

Offering Memorandum

24610 Detroit Road, Suite 1200

Westlake, Ohio 44145



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Property Overview

Key Metric	Subject
Address	24610 Detroit Road, Suite 1200, Westlake, Ohio 44145
Parcel / APN	214-01-310
Property Type	Office Condominium
Suite Size	6,207 SF
Asking Price	\$550,000
Asking Price / SF	\$88.61
Building	29,000 SF, two-story Teal Place North
Year Built	1988
Zoning	Exclusive Industrial
2025 Taxes	\$12,833

Executive Summary

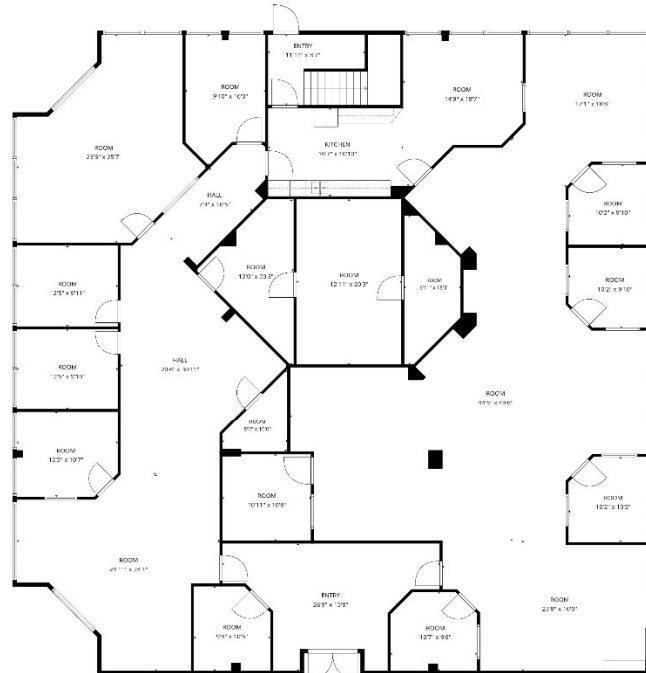
- **Property Type:** Professional Office Condominium
- **Location:** Westlake, Ohio (Immediate I-90 Access)
- **Overview:** A rare opportunity to acquire a spacious, turnkey commercial office condo in one of Westlake's most desirable, meticulously maintained corporate campuses. Designed for productivity and professional prestige, this property offers a seamless blend of collaborative open areas, private executive offices, and critical infrastructure that ensures uninterrupted business operations.

SALES		INVENTORY	
	SUBMARKET		SUBMARKET
12 Mo Transactions	29	Existing Buildings	555
Market Sale Price/SF	\$102	Inventory SF	10.4M
Average Market Sale Price	\$1.9M	Average Building SF	18.7K
12 Mo Sales Volume	\$28.4M	Under Construction SF	0
Market Cap Rate	11.7%	12 Mo Delivered SF	8.5K

DEMAND		AVAILABILITY	
	SUBMARKET		SUBMARKET
12 Mo Net Absorption SF	(88.1K)	Vacancy Rate	8.6%
12 Mo Leased SF	260K	Vacant SF	891K
6 Mo Leasing Probability	26.8%	Availability Rate	10.3%
		Available SF Direct	1M
		Available SF Sublet	45.8K
		Available SF Total	1.1M
		Months on Market	12.4

Property Highlights

- **Unmatched Location & Access:** Positioned directly off I-90 on Detroit Road, providing effortless commutes for clients and staff alike, plus high visibility in a thriving Westlake business corridor.
- **Guaranteed Business Continuity:** Equipped with an integrated backup generator, ensuring the office never experiences a loss of power; a crucial asset for client data protection, tech infrastructure, and daily workflow.
- **Versatile Layout:** Thoughtfully designed floor plan featuring:
 - Expansive open-work areas
 - Private executive offices
 - Multiple professional conference rooms
 - A fully equipped kitchen/break area
- **Prestigious Campus Environment:** Set within a beautiful, professional, and well-managed campus that projects immediate credibility and high standards to visiting clients and partners.



TOTAL: 6061 sq. ft
1st floor: 6061 sq. ft

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Location & Accessibility

- **Address:** 24610 Detroit Road, Suite 1200, Westlake, Ohio 44145
- **Submarket:** Westlake/Western Cuyahoga County
- **Accessibility:** Minutes from major highway interchanges (I-90), close to premier dining, retail, and lodging, and centrally positioned to draw professional talent from across the region.



Operational Transparency: The Condo Association & Fees

- **Investment in Peace of Mind:** The property is supported by a stable, professionally managed condo association. While association fees are part of the structure, they directly translate into a worry-free, premium environment.
- **What the Fees Cover:** Comprehensive common area upkeep, structural and campus maintenance, and critical infrastructure support. This eliminates deferred maintenance headaches and unexpected capital expenditures for the owner, allowing businesses to focus entirely on growth.

Ideal Buyer Profile

This space is exceptionally well-suited for established professional service firms, including:

- CPA and Accounting Practices
- Wealth Management & Financial Advisory Firms
- Law Offices, Consulting Agencies, and Corporate Regional Headquarters.
- Medical/Professional Offices

Advisor & Contact Information

To schedule a private walkthrough, review association financials, or submit an offer, contact:

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