

OFFICE SPACE OR MEDICAL SPACE FOR LEASE

KOWIT & COMPANY
REAL ESTATE GROUP
www.KowitRealEstate.com



OFFICE OR MEDICAL SPACE FOR LEASE
14600 Detroit Avenue
Lakewood, Ohio

Property Highlights

- 15 story building with 1st floor retail space of 4,900 SF available
- 710-122,000 SF contiguous office space available
- Full floors (16,000 SF plates) available in move-in condition
- Move-in condition medical space
- Under new ownership with on-site management
- Area amenities include multiple restaurants, deli's, retail shopping, banking and Lakewood Hospital (a Cleveland Clinic Hospital)

Property Photos:



Contact Agent:

Myrna Previte

216.514.1400 x123

mprevite@kowitrealestate.com

OFFICE OR MEDICAL SPACE FOR LEASE PROPERTY PHOTOS



VIEW OF BUILDING



VIEW OF BUILDING

KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Myrna Previte
216.514.1400 x123
mprevite@kowitrealestate.com

OFFICE OR MEDICAL SPACE FOR LEASE

BUILDING INFORMATION

Building Size:	258,470 SF
Year Built:	1974, Renovated 2005
Number of Floors:	Fifteen (15) Story Class "B" Tower; typical floor size 17,231 SF
Available Space:	Landlord can accommodate from 710 SF up to 122,000 SF
Base Rent:	Base rent shall be offered on a gross basis Office - \$13.50-\$15.50 per rentable SF Medical - \$15.50-\$18.00 per rentable SF
Operating Expenses & Real Estate Taxes:	In addition to base rent, Tenant shall be responsible for its proportionate share of increases in building operating expenses and real estate taxes over the base year.
Tenant Improvements:	Negotiable
Utilities:	Utilities are separately metered billed at the small general commercial user rate.
Parking:	Adjacent garage consists of 5 levels containing 1,000 parking spaces; the property also offers several other surface and metered parking options within same block.
Transportation:	Building has a covered RTA bus stop located near the entrance.
Storage:	Available at the rate of \$5.00 per SF
Handicap Accessibility:	Building substantially complies with the Americans with Disabilities Act (ADA).
Security:	Manned security and closed circuit monitoring.
Signage:	Tenant identification displayed on directory in the main lobby, building standard signage in elevator lobby and at entrance to premises. Signage and naming right opportunities.

OFFICE OR MEDICAL SPACE FOR LEASE AERIAL



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Myrna Previte
216.514.1400 x123
mprevite@kowitrealestate.com

OFFICE OR MEDICAL SPACE FOR LEASE

AREA PARKING MAP



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Myrna Previte
216.514.1400 x123
mprevite@kowitrealestate.com

OFFICE OR MEDICAL SPACE FOR LEASE

DEMOGRAPHICS

14600 Detroit Avenue Lakewood, Ohio		3 Miles	5 Miles	7 Miles	3.00 (Miles)
POPULATION	2013 Estimated Population	120,650	229,631	377,888	70,213
	2018 Projected Population	115,992	220,810	363,497	67,506
	2010 Census Population	122,553	233,234	383,762	71,320
	2000 Census Population	132,918	253,085	410,274	78,159
	Projected Annual Growth 2013 to 2018	-0.8%	-0.8%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2013	-0.7%	-0.7%	-0.6%	-0.8%
	2013 Median Age	36.2	36.7	37.3	35.4
HOUSEHOLDS	2013 Estimated Households	55,101	100,907	163,682	31,857
	2018 Projected Households	53,051	97,156	157,599	30,670
	2010 Census Households	55,953	102,475	166,224	32,349
	2000 Census Households	59,608	108,907	173,365	34,809
	Projected Annual Growth 2013 to 2018	-0.7%	-0.7%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2013	-0.6%	-0.6%	-0.4%	-0.7%
RACE AND ETHNICITY	2013 Estimated White	78.9%	74.9%	77.0%	80.4%
	2013 Estimated Black or African American	11.6%	13.8%	12.7%	11.2%
	2013 Estimated Asian or Pacific Islander	2.2%	2.0%	2.3%	2.1%
	2013 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%	0.3%
	2013 Estimated Other Races	6.9%	9.0%	7.7%	6.0%
	2013 Estimated Hispanic	10.0%	13.9%	11.9%	8.4%
INCOME	2013 Estimated Average Household Income	\$55,443	\$52,668	\$53,283	\$51,640
	2013 Estimated Median Household Income	\$44,385	\$42,461	\$43,680	\$42,241
	2013 Estimated Per Capita Income	\$25,506	\$23,334	\$23,306	\$23,619
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	3.4%	4.7%	4.8%	3.4%
	2013 Estimated Some High School (Grade Level 9 to 11)	10.3%	12.7%	12.1%	10.1%
	2013 Estimated High School Graduate	27.9%	30.1%	32.0%	28.5%
	2013 Estimated Some College	21.0%	20.7%	20.3%	21.6%
	2013 Estimated Associates Degree Only	5.9%	5.7%	6.2%	6.4%
	2013 Estimated Bachelors Degree Only	19.8%	16.3%	15.6%	19.4%
	2013 Estimated Graduate Degree	11.7%	9.7%	9.1%	10.6%
BUSINESS	2013 Estimated Total Businesses	3,850	8,053	17,606	2,590
	2013 Estimated Total Employees	39,556	105,123	282,934	26,538
	2013 Estimated Employee Population per Business	10.3	13.1	16.1	10.2
	2013 Estimated Residential Population per Business	31.3	28.5	21.5	27.1

