

# NEW PROPERTY > FOR LEASE

# KING JAMES OFFICE PARK

24500-24600 CENTER RIDGE RD, WESTLAKE, OH 44145



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# SNAPSHOT

<b>ADDRESS:</b>	24600 CENTER RIDGE RD, <b>BUILDING 3</b>	24500 CENTER RIDGE RD, <b>BUILDING 4</b>
<b>SQUARE FEET:</b>	> 77,828 SF	> 88,822 SF
<b>AVG FLOOR SIZE:</b>	> 20,000 SF	> 20,000 SF
<b>ACRES:</b>	> 3.17 ACRES	> 4.21 ACRES SF
<b>ZONING:</b>	> Office	> Office
<b>YEAR BUILT:</b>	> 1979	> 1981
<b>PARKING:</b>	> 4/1,000 surface	> 4/1,000 surface

## HIGHLIGHTS

- > Full-service building with covered parking, on-site management, conference facilities and public green space in one of Cleveland's premier office sub-markets
- > Office spaces available from 500 SF – 21,000 SF
- > Wide range of move-in ready spaces that can accommodate a variety of users
- > Easy access to I-90 and I-480; minutes from Cleveland-Hopkins Airport and Downtown Cleveland
- > \$15.50 PSF + electric



## DEMOS



### Estimated Population

(2019, 5 Miles)

159,241



### Average Household Income

(2019, 5 Miles)

\$98,303



### Total Employees

(2019, 5 Miles)

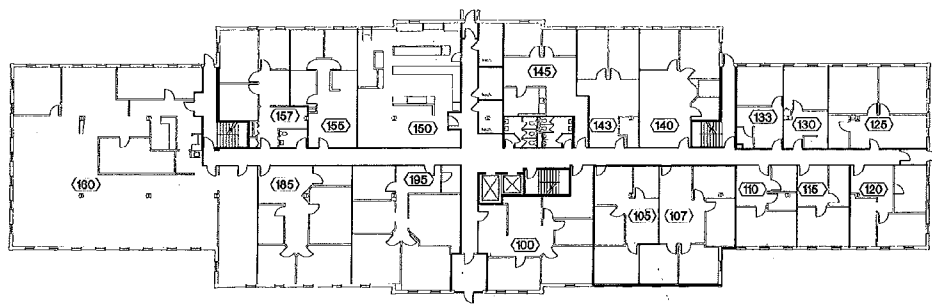
96,252



# FLOOR PLANS

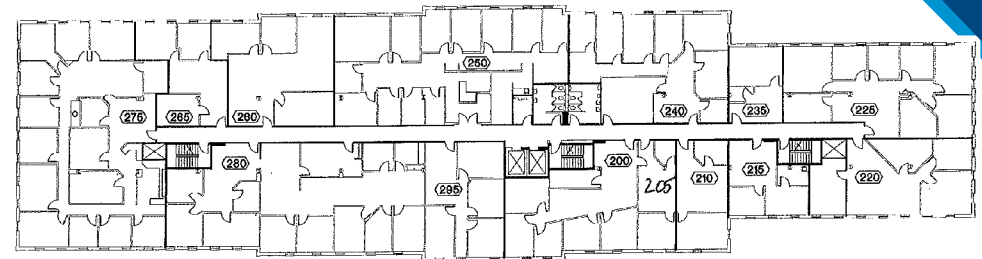
## Building 3 | 1st Floor

24600 Center Ridge Road



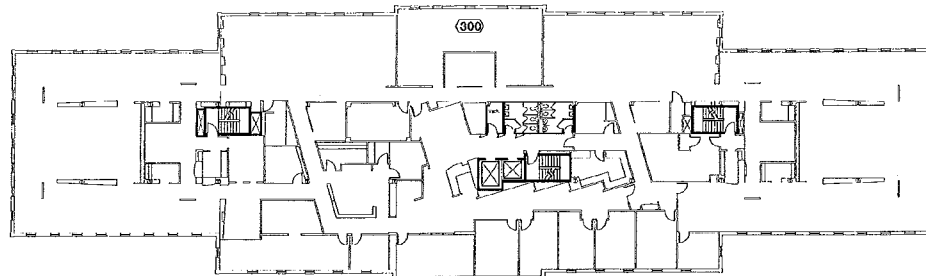
## Building 4 | 2nd Floor

24500 Center Ridge Road



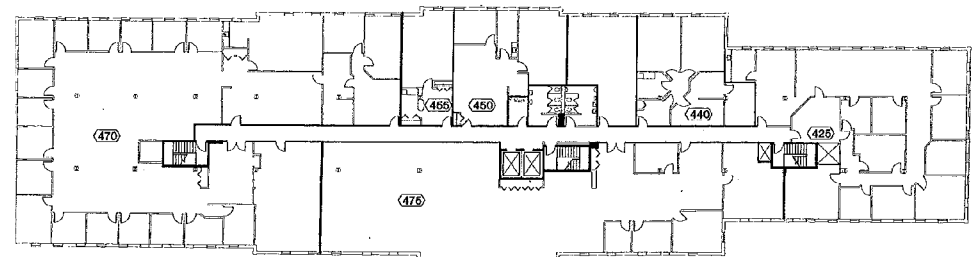
## Building 3 | 3rd Floor

24600 Center Ridge Road



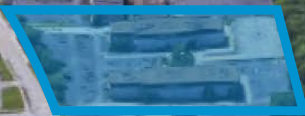
## Building 4 | 4th Floor

24500 Center Ridge Road



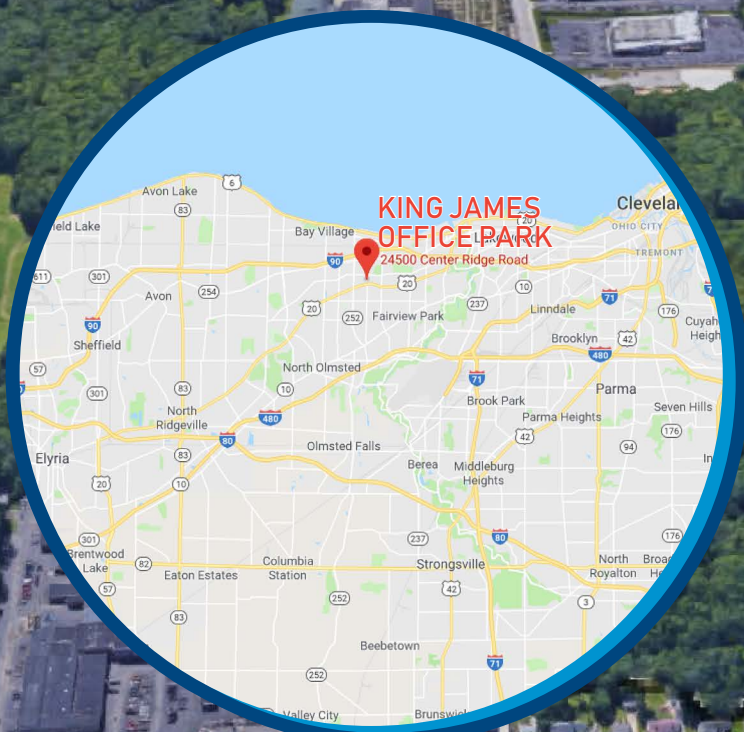


Columbia Rd



Hillard Blvd

Clague Park



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