

FOR SALE OR LEASE

**29992 LORAIN ROAD
NORTH OLMSTED, OHIO 44070**

**8,455 SF of Newly Constructed Office Space
Available September 1, 2026**



PROPERTY INFORMATION

QUICK STATS

Building SF	8,455 SF
Available On	September 1, 2026
Buildings	One (1)
Floors	One (1)
Year Built	2026
Land Area	3.08 AC
Construction Type	Frame Wood
Roof Type	Pitched Metal
A/C	Yes
Lighting	LED
Sprinkler	None



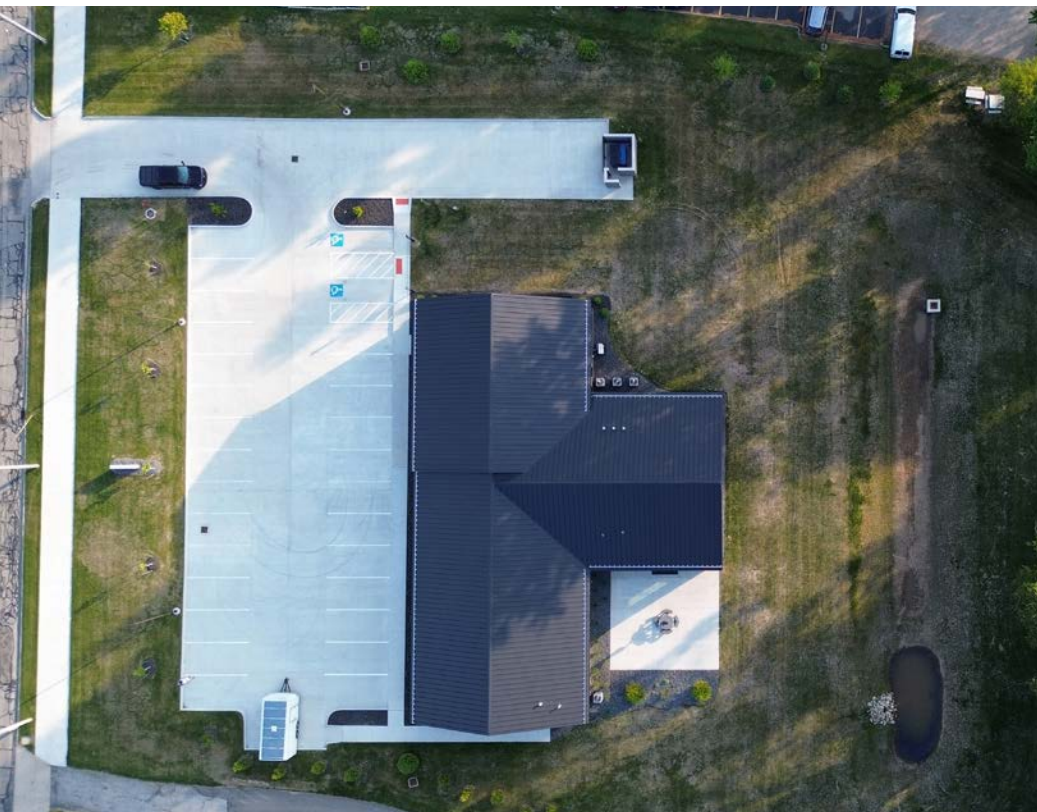
PROPERTY HIGHLIGHTS

- Brand new building - occupied for less than 6 months
- All warranties in place
- Well-designed with a mix of private offices and bullpen area, well-appointed conference rooms, lunch room, and outdoor seating area
- Potential tax abatement available

