

1 American Blvd, Westlake, Ohio 44115

# CREATIVE OFFICE SPACE

NOW DIRECT DEALS AVAILABLE FOR LEASE 12,000 SF TO 93,193 SF



CUSHMAN &  
WAKEFIELD

CRESCO  
Real Estate





## 1 AMERICAN BOULEVARD

Located on the south end of Crocker Park, this 650,000 SF complex was built in 2016 under the design concept of making a corporate workplace on a human scale. The floor plans offer an abundance of open workspace, easy accessibility to any area of the building, and large windows to allow for natural light.

On each floor is a variety of conference rooms, ranging from one-on-one meetings rooms to the third floor's Agora Conference Center which accommodates up to 300 people. For a more casual setting there are 17 unique lounges located throughout the building that offer employees time to rest and chat before heading back to their desks.







When constructed, **1 American Blvd** added great value to the already flourishing Crocker Park, expanding its retail, restaurant, and residential offerings and giving a new focus to Main Street.

David J. Hanley



## UNIQUE FEATURES

1 American Blvd is full of urban green space, not only on the exterior of the building, but also in its open courtyard that begins on the third floor. This central gathering space was created as a spot to get fresh air or to sit and enjoy Starbucks which is also located on the third floor. The courtyard is able to accommodate formal events such as dinners or meetings as well in the warmer months.

Another unique feature of this creative office space is the glass walkway that connects the building to the 1,250 space parking garage. This prevents employees from having to go outside to get to their cars, which they will greatly appreciate during inclement weather.

**Light-filled stairways connecting the five floors shortens the distances between people and offers constant opportunities for interactions**





# THIRD FLOOR 93,193 SF

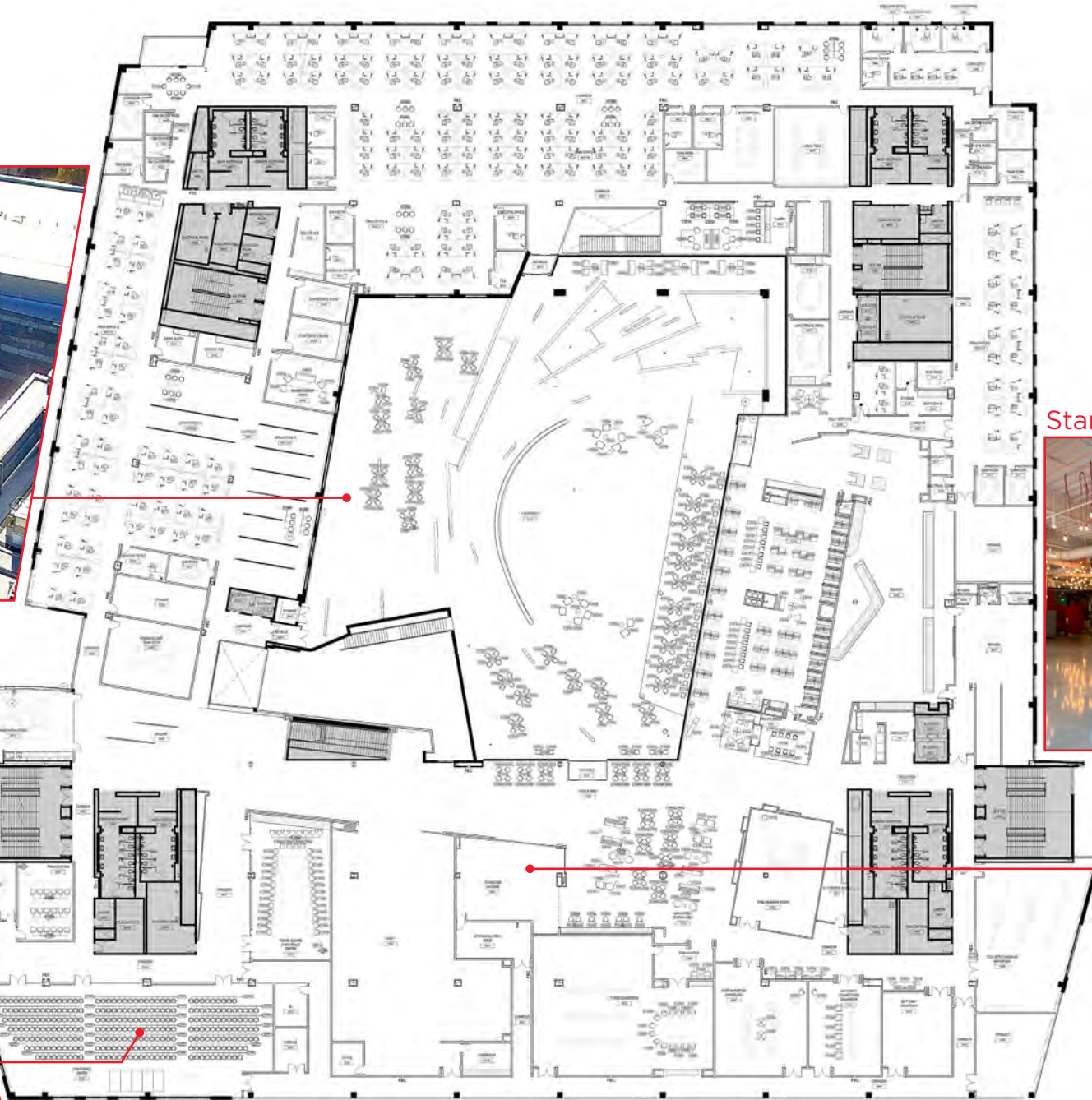
Courtyard



Starbucks



Agora Conference Center (300 Seats)



