



SIGNATURE CLASS A OPPORTUNITY FOR LEASE

4020 Kinross Lakes Parkway, Richfield, Ohio 44286

4020 KINROSS LAKES PKWY RICHFIELD, OHIO 44286

FEATURES

- New common area renovations: exterior entrance, lobby and updated fitness center “by Zero Doubt”
- Under new ownership & management with new building amenities in planning stages
- Plug and play furniture in place for immediate occupancy
- Turnkey deal structure available in exchange for term
- Full-floor opportunity with corporate/HQ setting
- Underground parking, tranquil park like setting, numerous outdoor amenity and seating areas
- Excellent access to I-77/I-271/I-71
- Walking trail/towpath on scenic lot



AVAILABLE SPACE FOR LEASE

Concourse Level

Full Floor 8,874 RSF

First Floor

Suite 100 Leased

Suite 110 Leased

Suite 120 2,500 RSF

MAX CONTIGUOUS 8,214 RSF

Second Floor

Suite 200 14,862 RSF
Available Q1/2026

Suite 210 10,184 RSF
Available Q1/2026

Full Floor 25,046 RSF

Third Floor

Leased

Full Building

Max Contiguous 71,532 RSF







RICHFIELD, OHIO

Richfield is a village located southeast of Cleveland, known for its small-town charm and tight-knit community. The city has many parks and recreational areas, and offers a variety of social activities and events for residents to enjoy. For example, the Richfield Community Band holds free concerts in the summer, while the Richfield Art Guild holds art shows and workshops throughout the year. The village also has a community center that offers various classes and activities for people of all ages, including fitness classes, dance classes, and art classes.

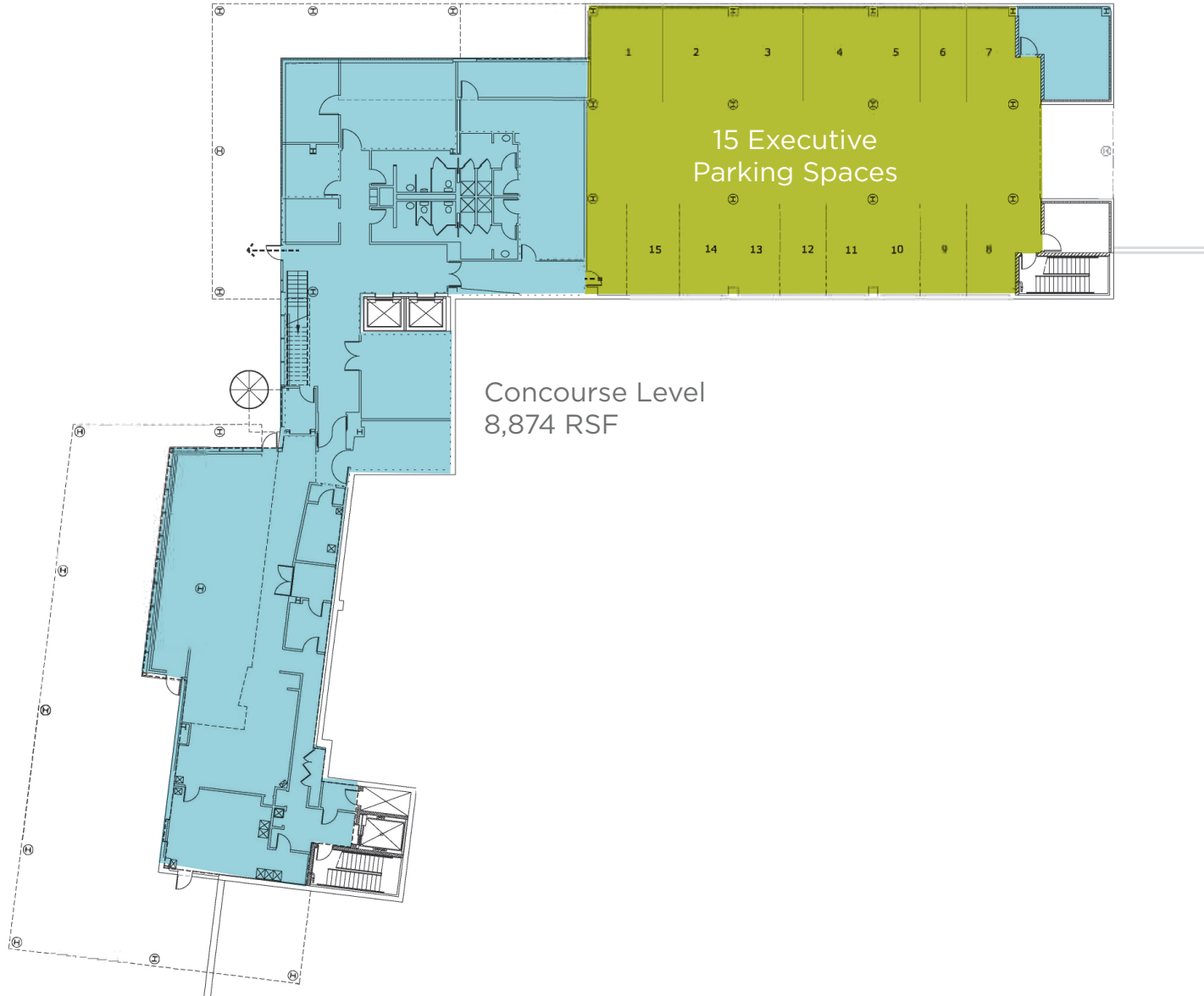
There are also a few community-oriented annual events such as the Richfield Heritage Festival which is an annual summer event featuring live music, food vendors, and a parade, also the Richfield Farmers Market takes place on Sundays during the summer months and offers fresh produce, baked goods, and other locally made products.

