

# Office/Technology Complex with 800 SF - 20,583 SF Available

For Lease | Alpha Park, Highland Heights, Ohio 44143





## PROPERTY HIGHLIGHTS

- Alpha Park is an office and technology complex comprised of eleven buildings totaling 640,000 SF and set in a park-like environment
- On-site banking, child care and doggy day care
- Ownership and management on-site
- Docks and drive-in doors, as well as high-speed diverse fiber connection
- Competitively priced modified gross lease terms with flexible space configurations to suit

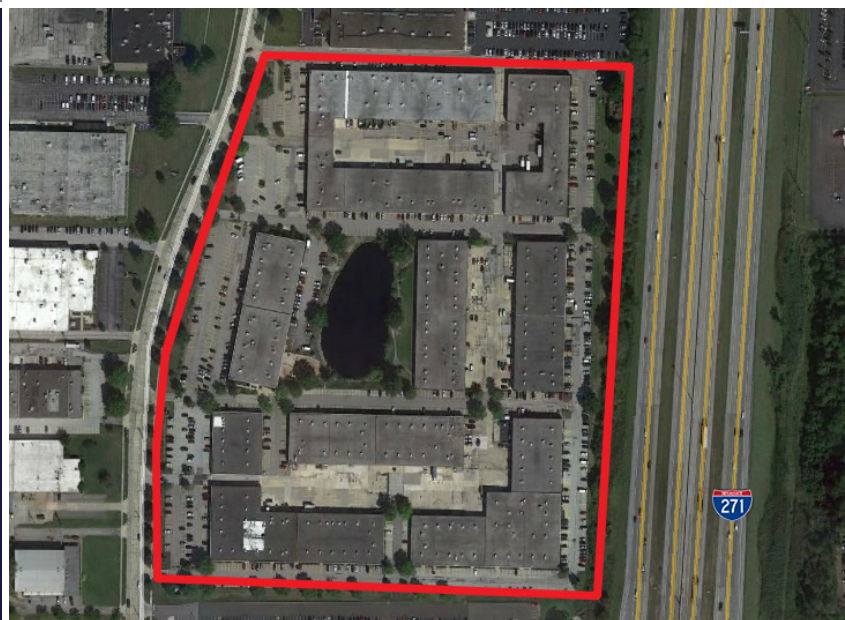


## LEASE RATE

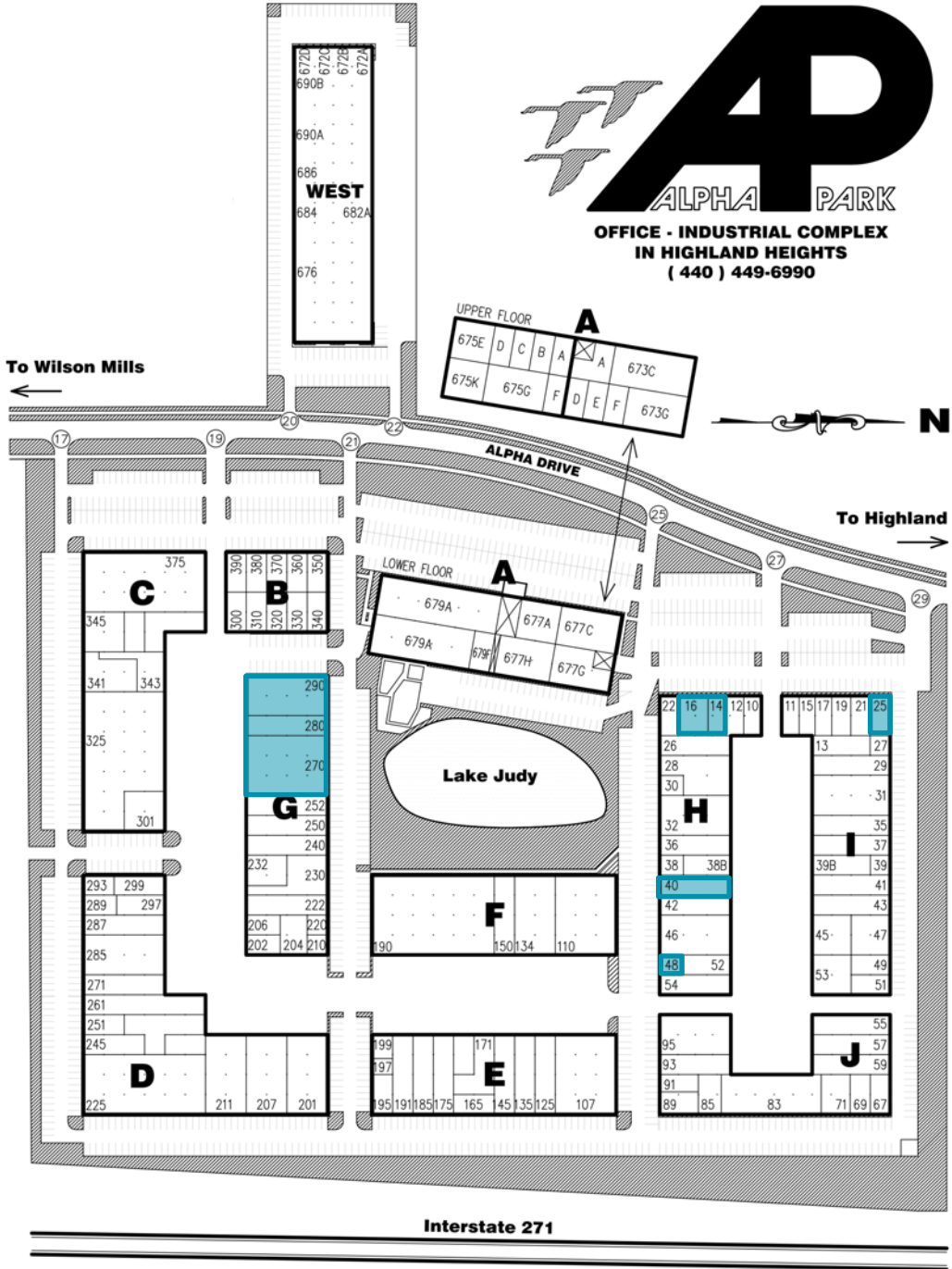
Warehouse: \$7.00/SF MG  
Office: \$13.00/SF MG

