

**AVISON
YOUNG**



OFFICE SPACE FOR LEASE



**15885 W SPRAGUE ROAD
STRONGSVILLE, OHIO**

**RARE LARGE BLOCK OF COMPETITIVELY PRICED
SUBURBAN OFFICE SPACE**

15885 W SPRAGUE ROAD STRONGSVILLE, OHIO

88,816 sf

BUILDING SIZE /
TWO STORIES

\$17.00/sf

MODIFIED GROSS
RENTAL RATE

Divisible

TO 20,000 SF

**Ample
Parking**

400 SURFACE SPACES

**Expansion
Opportunity**

UP TO 40,000 SF

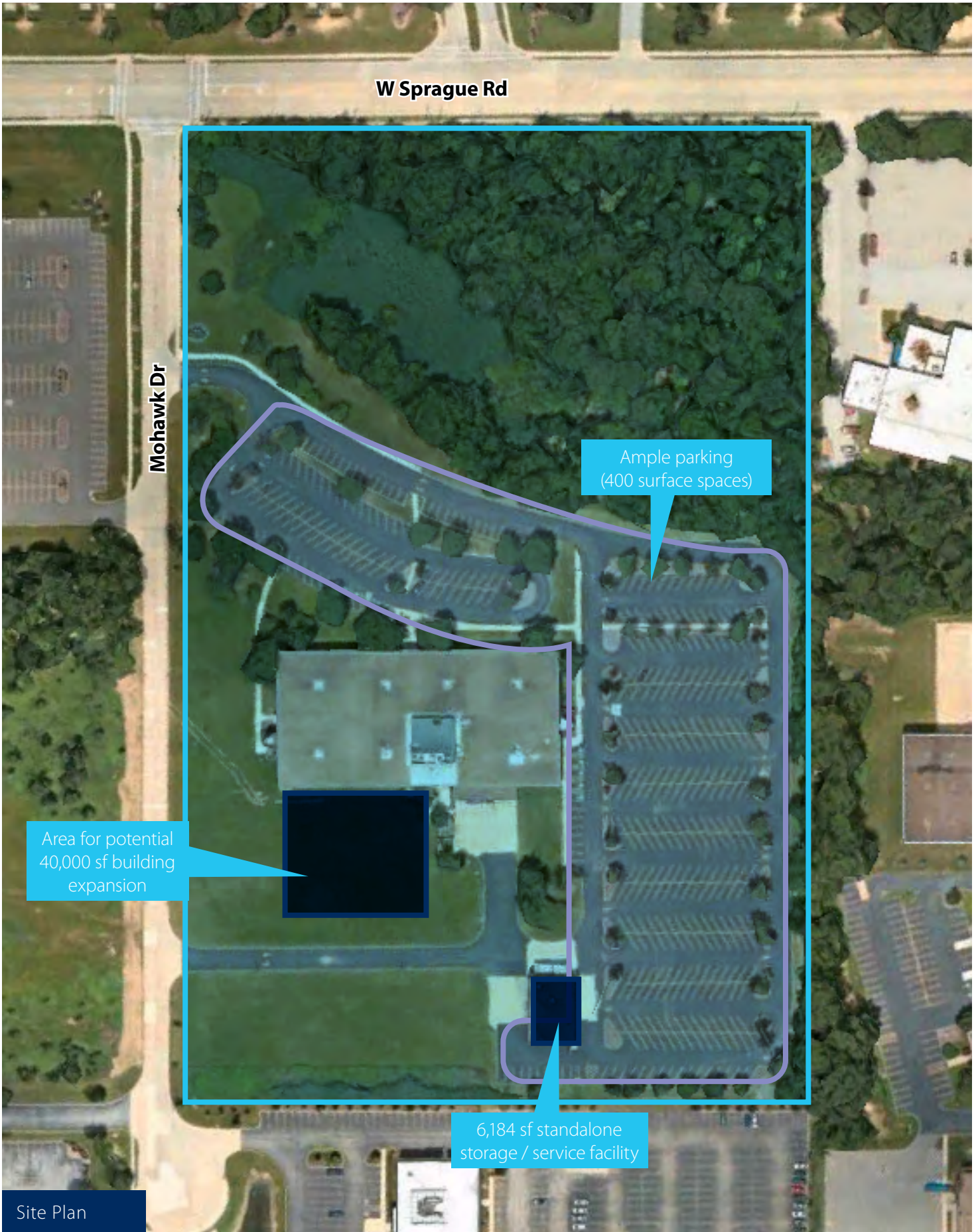
**Tax
Incentives
Available**

THROUGH THE CITY
OF STRONGSVILLE

On-site amenities:

- FULL COMMERCIAL KITCHEN
- OUTDOOR PATIO / COURTYARD
- CONFERENCING SPACE
- BACKUP GENERATOR
- ATRIUM
- MONUMENT SIGNAGE
- LOADING DOCKS
- INCLUDES A 6,184 SF STANDALONE STORAGE / SERVICE FACILITY





W Sprague Rd

Mohawk Dr

Ample parking
(400 surface spaces)

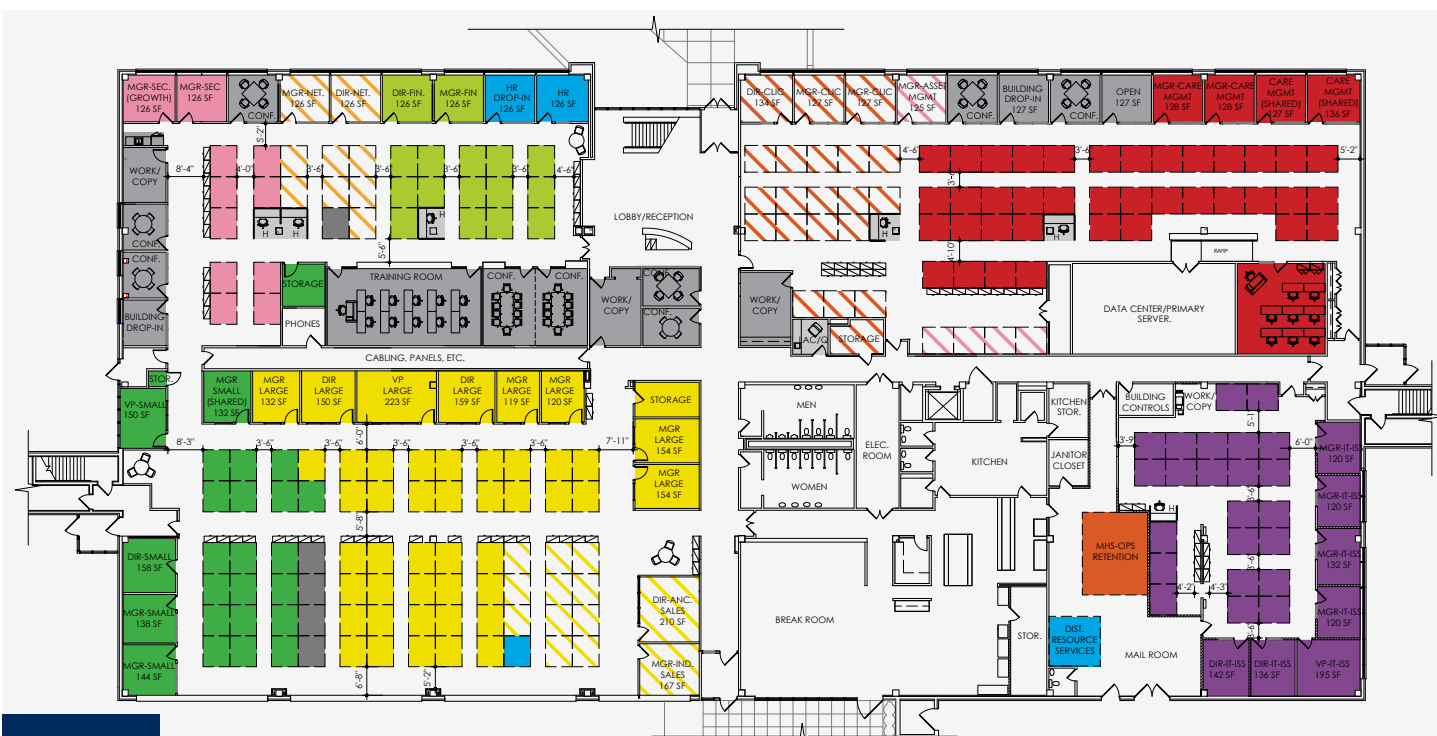
Area for potential
40,000 sf building
expansion