In addition, Richfield is located near several other cities and towns that offer a wide range of activities, such as shopping, dining, and entertainment. The nearby city of Akron has several museums and performing arts venues, while the city of Cleveland offers professional sports teams, world-class museums, and a vibrant nightlife scene. So residents of Richfield can easily enjoy the perks of city life while still maintaining the community feel of a small town.



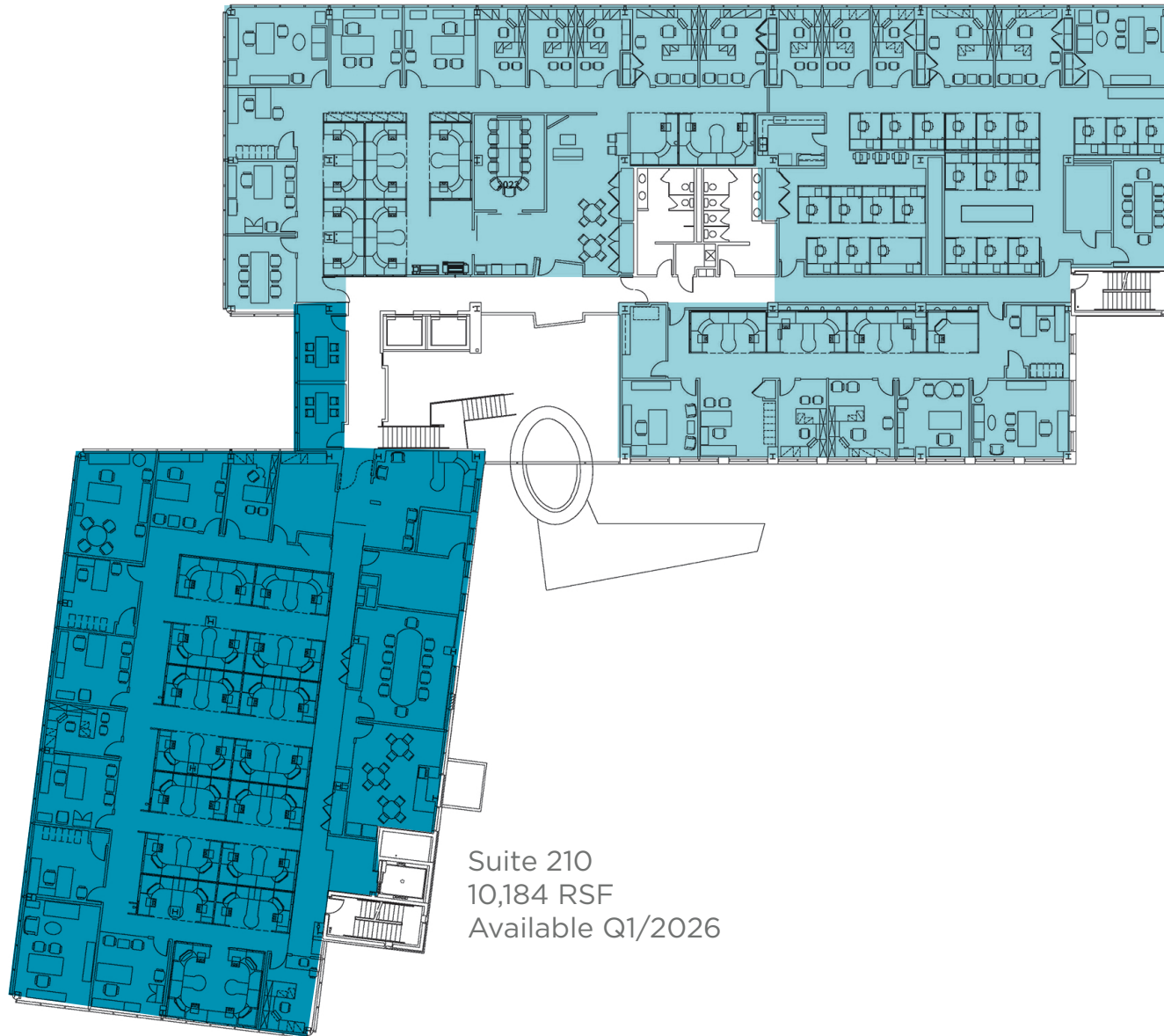
4020 KINROSS LAKES PKWY

Concourse Level: 8,874 RSF Max Contiguous



4020 KINROSS LAKES PKWY

2nd Floor: 25,046 RSF Max Contiguous

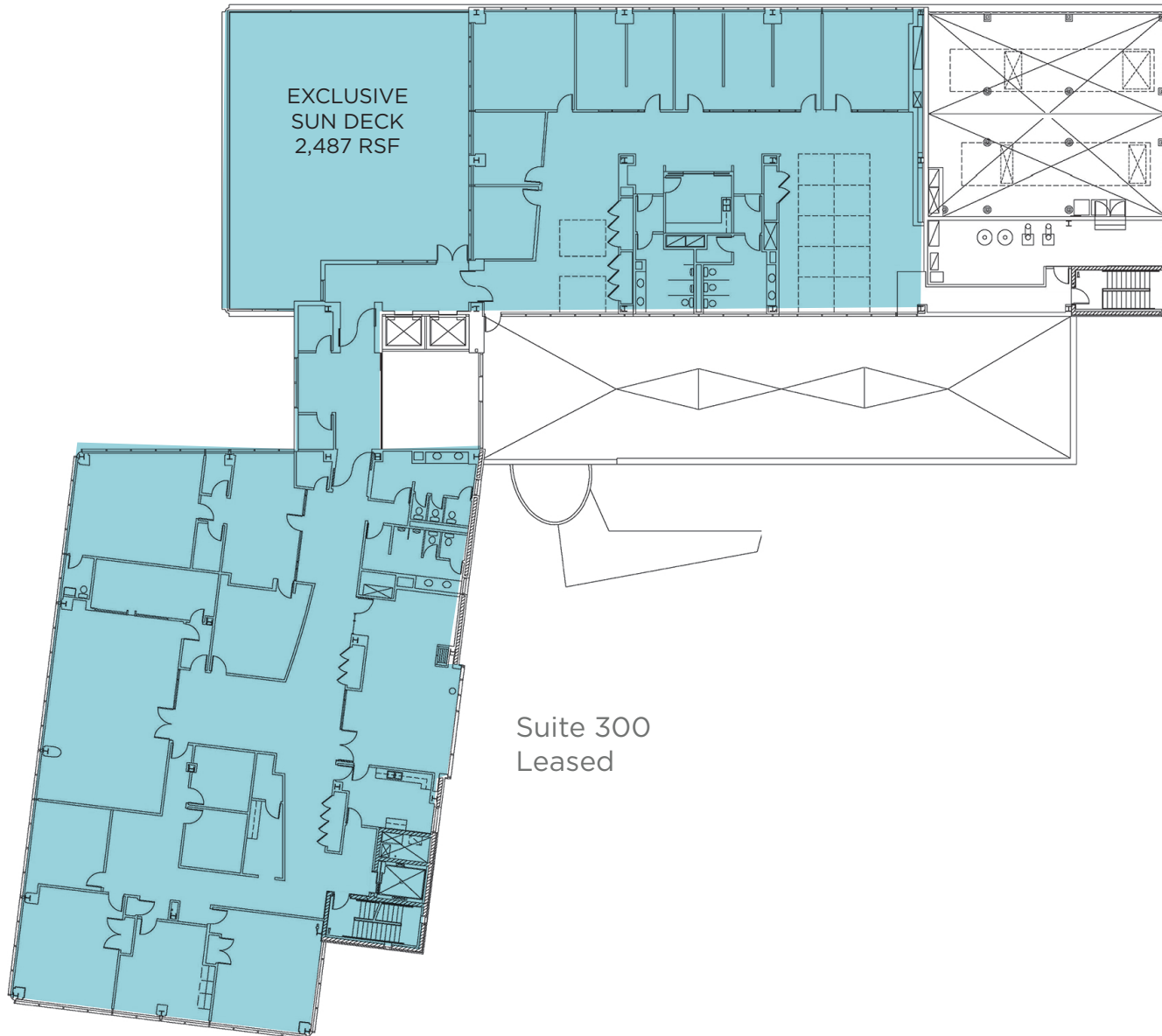


Suite 200
14,862 RSF
Available Q1/2026

Suite 210
10,184 RSF
Available Q1/2026

4020 KINROSS LAKES PKWY

