



FOR SALE OR LEASE

GREAT LOCATION OFFICE SPACE

4834 RICHMOND ROAD, WARRENSVILLE HEIGHTS, OHIO 44128

4834 RICHMOND ROAD

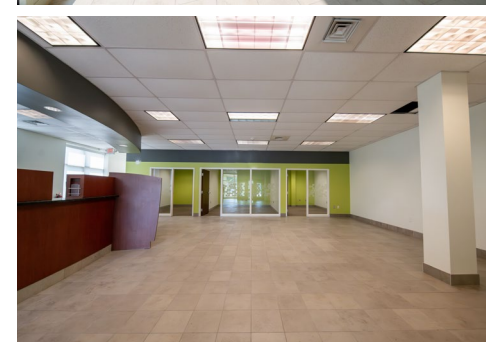
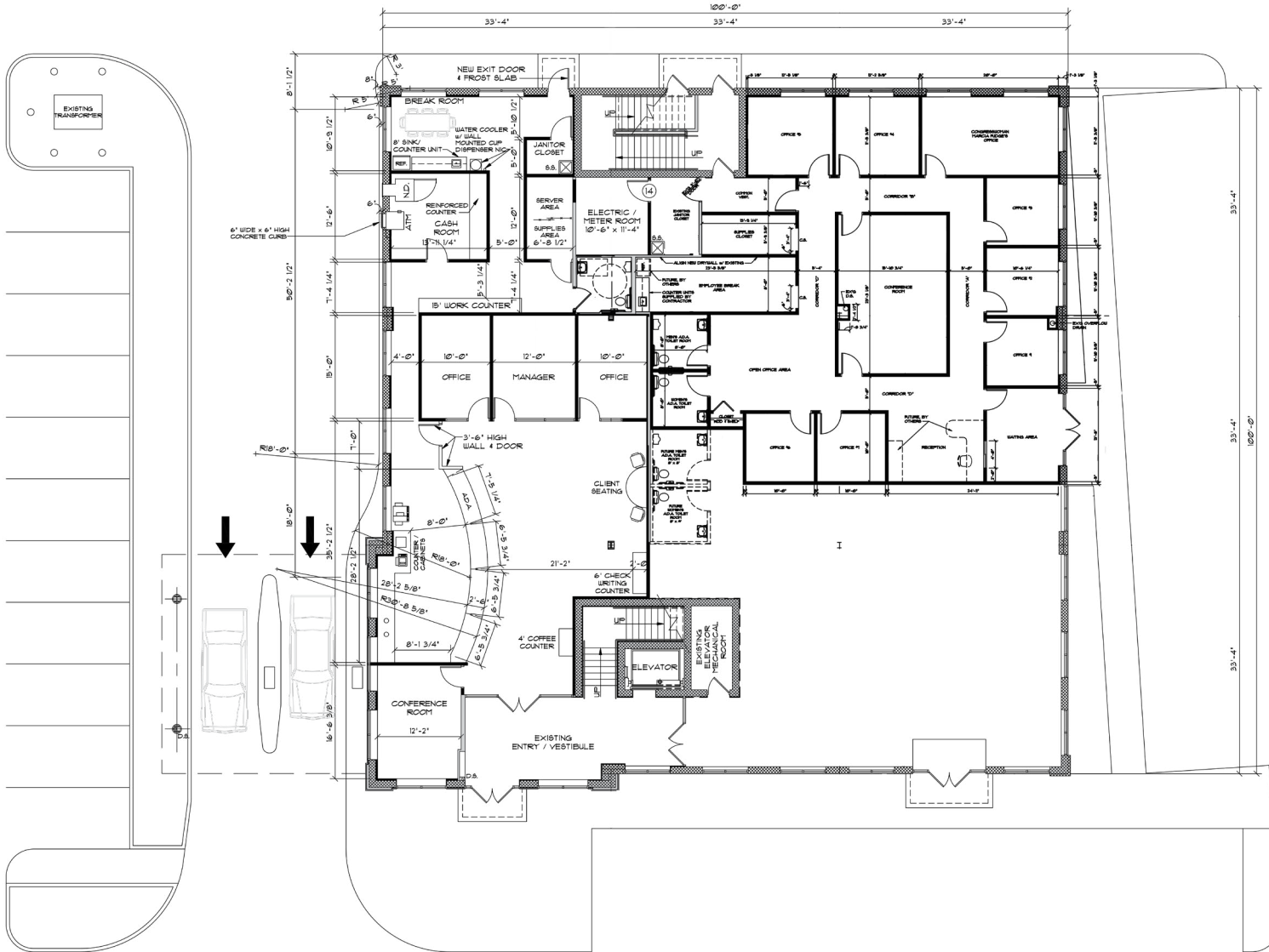


Address	4834 Richmond Rd Warrensville Heights, OH	Tenancy	Multiple
Year Renovated	2011	Construction	Block
# of Floors	2	Parcel	763-28-006
Building SF	20,240 SF	Available for Lease	1 Floor: 3,635 SF
Land	1.34 AC		1 Floor: 3,775 SF
			2 Floor: 10,120 SF

