



Google Maps

MENTOR OFFICE CENTER

FOR LEASE

OFFICE

7464 Mentor Ave.

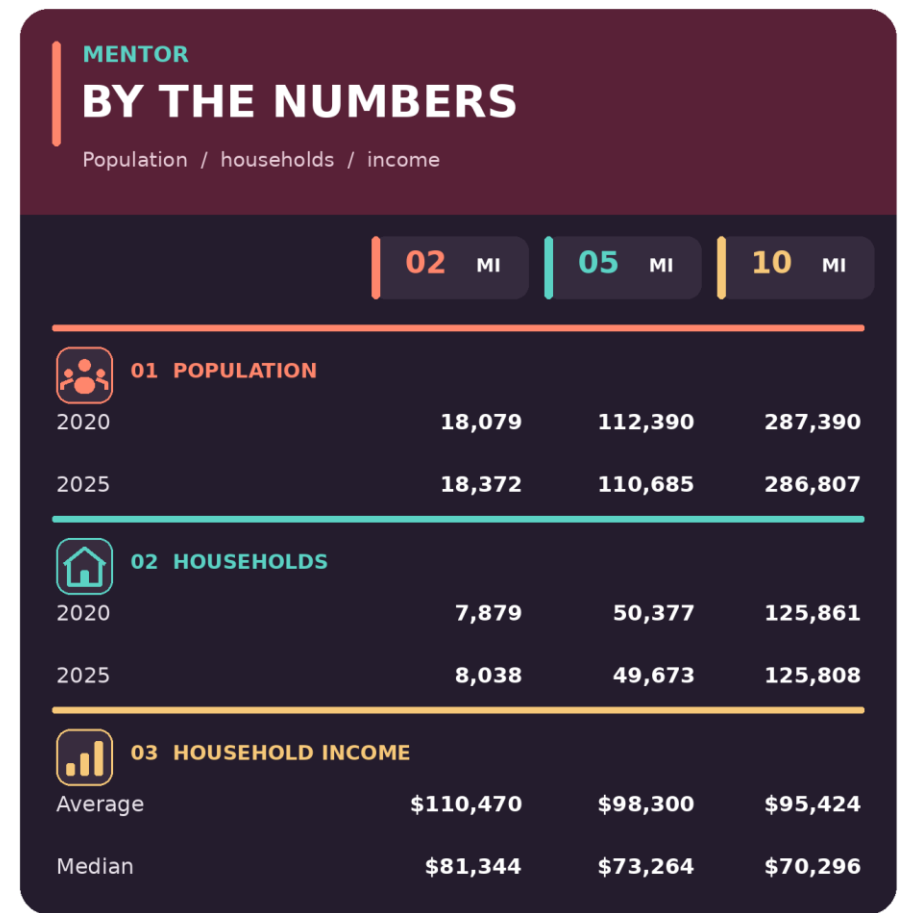
Mentor, OH 44060

MENTOR OFFICE CENTER

DiFranco Commercial Real Estate is pleased to present in association with Baehr Insurance a 2,700 SF second story office space in the heart of Mentor.

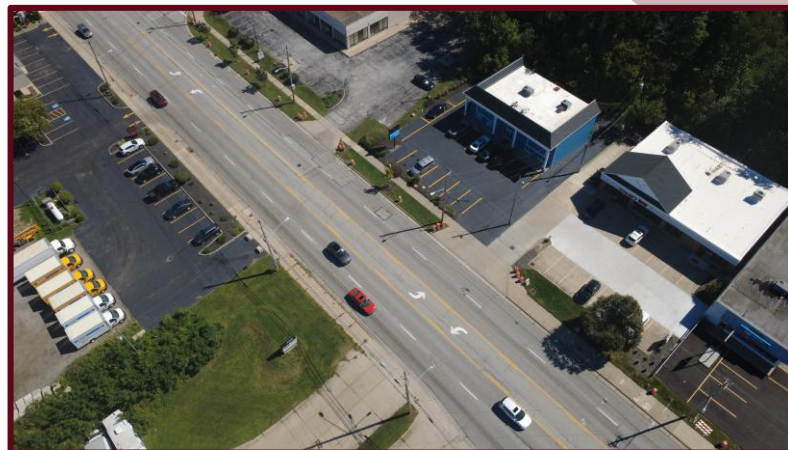
This property speaks for itself, but some features we love include:

- Up to 2,700 sf of second floor office space
- Centrally located in one of Lake counties busiest and well trafficked suburbs
- All building systems and envelope updated within past five years.
- Strong average household income of \$110,000 within 2 miles of site.
- A traffic count of over 19,098 VPD along Mentor Avenue
- Regional retail area with over 3.7 million sq ft retail space including Mentor Mall, Dicks, Best Buy, T.J. Maxx, Marshall's, At Home, Michaels, Ashley, Burlington, all within one mile of site.
- Less than one (1) miles from both Interstate 90 and Route 2