3rd Floor: 19,685 RSF Max Contiguous





Excellent access to I-77/I-271/I-71

20,302

Population
(2022 | 5 Mile)

46.8

Median Age
(2022 | 5 Mile)

7,710

Households
(2022 | 5 Mile)

\$177,758

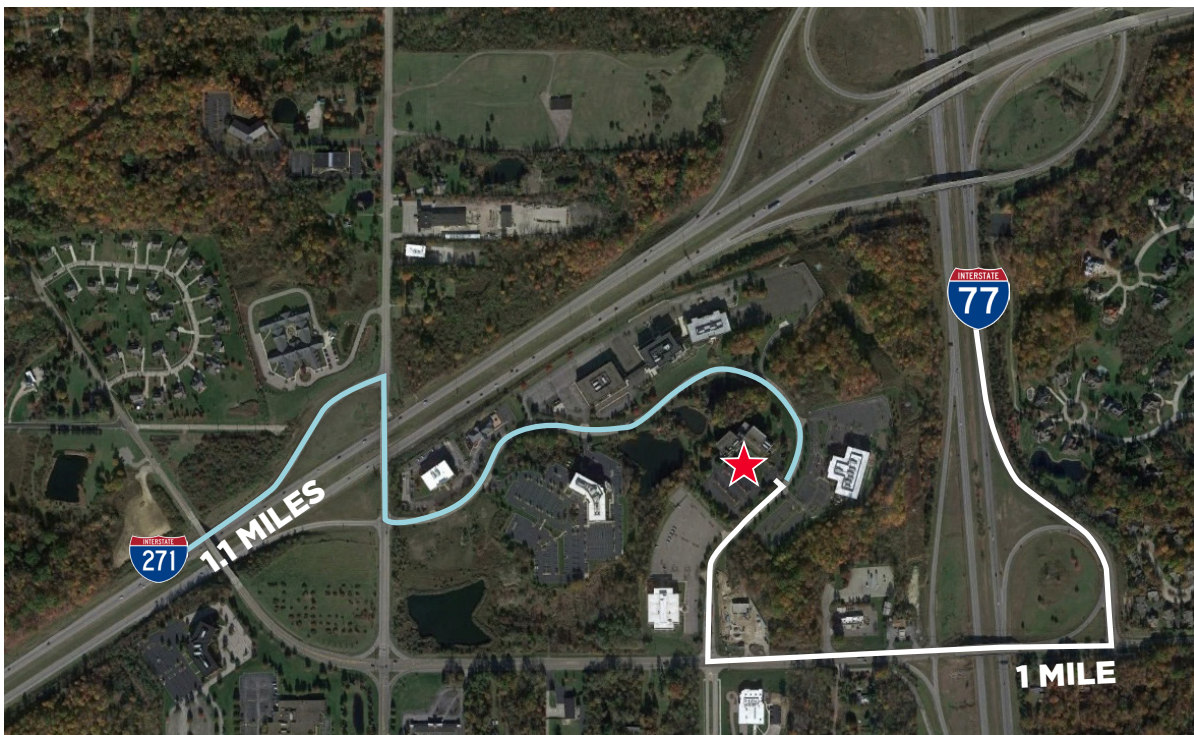
Household Income
(2022 | 5 Mile)

937

Total Businesses
(2022 | 5 Mile)

19,017

Total Employees
(2022 | 5 Mile)





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