,760 SF
Total Available:	1,760 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.32 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	4760	Office	Direct	1,760	1,760	1,760	Withheld	Vacant	Negotiable
William Ruple Co. - Tom Ruple (440) 942-7745 Convenient to shops and restaurants. Upfront parking									

LEASING COMPANY

Company:	William Ruple Co.
Contacts:	Tom Ruple (440) 942-7745

LOADING

Docks:	2 ext	Drive Ins:	1 tot./10'w x 12'h
Cranes:	None	Rail Spots:	None

LAND

Land Area:	0.70 AC
Zoning:	L-1
Parcel	27-A-013-0-00-009

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 0.88/1,000 SF
Airport:	46 minute drive to Cleveland Hopkins International Airport



Lease Availability Report

4756-4760 Beidler Rd
Willoughby, OH 44094 - Eastlake/S Willoughby Submarket



KEY TENANTS

William Ruple Co.	1,500 SF
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Lease Availability Report

34999-35101 Euclid Ave - Westpoint Shopping Center

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1969
GLA:	12,373 SF
Floors:	1
Typical Floor:	12,373 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,719 SF
Max Contig:	1,719 SF
Total Available:	1,719 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$13.02 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	23	Retail	Direct	1,719	1,719	1,719	Withheld	Vacant	Negotiable

USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

LEASING COMPANY

Company:	USA Management and Development, Inc.
Contacts:	Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

AMENITIES

Pylon Sign, Signage, Signalized Intersection

KEY TENANTS

Conrad's	6,000 SF	● HoneyBaked Ham Company	4,949 SF
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● Anchor

TRAFFIC & FRONTAGE

Traffic Volume:	23,043 on Euclid Ave & E 355th St (2018)
	29,910 on S O M Center Rd & Som Center Rd (2017)
Frontage:	56' on Euclid Ave (with 1 curb cut)

Made with TrafficMetrix® Products



Lease Availability Report

34999-35101 Euclid Ave - Westpoint Shopping Center
Willoughby, OH 44094 - Northeast Submarket



TRANSPORTATION

Parking:	250 free Surface Spaces are available
Airport:	45 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Minimal Transit (0)

BUILDING NOTES

Shopping center is anchored by TJ Maxx, Dunham's, Fitworks, IHOP, Alltel and Key Bank. Former Regency Beauty School. Fully Built and Equipped. First Class buildout!!! Located at the second busiest corner in Lake County, Ohio Huge parking area for students, staff, and customers



Lease Availability Report

4051 Erie St

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1926; Renov 1975
GLA:	8,850 SF
Floors:	2
Typical Floor:	4,425 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	1,600 SF
Total Available:	1,600 SF
Asking Rent:	\$8.63/MG

EXPENSES

Taxes:	\$2.67 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	#2	Retail	Direct	1,600	1,600	1,600	\$8.63/MG	Vacant	Negotiable

McDowell Home Real Estate Services - Damir Paulic (440) 528-3550

Welcome to this fantastic opportunity to lease out this spacious 1600 sqft retail space located in highly sought after Downtown Willoughby, OH. Located upstairs from Sage restaurant. Front and Rear entrance and 2 designated parking spots behind the building. Looking for a 3-5 year lease minimum. Please be sure to check out the 3-D Matterport Virtual Tour. \$1150 a month.

LEASING COMPANY

Company:	McDowell Home Real Estate Services
Contacts:	Damir Paulic (440) 528-3550

SALE

Last Sale:	Sold on Sep 24, 2008 for \$600,000 (\$67.80/SF)
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AMENITIES

Signage

KEY TENANTS

Keptner Accounting	1,600 SF	Willoughby Brewing Company	1,425 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	11,144 on Erie Street & 3rd St (2020)
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Made with TrafficMetrix® Products



Lease Availability Report

4051 Erie St
Willoughby, OH 44094 - Northeast Submarket



TRAFFIC & FRONTAGE

	18,180 on Mentor Ave & Erie St (2017)
Frontage:	47' on Erie St

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	10 Surface Spaces are available; Ratio of 1.10/1,000 SF
Airport:	47 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Minimal Transit (0)



