

# OFFICE OR MEDICAL SPACE FOR LEASE

**KOWIT & COMPANY**  
REAL ESTATE GROUP  
www.KowitRealEstate.com

## OFFICE OR MEDICAL SPACE FOR LEASE 14701-14725 Detroit Avenue Lakewood, Ohio

### Property Highlights

- Available immediately: 265 - 7,530 SF
- Prime location in the heart of downtown Lakewood
- Move-in condition medical space
- Move-in condition office space
- Excellent lake view available
- 400 car attached parking garage
- Aggressive rates

### Property Photos:



### Contact Agent:

**Myrna Previte**

216.514.1400 x123

[mprevite@kowitrealestate.com](mailto:mprevite@kowitrealestate.com)



# OFFICE OR MEDICAL SPACE FOR LEASE PROPERTY PHOTOS



VIEW OF BUILDING



VIEW OF BUILDING

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Mayfield Heights, Ohio 44124  
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## BUILDING INFORMATION

**Year Built:** 1927 & 1964, Renovated 2010

**Available Immediately:** 2<sup>nd</sup> Floor: 1,010 SF office space  
500 SF office space  
1,930 SF medical space  
630 SF office space  
956 SF office space  
770 SF office space  
1,515 SF medical space  
2,450 SF medical space

3<sup>rd</sup> Floor: 265 SF office space  
595 SF office space  
458 SF office space  
283 SF office space

4<sup>th</sup> - 6<sup>th</sup> Floors: 1,890 SF medical space  
1,605 SF office space  
1,422 SF office space  
735 SF office space  
319 SF office space  
1,306 SF medical space  
636 SF office space  
682 SF office space  
638 SF office space  
2,200 SF office space  
1,195 SF office space  
325 SF office space  
1,119 SF office space

Bailey Bldg: 3,818 SF office space  
1,925 SF office space  
4,923 SF office space  
2,650 SF office space

**Base Rent:** Base rent shall be offered on a full service gross basis  
Office - \$12.50-\$14.00 per rentable SF  
Medical - \$14.00-\$16.00 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 not separately metered on floors 2-7. Tenant will pay its proportionate share of utilities based on the building standard rate for office or medical use.

**Parking:** Building has an attached garage consisting of three levels containing 350+ parking spaces, in addition to ample surface and metered parking options within the block

**Transportation:** Building has a covered RTA bus stop located near the entrance

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# OFFICE OR MEDICAL SPACE FOR LEASE AERIAL