## Current Availability

Suite	Total SF	Office SF	Warehouse SF	Docks
14	2,184 SF	2,184 SF	-0-	-0-
16	2,042 SF	2,042 SF	-0-	-0-
25	1,275 SF	1,275 SF	-0-	-0-
40	3,150 SF	1,275 SF	1,875 SF	One (1)
48	800 SF	800 SF	-0-	-0-
270	10,435 SF	Build To Suit	10,435 SF	One (1)
280-290	10,530 SF	Build To Suit	10,530 SF	Three (3)

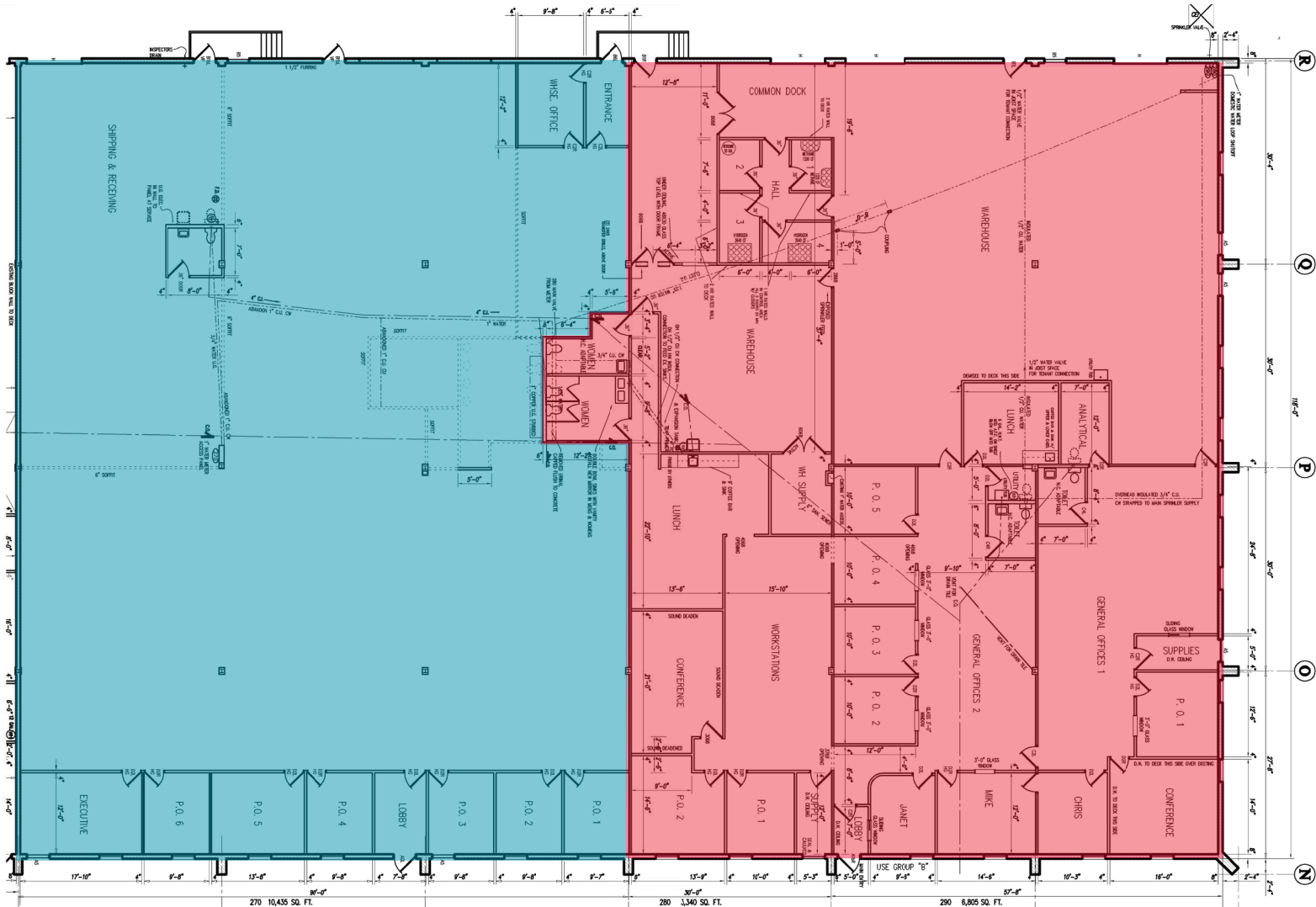


# Alpha Park - Site Plan



 AVAILABLE UNITS

# Units 270-290 | Max Contiguous: 20,583 SF



**Unit 270**  
10,438 SF

**Unit 280-290**  
10,530 SF

**144,006**

Population  
(2024 | 5 Mile)

**43.1**

Median Age  
(2024 | 5 Mile)

**65,157**

Households  
(2024 | 5 Mile)

**\$114,806**

Avg. Household Income  
(2024 | 5 Mile)

**6,003**

Total Businesses  
(2024 | 5 Mile)

**80,133**

Total Employees  
(2024 | 5 Mile)



**PHILIPS**  
Healthcare

**PROGRESSIVE**

**PROGRESSIVE**

**PROGRESSIVE**

**Alpha Park Drive**

**THE GODDARD SCHOOL**  
FOR EARLY CHILDHOOD DEVELOPMENT

**CAMP BOW WICK**  
428 ATHLETICS

**KinderCare**  
LEARNING CENTERS

**SCHOOL OF ROCK**

**PROGRESSIVE**

**SKY ZONE**  
TRAMPOLINE PARK

**BIG LOTS!**

**KOHL'S**

**PIZZA ROTO**

25,822 vpd

**Denny's**

**CHIPOTLE**  
RESTAURANT

