

**FOR LEASE**

LOCATION:	29160 Center Ridge Road, Westlake, Ohio 44145
OFFICE PARK DESCRIPTION:	Two buildings totaling 28,706 square feet on a +/- 2.5 acre campus setting. Adjacent to St. John West Shore Hospital with easy access to I-480, I-90 and Crocker Park. Excellent access to retail services and restaurants.
SPACE AVAILABLE:	Medical / Office
RENTAL RATE:	\$18.00/RSF
LEASE DETAILS:	Electricity for lights, plugs and HVAC is separately metered and paid directly by tenant without mark-up. Tenant pays increases in operating expenses over a base year.
TENANT IMPROVEMENTS:	Typically, tenants are provided with space on a "turnkey basis" utilizing building standard methods, materials and finishes. Architectural and Engineering services are also provided at Landlord's expense.
PARKING:	Approximately 5 spaces per 1,000 RSF. Ample surface parking available in front of each suite.
SIGNAGE:	Tenants shall be provided with building standard Tenant signage at Landlord's expense.

For more information please contact:

JASON LAVER 216.447.0070
jlaver@daladgroup.com

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RYAN BURROWS 216.447.0070
rburrows@daladgroup.com