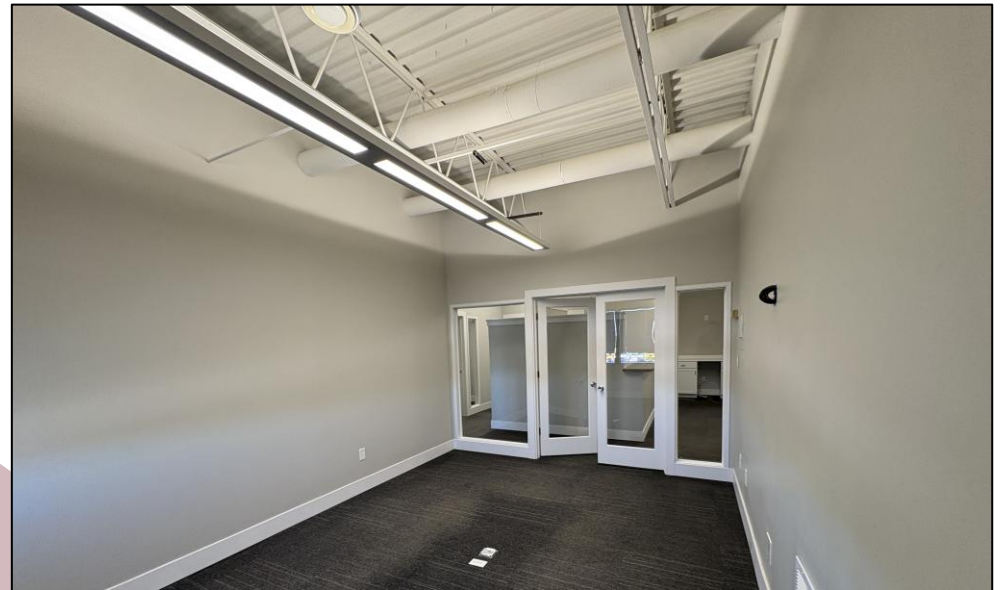
PHOTOS

EXTERIOR



PHOTOS

INTERIOR



LOCATION AERIAL



VACANT

UNIT B | 7464

Size: 2,700 SF

Floor: 2nd (No elevator access)

Space Condition: Reception, Beverage center, Conference area, (2) IT/ storage, Kitchenette, 9/10 offices, bullpen small slop sink area