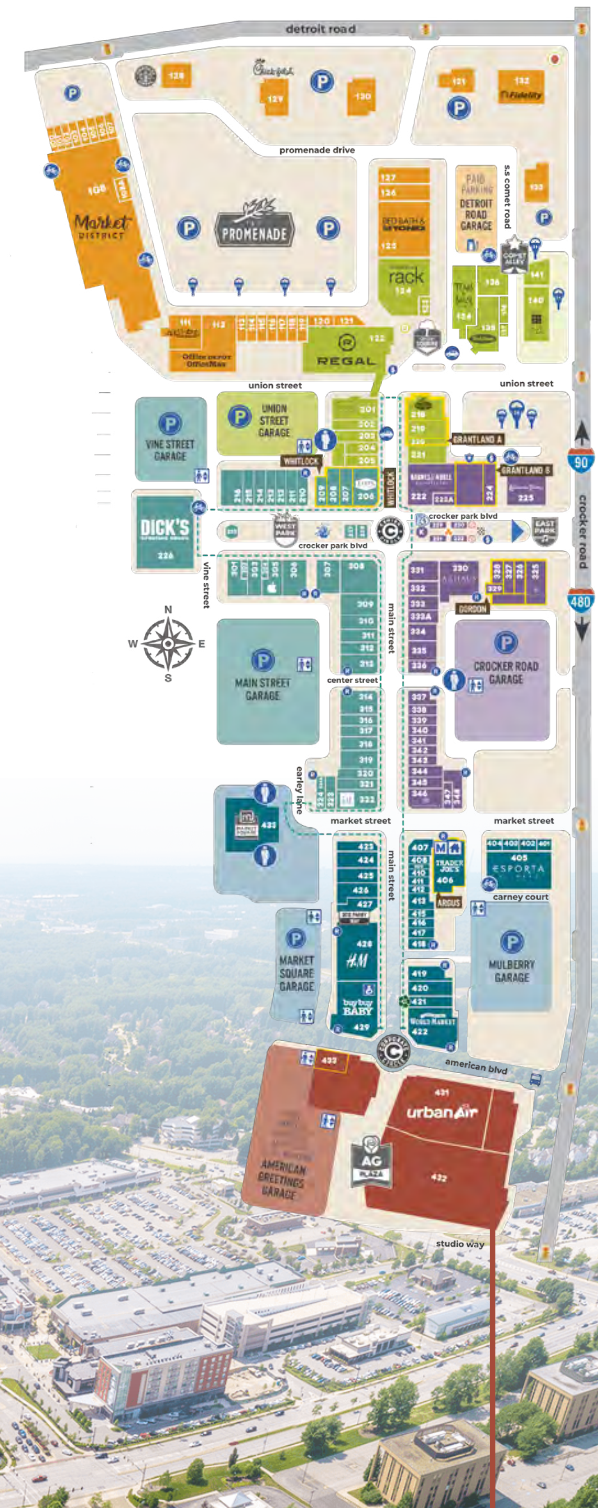




## SHOP. DINE. PLAY. LIVE. WORK. EXPERIENCE

It's all happening here at Crocker Park. Spread over 12 city blocks in Westlake, Ohio, the lifestyle center starts with exquisite shopping & dining options and only gets better from there. From relaxation to socializing and recreation, Crocker Park's weekly and monthly attractions and events leave something fun for everyone to do. The annual events calendar is packed with over 200 activities occurring in this open air park with everything from live music to free movies and workout classes, a daily summer Express Train and Splash Pad, annual Wine Festival and Block Party, food truck pop-ups, a 50 ft. dancing Christmas Tree, a daily winter real ice-skating rink and photos with Santa, a 1-mile fitness loop, and so much more!

[Visit Crocker Park Website](#)





## BUILDING CROCKER PARK

Crocker Park's grid street plan is infused with every element of a bustling urban downtown - vertical integration of ground-level retail and second-story apartments and offices, authentic streetscapes, metered street parking, bus line access to the city's rapid transit system, valet parking services, digital advertising screens, award-winning gardens and more. The buildings vary in architecture and design so that no two are exactly the same. There are hints of European influence throughout and particular attention was paid to building scale, so visitors feel immersed in the environment.







Crocker Park at a Glance

**1M SF**  
**of Retail Space**  
*Over 100 Stores  
& 35 Restaurants*

**725,000**  
**SF of Office Space**

**8,000 +**  
**Parking Spaces**  
**between 8 Garages**

**110**  
**Rooms at Hyatt**  
**Place Hotel**

**200 +**  
**Events per Year**

**534**  
**Luxury Apartments**



It's All  
Happening Here!

 CROCKER PARK





# CREATIVE OFFICE SPACE

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