

PARKWEST & WESTGATE TOWER

20525 - 20545 CENTER RIDGE ROAD, ROCKY RIVER, OHIO 44116



WESTGATE
SHOPPING
CENTER

PARKWEST

WESTGATE TOWER

**160,000 SF CASH FLOWING OFFICE
INVESTMENT CONFIDENTIAL OM**



CUSHMAN &
WAKEFIELD



20525 - 20545

CENTER RIDGE RD

Property Details

Type of Ownership	Fee Simple
Permanent Parcel Number	304-19-001
Number of Buildings	Two (2) + One (1) Parking Garage
Building Sizes	Westgate Tower: 96,000 SF (7 Floors) Park West: 64,345 SF (5 Floors)
Total Square Footage	160,345 RSF (Combined)
Rentable Square Footage	138,666 SF (Combined)
Year Built	1964
Lot Size	3.434 Acres
Parking	200-space heated parking garage connecting the properties & 300+ surface lot spaces
Roof	Composite
HVAC	Rooftop HVAC Units (Forced Air Heat)
Lighting	T-5 & LED
Sprinkler	Yes
Broadband	Fiber Optic
Utilities	City Water, City Sewer, Natural Gas





20525-20545 Center Ridge Rd

River Plaza

giant eagle Office Max CHASE
getGo CAFE + MARKET FIREHOUSE SUBS

Shops at Rockport

FITWORKS PIADA ITALIAN STREET FOOD
Huntington Little gym BURGER KING
Panera STORAGE ZONE SELF STORAGE

Westgate

TARGET Marshalls petco
KOHL'S Pita Pit STARBUCKS
LOWE'S ULTA BEAUTY BAM! BOOKS-A-MILLION
FIVE GUYS BURGERS and FRIES RALLY HOUSE BUFFALO WILD WINGS Chick-fil-e
LONGHORN STEAKHOUSE Applebee's THE ORIGINAL PANCAKE HOUSE five BELOW

Westwood Town Center

Marc's FRESH MARKET AMC THEATRES THE HOME DEPOT
Old Carolina Barbecue Company Third Federal SAVINGS & LOAN
BANK OF AMERICA McDonald's DQ FedEx Office
TACO BELL DOLLAR TREE

216,622
Population
(2025 | 5 Mile)

41
Median Age
(2026 | 5 Mile)

98,517
Households
(2025 | 5 Mile)

\$96,261
Household Income
(2026 | 5 Mile)

9,816
Total Businesses
(2026 | 5 Mile)

COMMON AREAS



INTERIORS



BUILDING EXTERIORS





PHOTO: Homes.com

Rocky River

Rocky River, Ohio is a charming lakeside suburb located about nine miles west of downtown Cleveland in Cuyahoga County. Nestled along both the Rocky River and the shores of Lake Erie, this picturesque community blends natural beauty with a vibrant small-town atmosphere. Established in the early 19th century and incorporated as a city, Rocky River now supports around 21,700 residents (as of the 2020 census). The city is known for its rocky river valley with shale cliffs, extensive Metroparks trails, a lively historic downtown, and a welcoming harbor—perfect for both outdoor fun and cultural outings. The property location has a walkability score of 14 out of 20 (WalkabilityIndex.com).

Schools

Top 200

in the U.S.

#5

in Ohio

#2

in Cleveland

Things To Do

[Explore the Cleveland Metroparks Rocky River Reservation](#) – Hike trails through the river valley, admire shale bluffs, and visit the Nature Center for wildlife exhibits and family programs

[Relax at Bradstreet's Landing & Rocky River Beach](#) – Enjoy lakeside sunsets on Lake Erie, swim, fish, or launch small boats and paddleboards

[Stroll through Rocky River Park](#) – A peaceful park with scenic paths, open green space, and seasonal events like summer concerts

[Check out Westwood Village & Old River Shopping Area](#) – Browse charming boutiques, sit in cozy cafés, and grab a bite at local favorites

[Dine at Local Restaurants](#) – Enjoy craft beer and live music at Rocky River Brewing Company, fine wines at Wine Bar Rocky River, or tasty American fare at Burntwood Tavern

[Attend Community Events](#) – Look out for the Summer Concert Series, an annual Arts Festival, seasonal celebrations, and local wine walks
The Tourist Checklist

[Play Golf or Sports Outdoors](#) – Hit the links at Westwood Country Club or nearby public courses; enjoy sports fields and playgrounds at Elmwood Park and local rec centers



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