Bathrooms: 2, Private Bathrooms

Utilities: All electric, separately metered

Telecom: Fiber Internet at building, potential for shared security

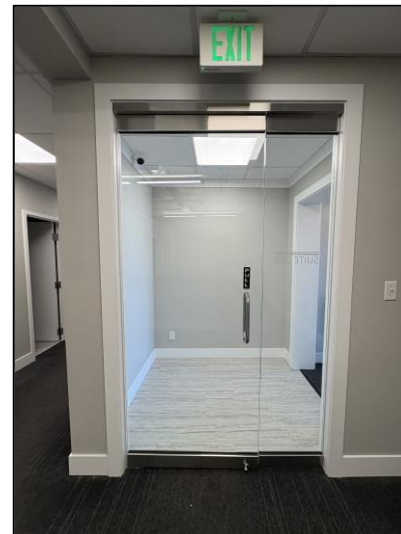
HVAC: New within last three years

Signage: Pylon Available

All Major Building systems and roof replaced after 2021

Ideal for: financial, medical, show room, offices

VIDEO SPACE TOUR



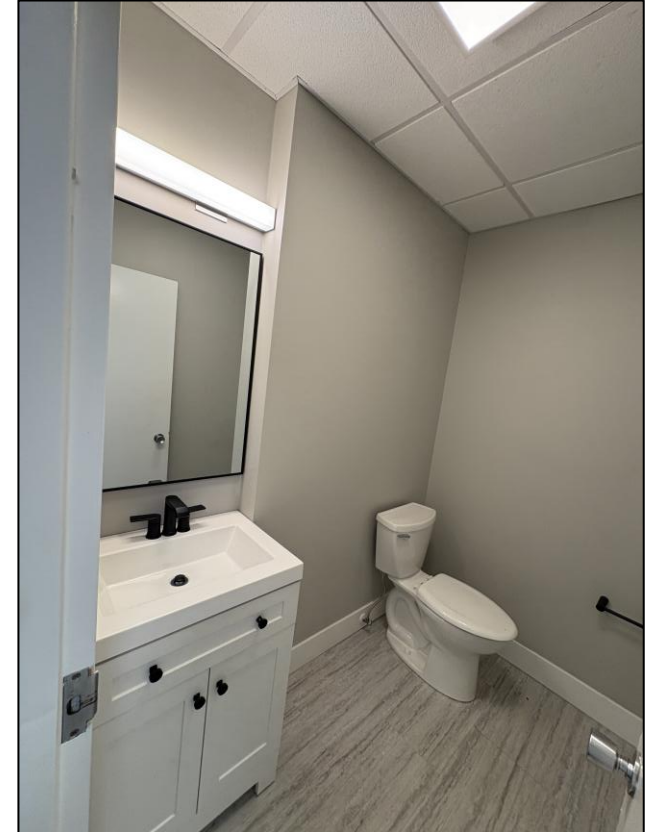
SITE OVERVIEW



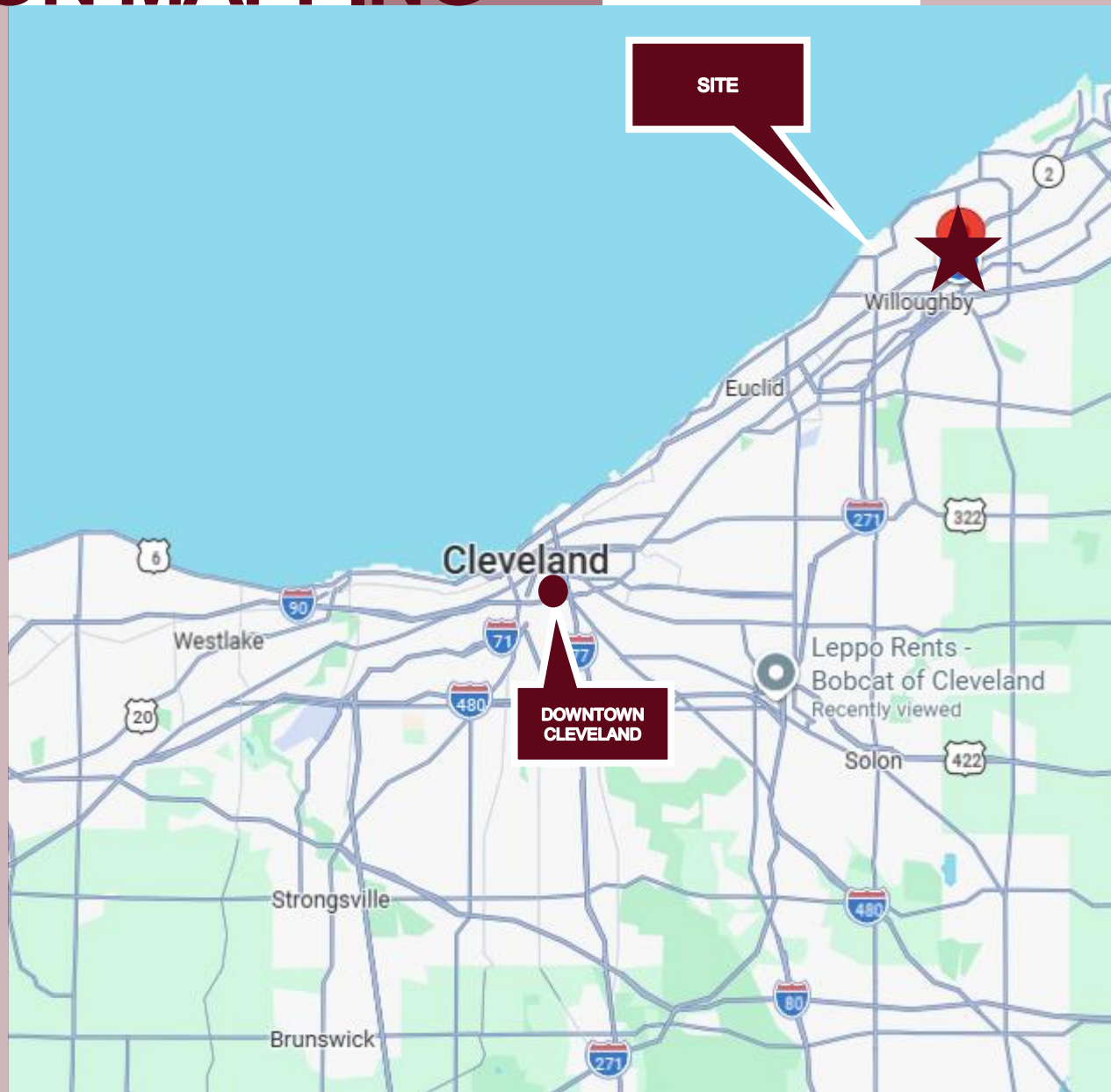
(21) Parking spaces

PHOTOS

INTERIOR



LOCATION MAPPING



FOR MORE INFO

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