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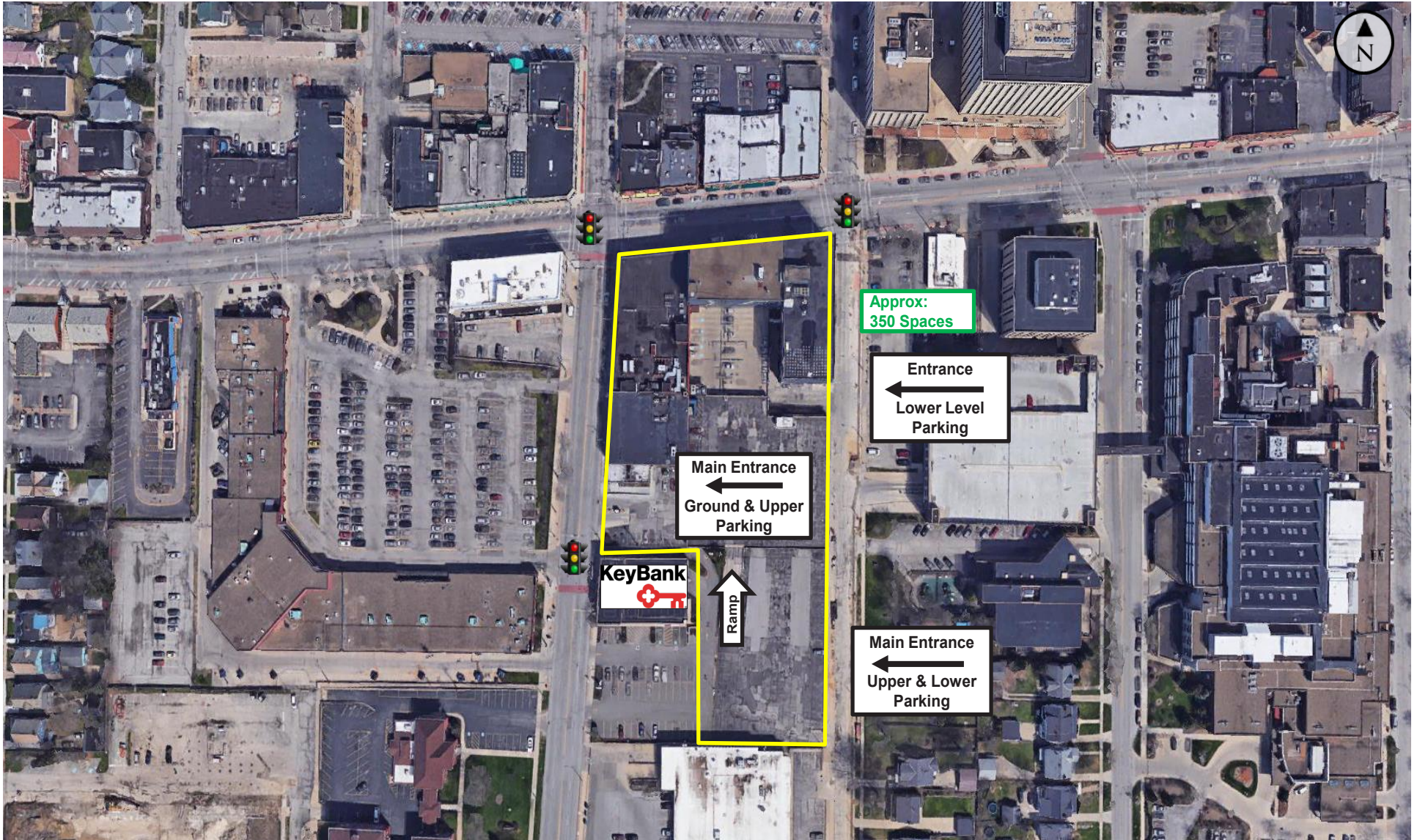
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# OFFICE OR MEDICAL SPACE FOR LEASE

## SITE PARKING AERIAL



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# OFFICE OR MEDICAL SPACE FOR LEASE

## AREA PARKING MAP



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## DEMOGRAPHICS

14701 Detroit Ave

Lakewood, OH 44107

3 mi radius

5 mi radius

7 mi radius

POPULATION	2018 Estimated Population	119,341	224,989	370,726
	2023 Projected Population	113,004	216,293	356,484
	2010 Census Population	124,095	233,966	382,824
	2000 Census Population	134,324	253,859	408,473
	Projected Annual Growth 2018 to 2023	-1.1%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2018	-0.6%	-0.6%	-0.5%
	2018 Median Age	36.5	36.9	37.5
HOUSEHOLDS	2018 Estimated Households	56,707	102,878	167,656
	2023 Projected Households	54,604	100,419	163,839
	2010 Census Households	56,676	102,880	165,849
	2000 Census Households	60,334	109,298	172,513
	Projected Annual Growth 2018 to 2023	-0.7%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.3%	-0.2%
RACE AND ETHNICITY	2018 Estimated White	76.8%	72.4%	74.5%
	2018 Estimated Black or African American	12.3%	14.4%	13.6%
	2018 Estimated Asian or Pacific Islander	2.9%	2.6%	2.8%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2018 Estimated Other Races	7.7%	10.1%	8.7%
	2018 Estimated Hispanic	10.8%	15.0%	13.1%
INCOME	2018 Estimated Average Household Income	\$71,954	\$68,753	\$69,470
	2018 Estimated Median Household Income	\$51,786	\$49,134	\$50,194
	2018 Estimated Per Capita Income	\$34,253	\$31,554	\$31,679
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.0%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.2%	9.1%	9.1%
	2018 Estimated High School Graduate	25.1%	27.9%	29.1%
	2018 Estimated Some College	21.4%	20.9%	21.7%
	2018 Estimated Associates Degree Only	7.6%	7.3%	7.4%
	2018 Estimated Bachelors Degree Only	22.1%	19.1%	18.2%
	2018 Estimated Graduate Degree	13.5%	11.8%	10.8%
BUSINESS	2018 Estimated Total Businesses	3,878	7,913	17,722
	2018 Estimated Total Employees	36,434	92,298	259,138
	2018 Estimated Employee Population per Business	9.4	11.7	14.6
	2018 Estimated Residential Population per Business	30.8	28.4	20.9

