



FOR LEASE

CLASS A FIRST FLOOR OFFICE SPACE

600 E GRANGER, BROOKLYN HEIGHTS, OHIO 44131

Highlights

- Class A first floor office space with highway visibility/signage
- On-site ownership and professional management
- Multiple layout options from 3,000- 13,000 SF
- Turnkey plug and play office space
- Excellent location with access to I-480/I-77
- Medical use permitted
- Flexible lease terms with potential JV/purchase

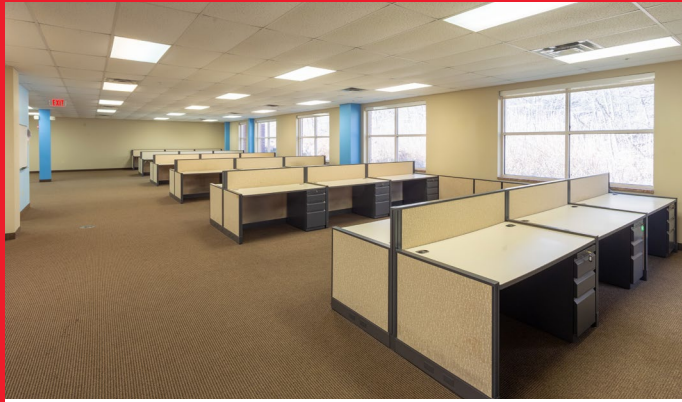
Availability

Unit	Size	Max Contiguous
Suite 100	6,692 SF	13,172 SF
Suite 110	3,480 SF	13,172 SF
Suite 120	3,000 SF	13,172 SF

Lease Rate

\$18.00/SF MG



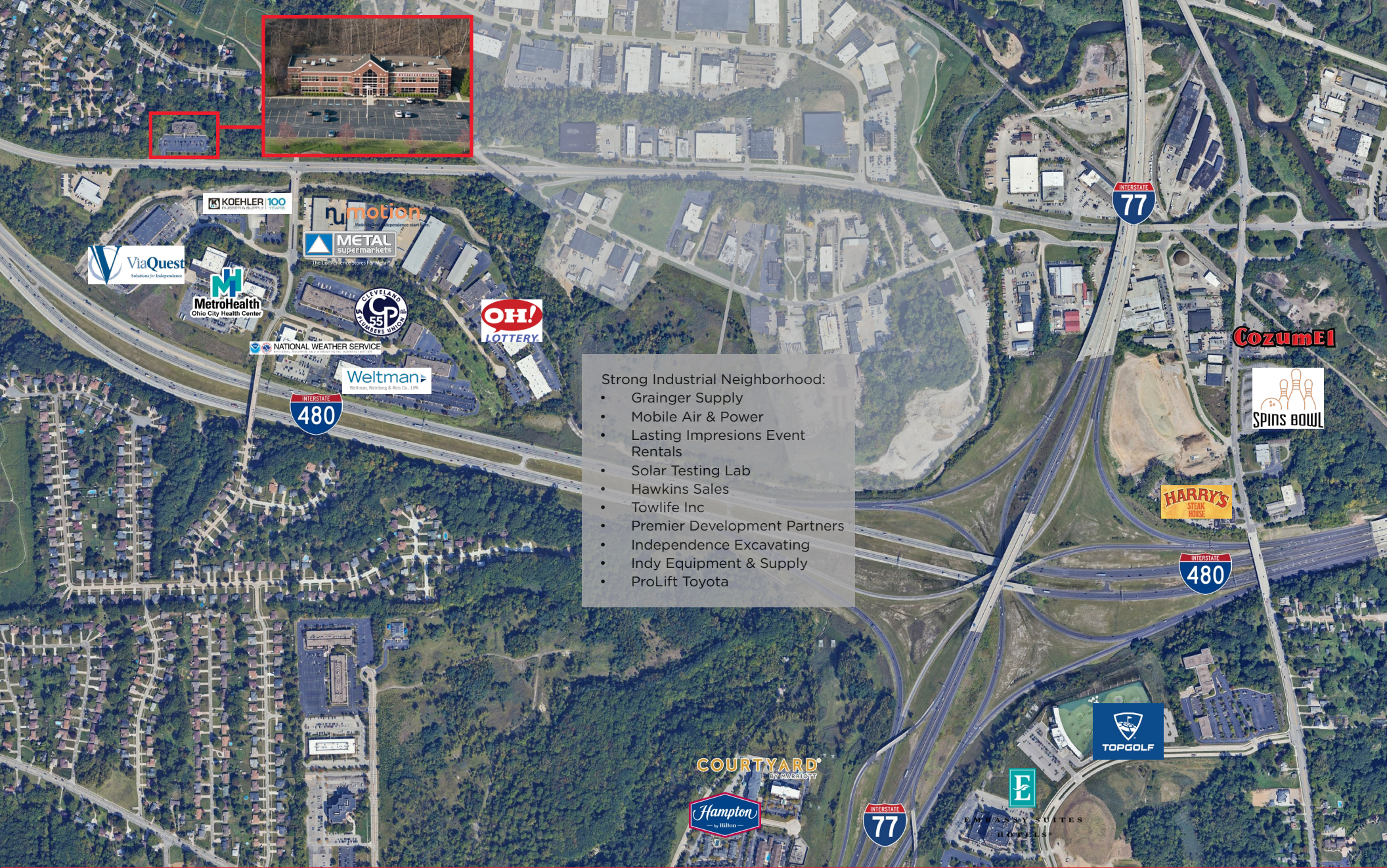


Floor Plans

Max Contiguous 13,172 SF







Strong Industrial Neighborhood:

- Grainger Supply
- Mobile Air & Power
- Lasting Impressions Event Rentals
- Solar Testing Lab
- Hawkins Sales
- Towlife Inc
- Premier Development Partners
- Independence Excavating
- Indy Equipment & Supply
- ProLift Toyota

249,212
Population
(2023 | 5 Mile)

39
Median Age
(2023 | 5 Mile)

107,806
Households
(2023 | 5 Mile)

\$79,963
Household Income
(2023 | 5 Mile)

9,195
Businesses
(2023 | 5 Mile)



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