

FOR LEASE

# ALPHA PARK

Highland Heights, Ohio 44143



**1,508 SF - 20,583 SF**

AVAILABLE

Office and  
Technology  
Complex

# PROPERTY FEATURES



**1,508 SF - 20,583 SF**

IMMEDIATE AVAILABILITY

**640,000 SF**

TOTAL COMPLEX SIZE

**ELEVEN (11)**

TOTAL COMPLEX BUILDINGS

**\$6.50/SF MG WHSE**  
**\$12.50/SF MG OFFICE**

LEASE RATES

## CURRENT AVAILABILITY

SUITE	TOTAL SF	OFFICE SF	WHSE SF	DOCKS
15	1,508 SF	936 SF	572 SF	-0-
55	3,488 SF	700 SF	2,788 SF	One (1)
59	3,450 SF	-0-	3,450 SF	One (1)
185	3,529 SF	907 SF	2,622 SF	One (1)
270-290	20,583 SF	8,643 SF	11,940 SF	Four (4)

## COMMENTS

- Alpha Park is an office and technology complex set in a park-like environment
- On-site banking, child care and doggy day care
- Ownership and management on-site
- Docks and drive-in doors, as well as high-speed diverse fiber connection
- Competitively priced modified gross lease terms with flexible space configurations to suit

