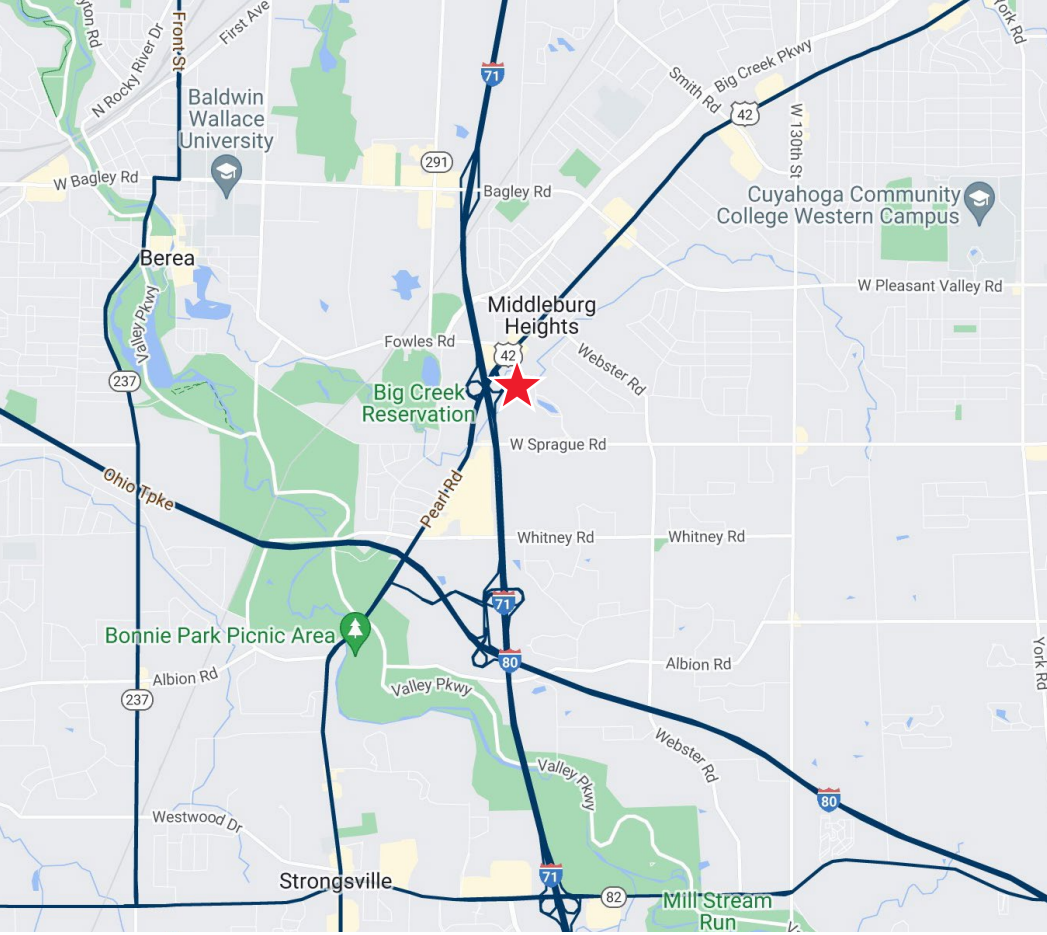


# Islander 1 & Islander 2 Office Space

FOR LEASE | 7550 & 7530 LUCERNE DRIVE, MIDDLEBURG HEIGHTS, OHIO 44130







# Islander 1 & Islander 2

- Completely renovated common area lobbies, hallways, and restrooms on all floors throughout the building
- Strong, local ownership that is well capitalized and ready to make deals
- Several move-in ready suites from under 1,000 SF to over 11,000 SF
- Unparalleled amenities including indoor & outdoor pools, whirlpool, sauna, fitness center, and tennis courts
- Superior location situated right off the Pearl Road exit of I-71 (North-South) and proximate to I-80 (East-West)
- Proximate to Hopkins International Airport, MetroHealth November Family Health Center, & Southwest General Hospital



## Traffic

Bus Route	71
Lucerne Drive	1,632 VPD
Cross Road (Pearl Road)	24,515 VPD
Visibility from I-71	97,968 VPD
Distance to I-71	0.6 Miles
Distance to Downtown Cleveland	16.1 Miles

# Islander 1 Availabilities

Suite	Size	Max Contiguous
Suite 103	1,100 SF	1,100 SF
Suite 106	1,277 SF	5,562 SF
Suite 110	2,911 SF	5,562 SF
Suite 115	1,374 SF	5,562 SF
Suite 203	1,102 SF	1,102 SF
Suite 205	2,960 SF	2,960 SF
Suite 301	796 SF	796 SF
Suite 302	1,896 SF	3,570 SF
Suite 303	1,674 SF	3,570 SF
Suite 401	3,861 SF	3,861 SF
Suite 405	3,999 SF	5,155 SF
Suite 407	1,156 SF	5,155 SF



Click Suite to View Floor Plan



## Quick Stats

Address	7550 Lucerne Dr
Building Size	55,236 SF
Year Built (Renovated)	1978 (2023)
# of Floors	4
Parking Ratio	4.11 Per 1,000



# Islander 2 Availabilities

Suite	Size	Max Contiguous
Suite 203	2,730 SF	2,730 SF
Suite 300	6,541 SF	6,541 SF
Suite 301	1,881 SF	1,881 SF
Suite 305	2,123 SF	2,123 SF
Suite 415	3,970 SF	3,970 SF
Suite 420	1,691 SF	1,691 SF



Click Suite to View Floor Plan



## Quick Stats

Address	7530 Lucerne Dr
Building Size	48,631 SF
Year Built (Renovated)	1978 (2023)
# of Floors	4
Parking Ratio	4.11 per 1,000



**165,111**  
Population  
(2023 | 5 Mile)

**43.4**  
Median Age  
(2023 | 5 Mile)

**70,527**  
Households  
(2023 | 5 Mile)

**\$106,894**  
Household Income  
(2023 | 5 Mile)

**6,106**  
Total Businesses  
(2023 | 5 Mile)

**87,338**  
Total Employees  
(2023 | 5 Mile)







**7550 & 7530 LUCERNE DRIVE,  
MIDDLEBURG HEIGHTS, OHIO 44130**

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