112,065 vpd

INTERSTATE 271

122,834 vpd

**Mars**  
Electric

**MVRC**

**mayfran**  
INTERNATIONAL

**GEB**

**SKODA MINOTTI**  
CHRYSLER BUSINESS & FINANCIAL SERVICES

**FirstEnergy**

**Rockwell Automation**

**PIP**

**PREFORMED**  
LINE PRODUCTS

**Hilton Garden Inn**

**CRC**

**University Hospitals**  
Mayfield Village Health Center

**Rockwell Automation**

**Lakeshore Dance**  
Gymnastics & Cheer

**Holiday Inn**

**DOG SUMMIT**  
CLEANERS

**Howard Hanna**

**Austin's**

SOM CENTER RD  
15,583 vpd

**CVS pharmacy** **Citizens Bank** **YOURS TRULY**  
**Aladdin's** **Geraci's**  
**Jordan Market** **Paradise** **FLOW**  
MUSIC STORES

LANDER RD

MINER RD

ALPHA DR

BETA DR

WILSON MILLS RD

Shoppes at Alpha

**drug mart** **Panera** **Tuesday Morning**  
**82B** **La Fiesta** **POKE**  
**HIBACHI** Japanese Steakhouse  
**KeyBank** **TITLE BOXING CLUB**

**PROGRESSIVE**  
International  
Headquarters

**Mayfield City Schools**

27,364 vpd

**Jeep** **RAM**

20,430 vpd

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**Mayfield High School**



## **ALPHA PARK HIGHLAND HEIGHTS, OHIO 44143**

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