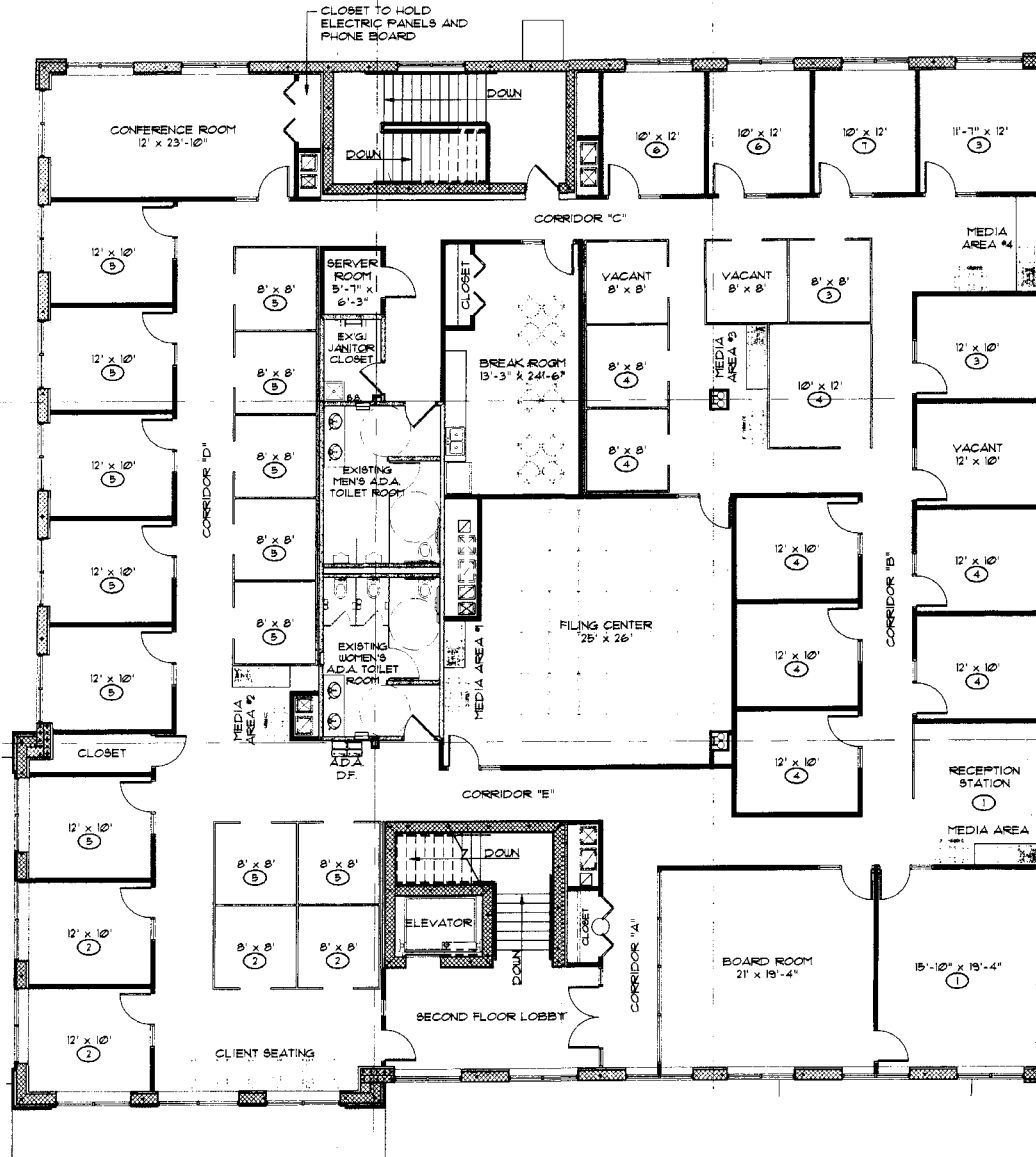
PROPERTY HIGHLIGHTS

- Excellent access to I-480 and I-271
- A 5-mile population of 167,196 with an average household income of \$116,944
- 9,575 businesses within a 5-mile radius
- 12 miles southeast of Downtown Cleveland and adjacent to Cuyahoga Community College's Eastern Campus

FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



NEIGHBORHOOD MAP



CITY OF
Beachwood

CHAGRIN BLVD
University Hospitals
Ahuja Medical Center

ETON CHAGRIN BOULEVARD

University Hospitals
Minoff Health Center

ETON

271

HARVARD RD

Cuyahoga Community College

175

PINECREST

Shops at Harvard Park

WARRENSVILLE CTR RD

JACK THISTLEDOWN RACING

GREEN RD

Bj's WHOLESALE CLUB

EMERY RD

amazon fulfillment

JIMMY JOHN'S

RICHMOND RD

4834 Richmond Rd

480

MILES RD

CHEVROLET

getGo

DUNKIN'

CARmax

CIRCLE K

Wendy's

McDonald's

MILB'S FARMERS MARKET

LOWE'S

Coca-Cola

daltile

The Shoppes of Solon North
ANYTIME FITNESS
CosmoProf
KeyBank
YOUNG CHEFS' ACADEMY
HONEY HUT ICE CREAM

amazon

giant eagle Warehouse

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ALEXANDER RUSSO SIOR
Senior Vice President
arusso@crescorealestate.com
+1 216 525 1495

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, OH 44131
crescorealestate.com



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