

# FOR LEASE | OUTSTANDING NEW OFFICE/MEDICAL 805 Columbia Road | Westlake, OH 44145

Lease Rate \$17.50/SF, NNN



- Three suites still available: Suite 105 - 1,899 SF | Suite 106 - 1,180 SF | Suite 115 - 1,116 SF
- Gorgeous freestanding building in park-like setting with attractive canopy for drop-off and pick-up
- Front door drive-up available
- Ideal for many medical, office and professional uses
- Over 70 secure lighted parking spaces
- Immediately adjacent to retail, medical, office, restaurants, banking, automotive and other markets
- One of the few available, single story buildings in the area
- Across from CCF Westlake at 1-90 & Columbia Road

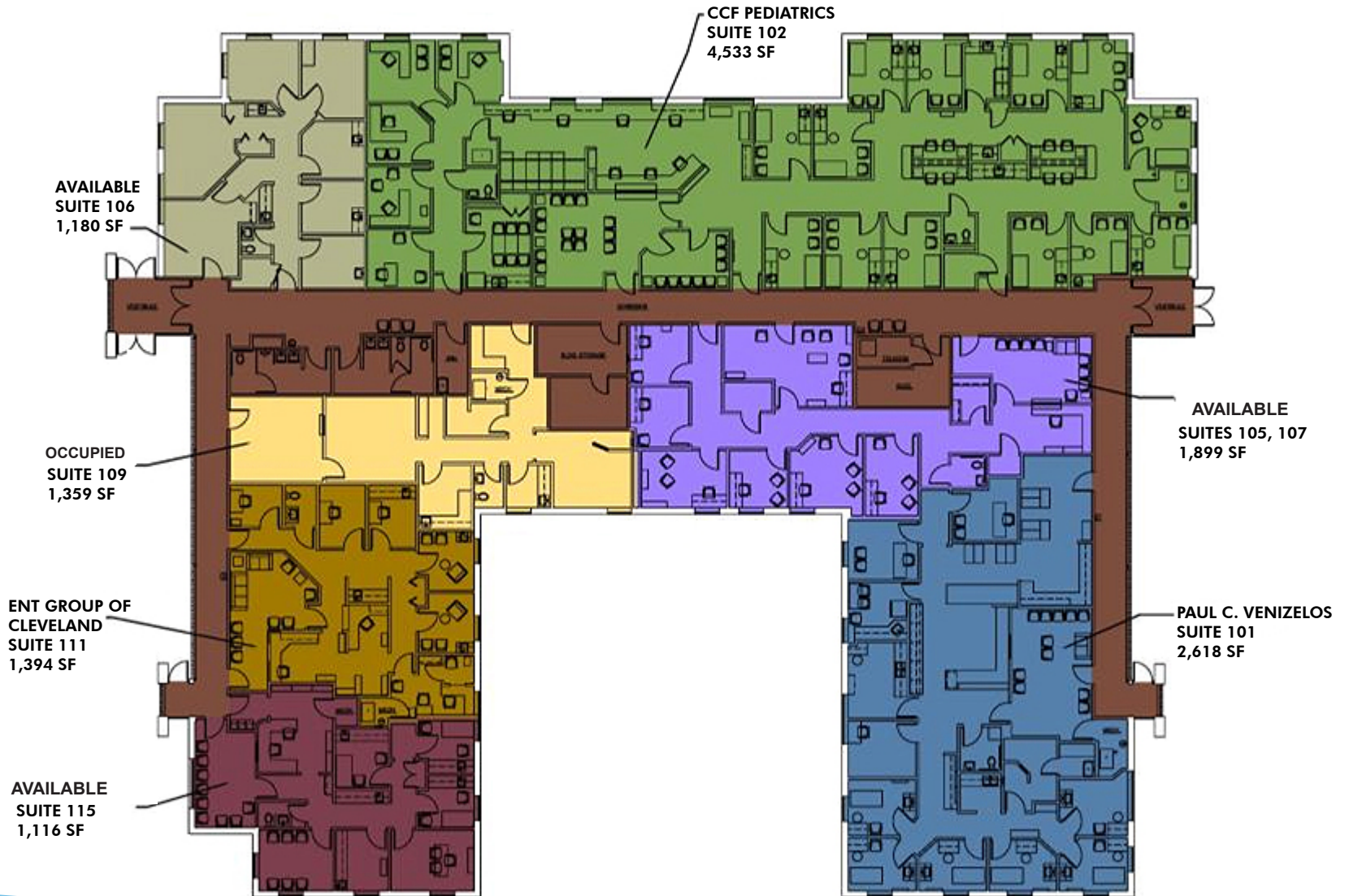
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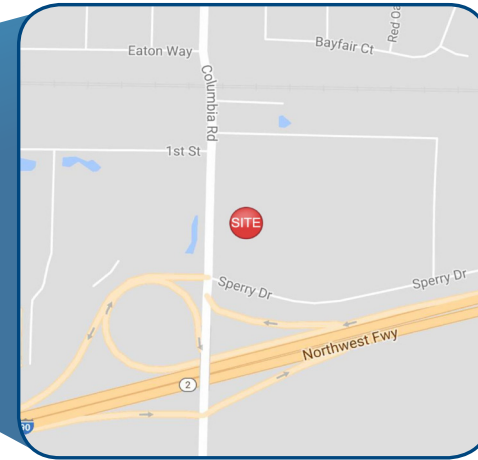
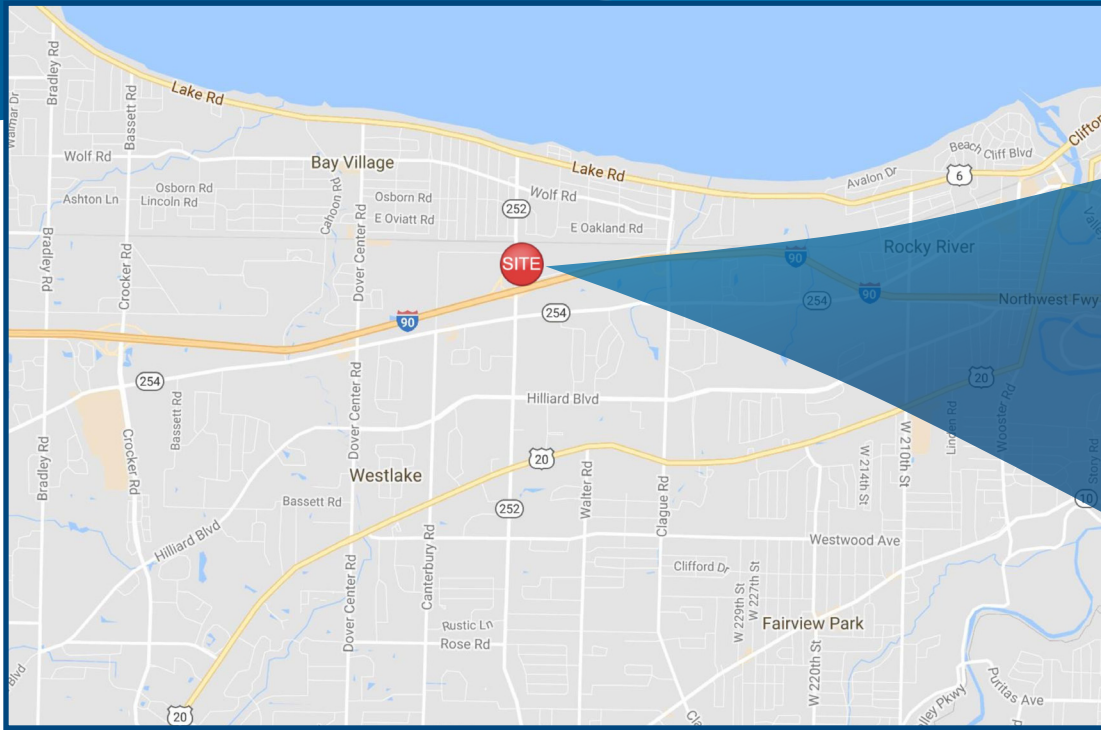
**COLLIERS INTERNATIONAL**  
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# FLOOR PLAN

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DEMOGRAPHICS	1 mile	3 mile	5 mile
Total Population	7,319	58,673	147,030
Households	3,167	26,211	66,125
Median Age	40.8	43.9	42.2
Average Household Income	\$110,969	\$116,708	\$106,551

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