Lease Availability Report

35110 Euclid Ave - Parkhill 2

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1995
RBA:	10,048 SF
Floors:	2
Typical Floor:	5,024 SF

AVAILABILITY

Min Divisible:	1,453 SF
Max Contig:	1,453 SF
Total Available:	1,453 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.00 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	01	Off/Ret	Direct	1,453	1,453	1,453	Withheld	30 Days	Negotiable

USA Management and Development, Inc. - Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

LEASING COMPANY

Company:	USA Management and Development, Inc.
Contacts:	Urban Cornacchione, Jr. (440) 479-8800, Eric Andrews (440) 346-4824

AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	45 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (49)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Andrews & Andrews Inc	3,000 SF	USA Management and Development, Inc.	1,400 SF
Cable Willoughby	1,050 SF		



Lease Availability Report

4041 Erie St

Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1900
RBA:	5,288 SF
Floors:	1
Typical Floor:	5,288 SF

AVAILABILITY

Min Divisible:	1,300 SF
Max Contig:	1,300 SF
Total Available:	1,300 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.78 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	1,300	1,300	1,300	Withheld	30 Days	Negotiable

Vitalone Plaza - Joe Vitalone (440) 823-0200

Prior to contacting Please, drive by the location and area to ensure your interest. Please!! email: joe@vitalone.com for more information Do not call or inquire at location(s). By appointment only. Located In Downtown Willoughby (restaurants, nightlife, parks, coffee shops, annual festivals, banks, post office, courthouse, City Hall, gas station and convenient/various stores, hair salons, spa, residential homes & apartments etc. and ample parking) Minutes from Route 2, I-271 and I-90. with in 3 miles of major retail stores, movie theaters, grocery stores, W-E schools, YMCA, fitness centers, churches etc... Willoughby is known as a safe, friendly, and vibrant city.

LEASING COMPANY

Company:	Vitalone Plaza
Contacts:	Joe Vitalone (440) 823-0200

TRANSPORTATION

Airport:	47 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Somewhat Walkable (68)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Vitalone's Services Inc	1,000 SF
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Lease Availability Report

35535 Euclid Ave - Lakewest Plaza
Willoughby, OH 44094 - Northeast Submarket



BUILDING

Type:	Retail
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1986
GLA:	20,514 SF
Floors:	1
Typical Floor:	20,514 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,300 SF
Max Contig:	1,300 SF
Total Available:	1,300 SF
Asking Rent:	\$25.00/NNN

EXPENSES

Taxes:	\$3.23 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	12	Retail	Direct	1,300	1,300	1,300	\$25.00/NNN	Vacant	5 - 10 Yrs

Arndt Real Estate - Ed K. Arndt (614) 296-4298

Long-Term center tenants include Dunkin' Donuts, Subway, Jet's Pizza

LEASING COMPANY

Company:	Arndt Real Estate
Contacts:	Ed K. Arndt (614) 296-4298

SALE

Last Sale:	Sold on Jul 8, 2011 for \$2,550,000 (\$124.31/SF) at 11.37% Cap
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AMENITIES

Pylon Sign, Signage

KEY TENANTS

Dunkin'	3,182 SF	Panda Chinese Food & Grill	2,950 SF
Cocos Locos	2,800 SF	Premier Dry Cleaning	2,800 SF
Pet Paradise	2,281 SF	Auto Sound Security	2,100 SF



Lease Availability Report

35535 Euclid Ave - Lakewest Plaza
Willoughby, OH 44094 - Northeast Submarket



TRAFFIC & FRONTAGE

Traffic Volume:	27,003 on Euclid Ave & E 355th St (2016)
	29,910 on S O M Center Rd & Som Center Rd (2017)
Frontage:	94' on 355th St
	323' on Euclid Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	117 free Surface Spaces are available; Ratio of 5.70/1,000 SF
Airport:	45 minute drive to Cleveland Hopkins International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Minimal Transit (0)