6,184 sf standalone
storage / service facility

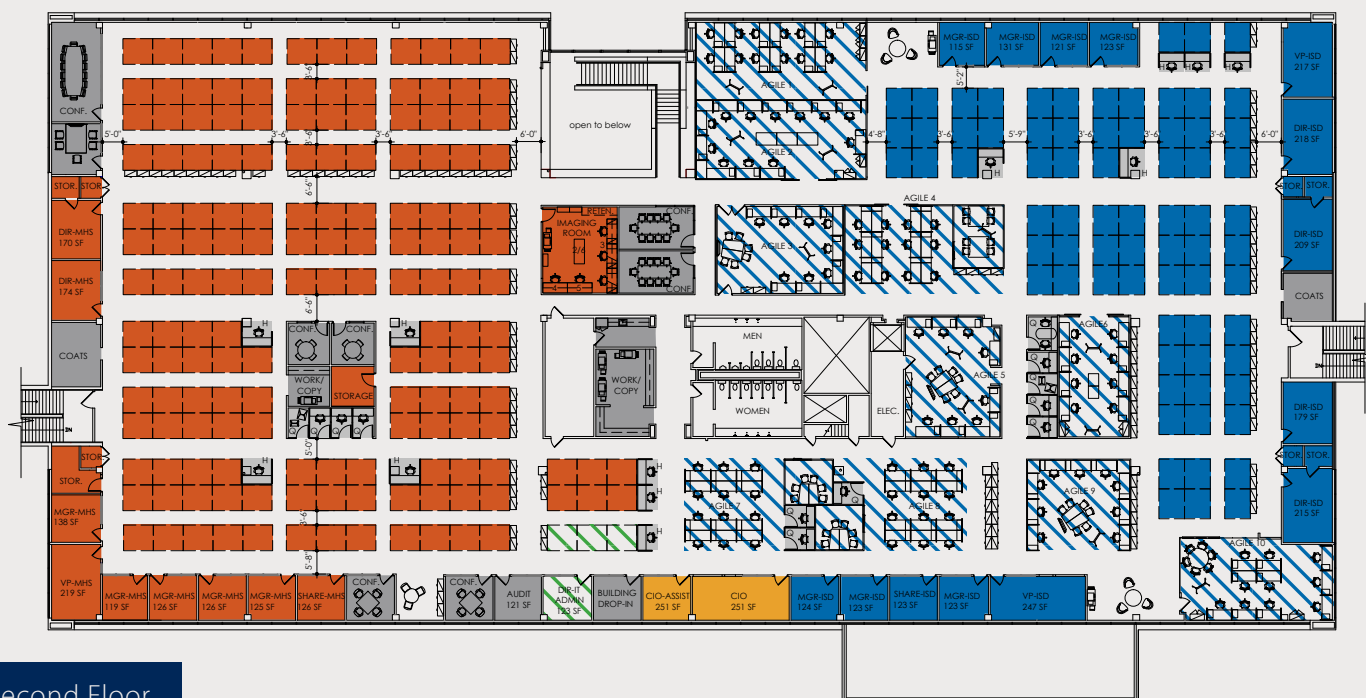
Site Plan



Architecturally
pleasing building
offers considerable
natural light
throughout



First Floor



Second Floor





AVISON
YOUNG


C A R N E G I E
MANAGEMENT AND DEVELOPMENT CORPORATION
WESTLAKE, OH

For additional information:

Matt Kovesdy

216 609 0310

matt.kovesdy@avisonyoung.com

Jon Elson

216 609 0305

jon.elson@avisonyoung.com

Chris Livingston

216 609 0304

chris.livingston@avisonyoung.com

Avison Young

600 Superior Avenue East, Suite 910
Cleveland, OH 44114
216 609 0303