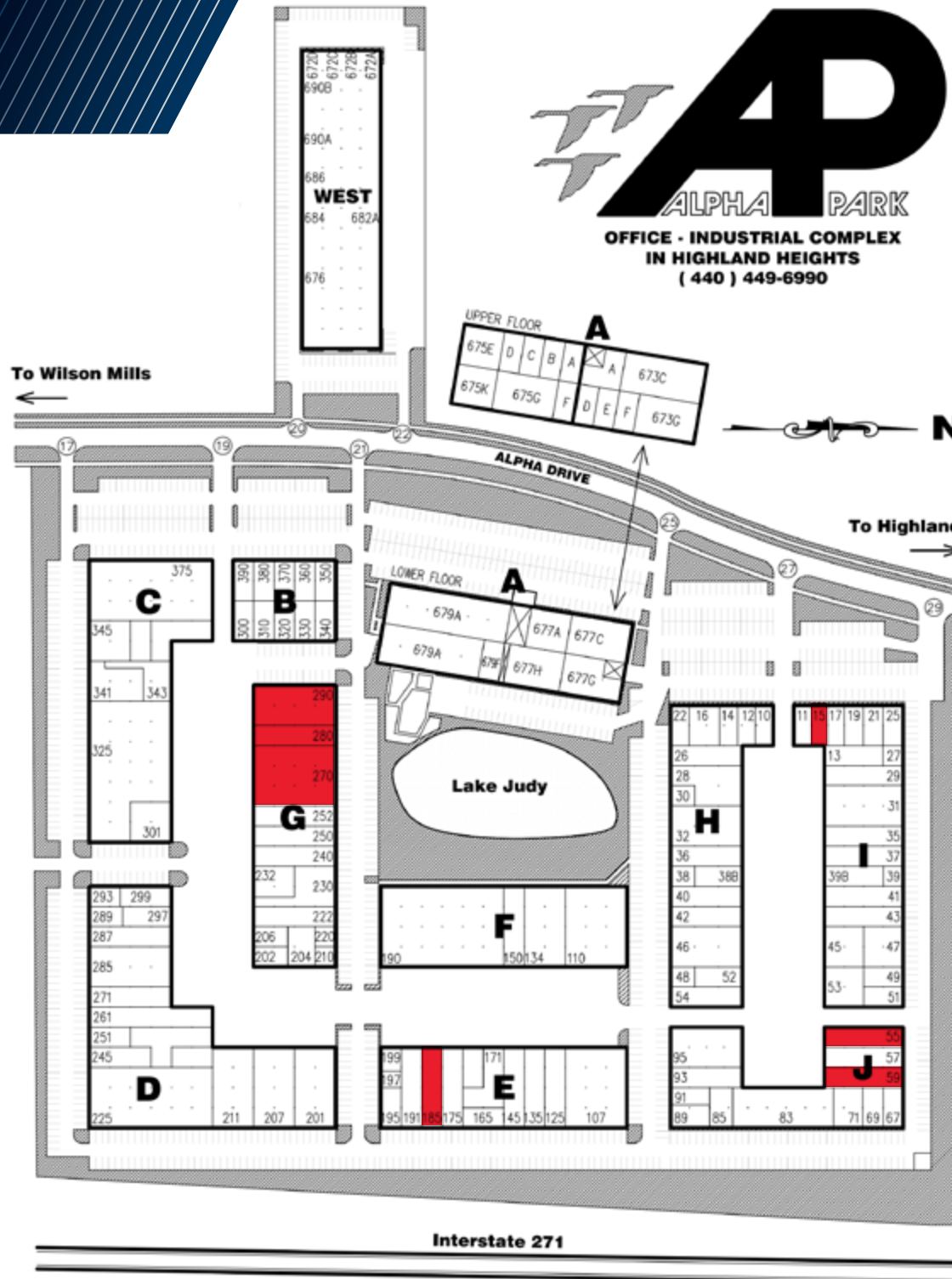




# PROPERTY SITE PLAN



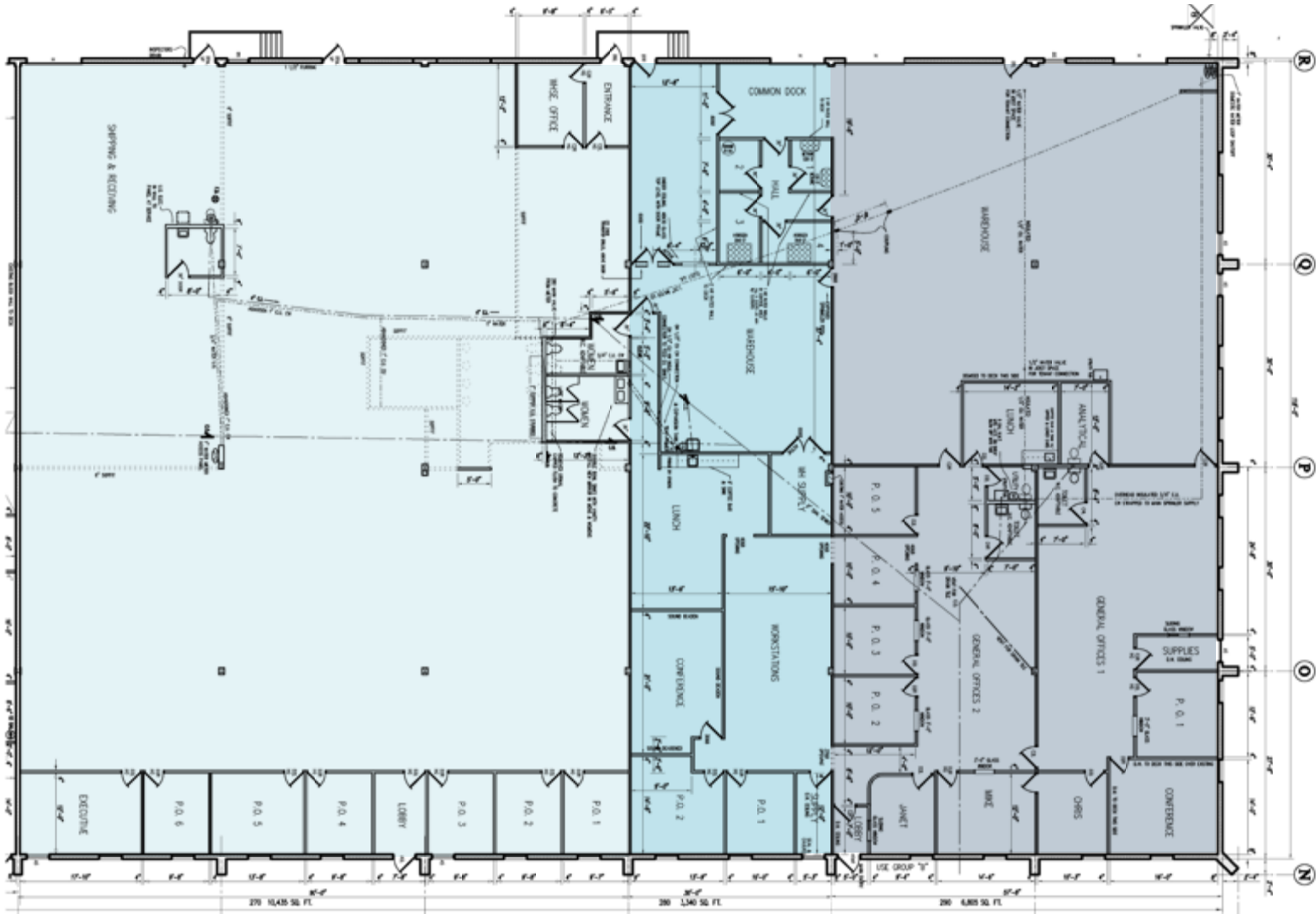
**ALPHA PARK**  
OFFICE - INDUSTRIAL COMPLEX  
IN HIGHLAND HEIGHTS  
( 440 ) 449-6990