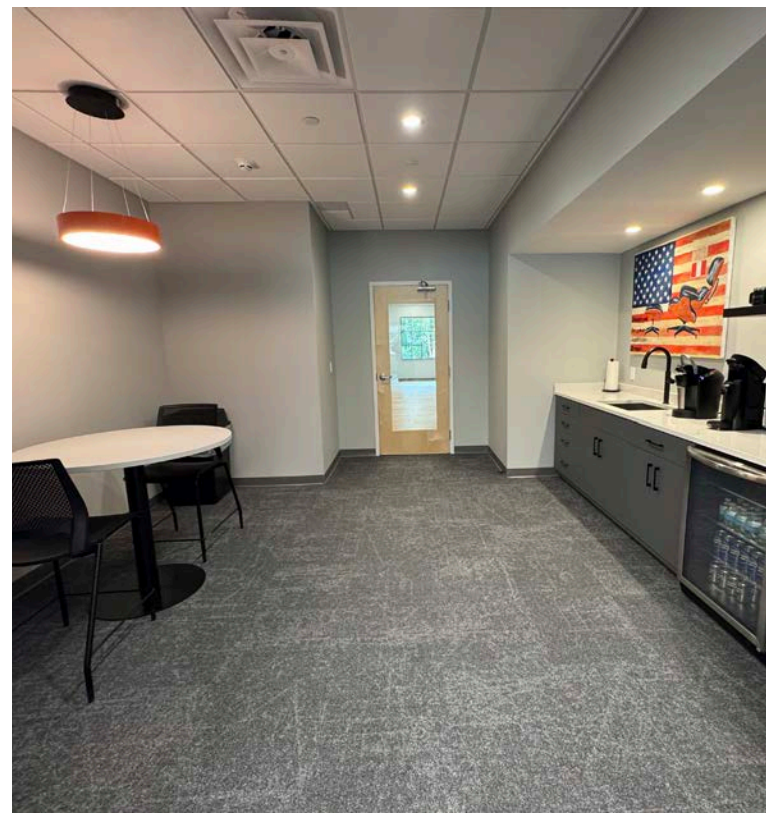
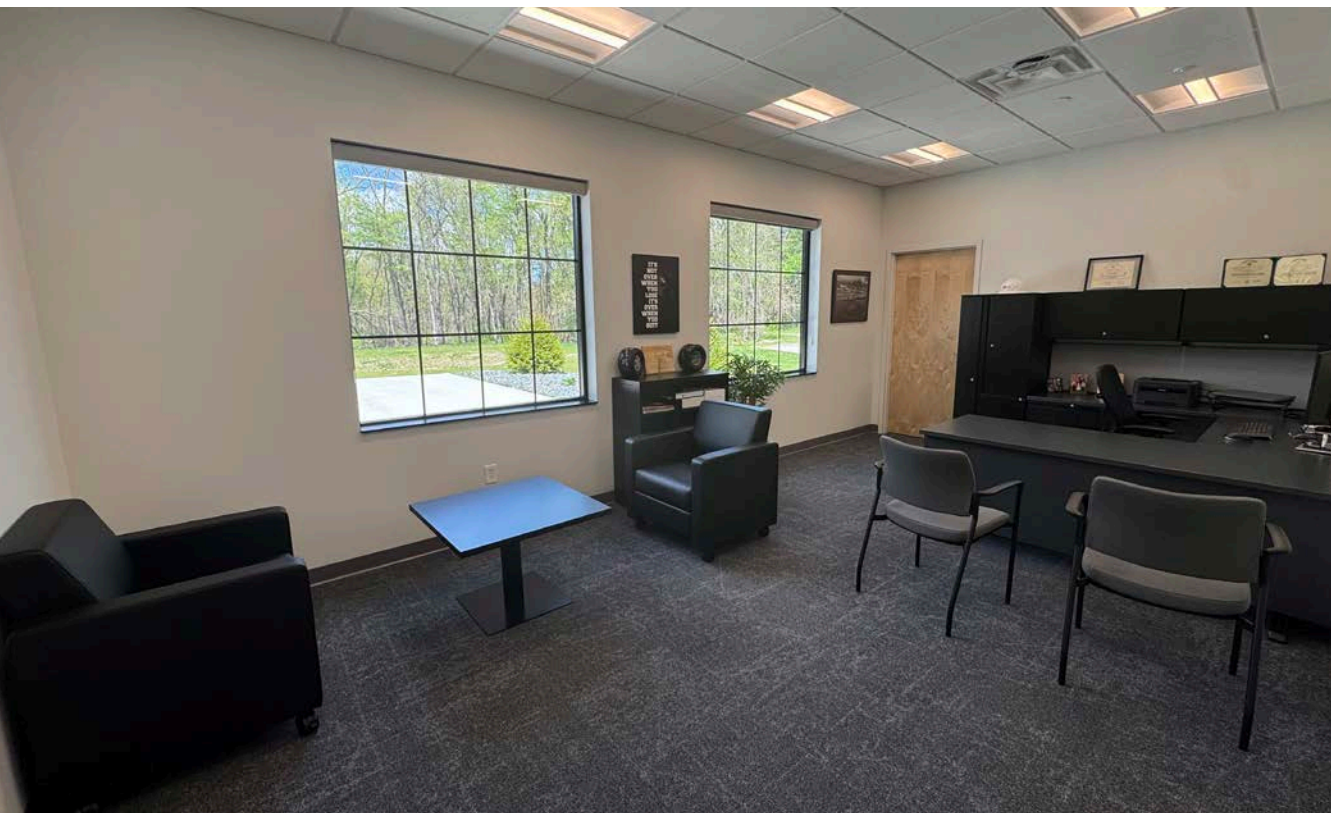
SALE PRICE: \$2,350,000.00

LEASE RATE: \$18.50/SF NNN

EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS



AREA AMENITIES MAP



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