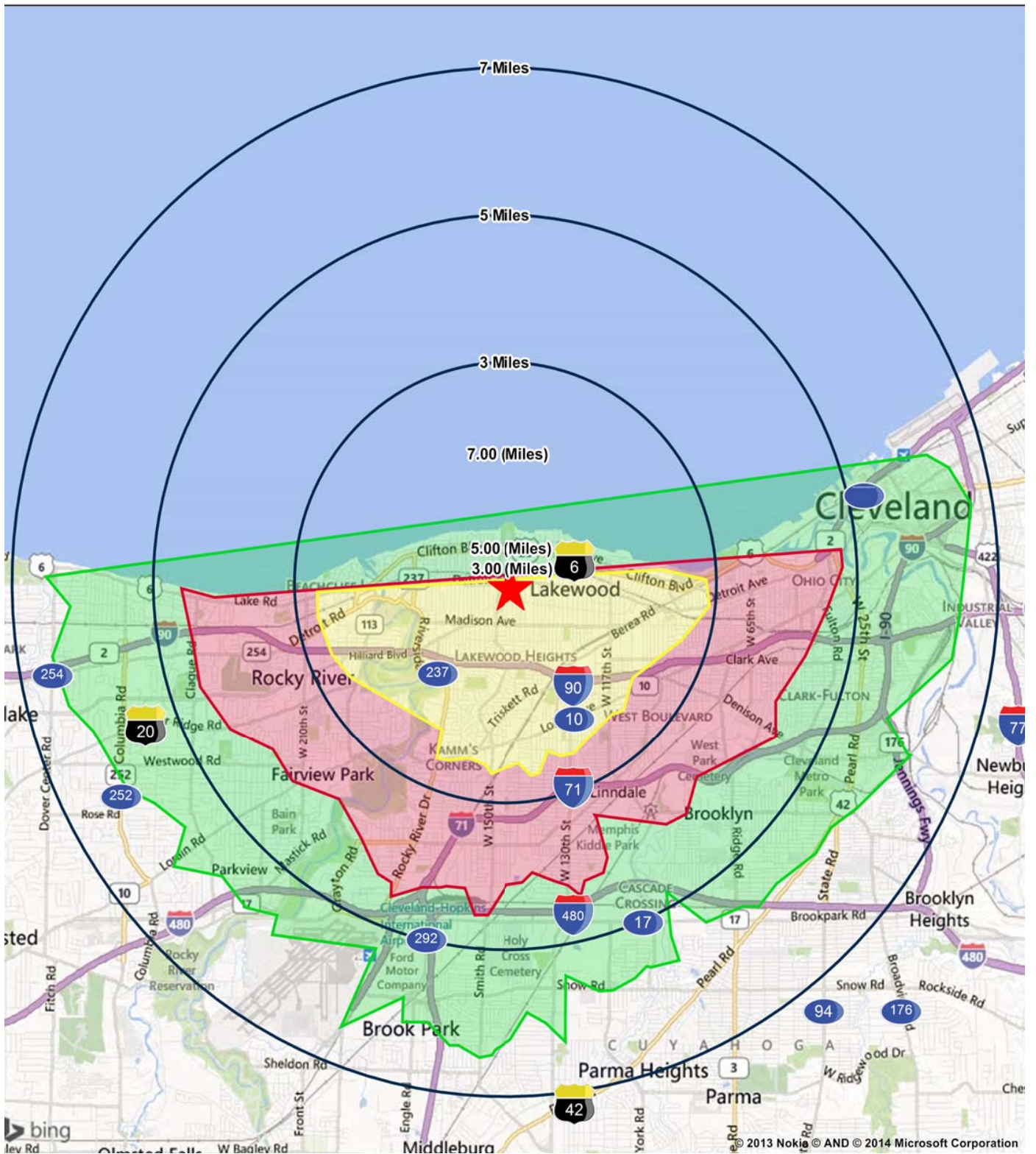
KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Myrna Previte
216.514.1400 x123
mprevite@kowitrealestate.com

OFFICE OR MEDICAL SPACE FOR LEASE AREA MAP



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Myrna Previte
216.514.1400 x123
mprevite@kowitrealestate.com