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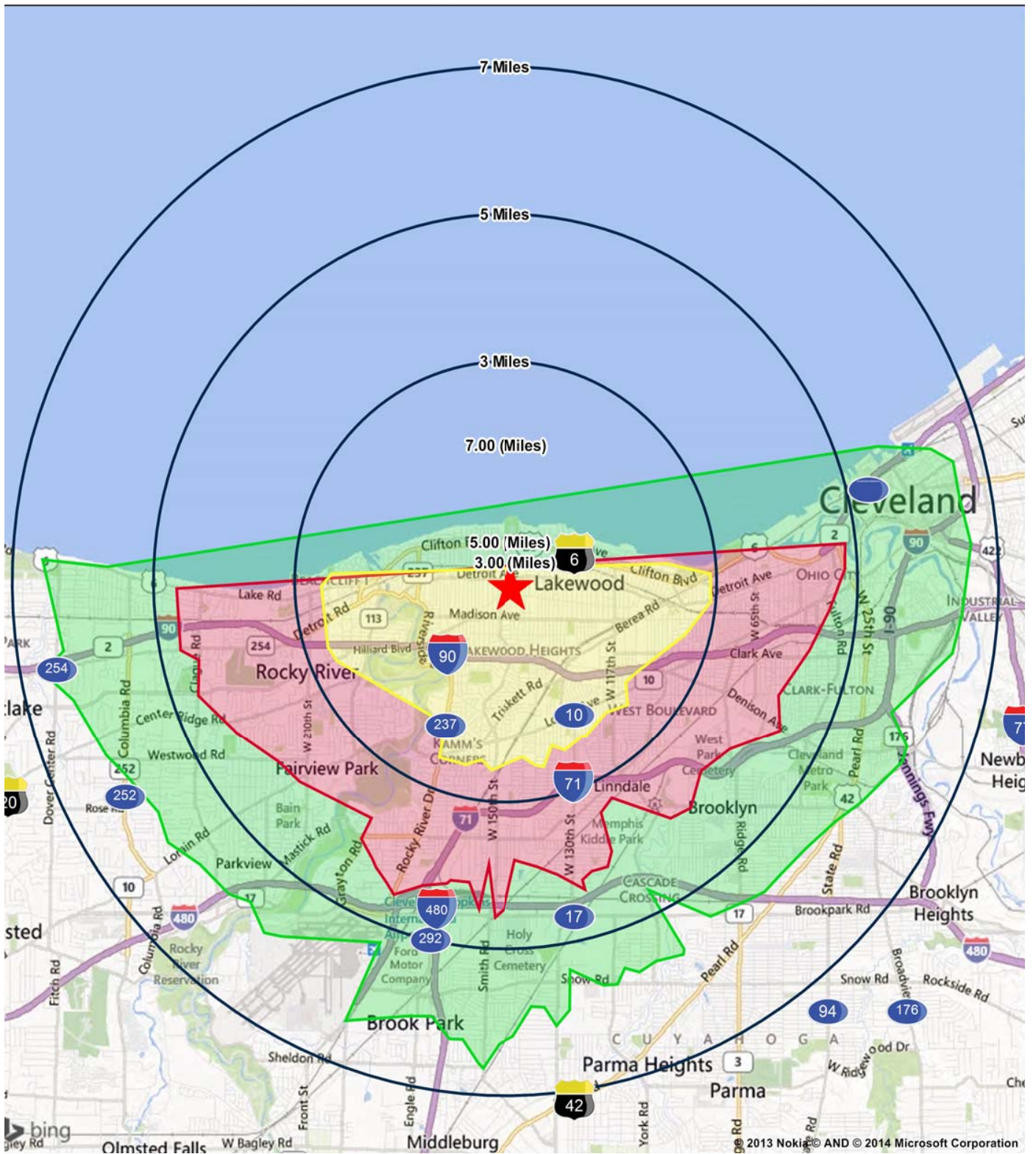
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