 AVAILABLE UNITS



# UNIT 270-290 FLOOR PLAN



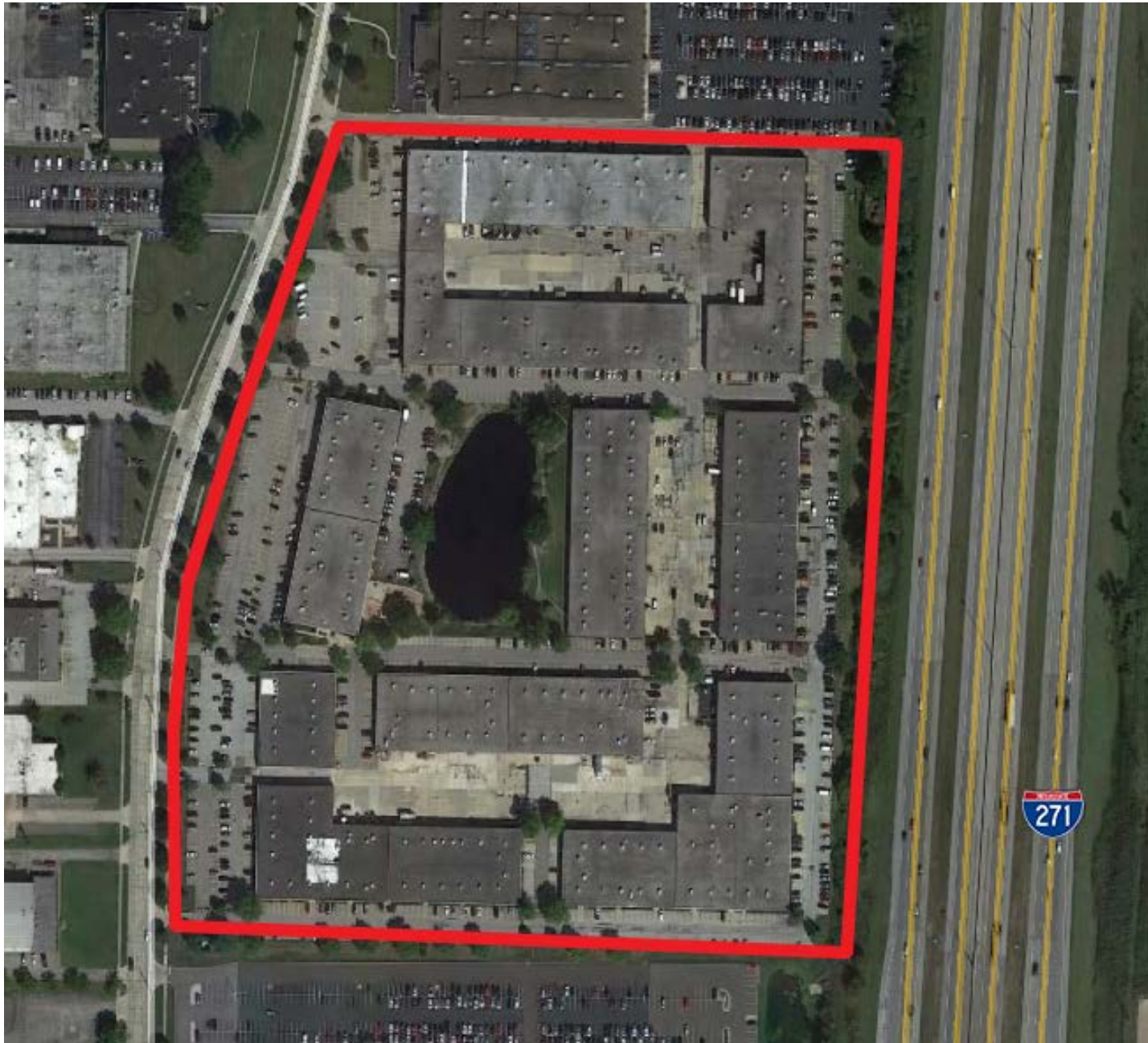
**Unit 270**  
10,438 SF

**Unit 280**  
3,340 SF

**Unit 290**  
6,805 SF

**Max Contiguous: 20,583 SF**

# PROPERTY SITE PLAN





# PROPERTY PHOTOS



## Alpha Park





# PROPERTY PHOTOS



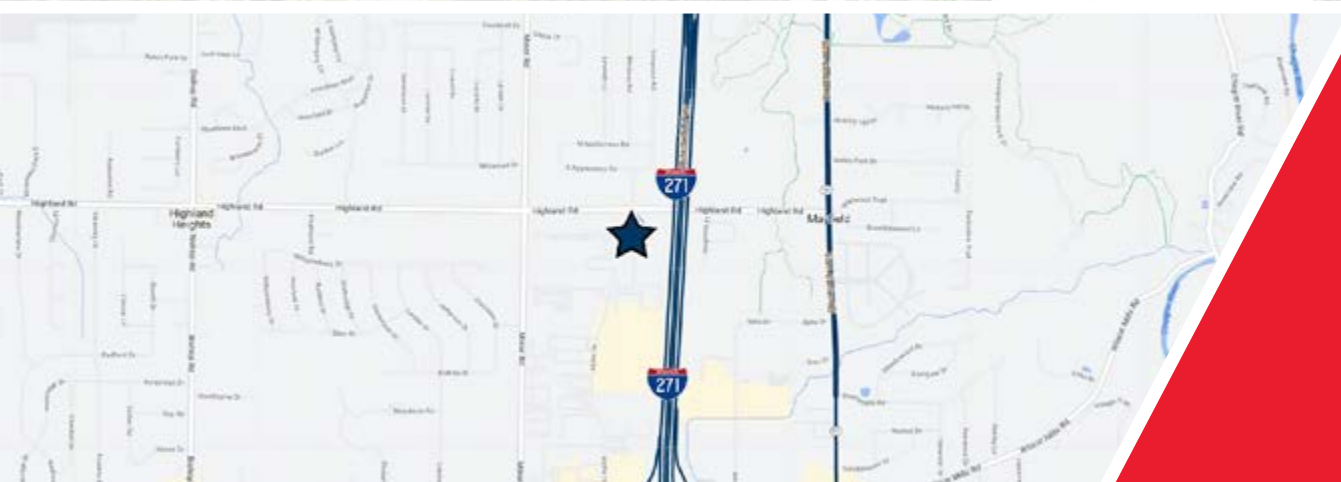
ALPHA PARK			
55	89	101	109
53	54	190	100
11	10	173 679 677 676	202
			290
			300
			299
			375
25	27	23	21
			28
			17

201	PLAY ACADEMY	305	DRIVER DEVELOPMENT
207	TECH RECOVERY SERVICES	289	
78		293	TODAY'S LIFESTYLE CONSTRUCTION
305	MAYFIELD EXCEL TECH COSMETOLOGY	299	SCHOOL OF ROCK
225		325	MIT COLLEGE
225	RESCUE, SCHWABE ACADEMY	340	
340		375	INERTIAL AEROSPACE SVCS
341	THE CAMP TRANSFORMATION CENTER		
371	THE BOYD PRATT COMPANY		



# PROPERTY AERIAL MAP



Easy access  
to I-271





**ROBERT WETZEL**

Vice President  
+1 216 525 1486  
rwetzel@crescorealestate.com

**AUSTIN WETZEL**

Associate  
+1 216 525 1474  
awetzel@crescorealestate.com

**RICO A. PIETRO, SIOR**

Principal  
+1 216 525 1473  
rpietro@crescorealestate.com

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6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
**crescorealestate.com**