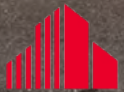


Office/Technology Complex with 1,275 - 20,583 SF Available

For Lease | Alpha Park, Highland Heights, Ohio 44143



**CUSHMAN &
WAKEFIELD**





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

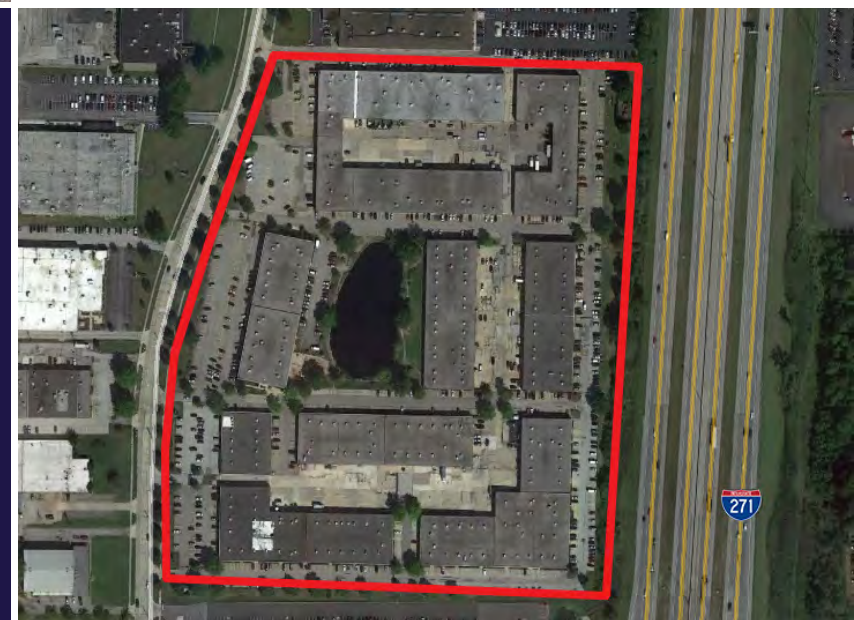
LEASE RATE

Warehouse: \$7.00/SF MG

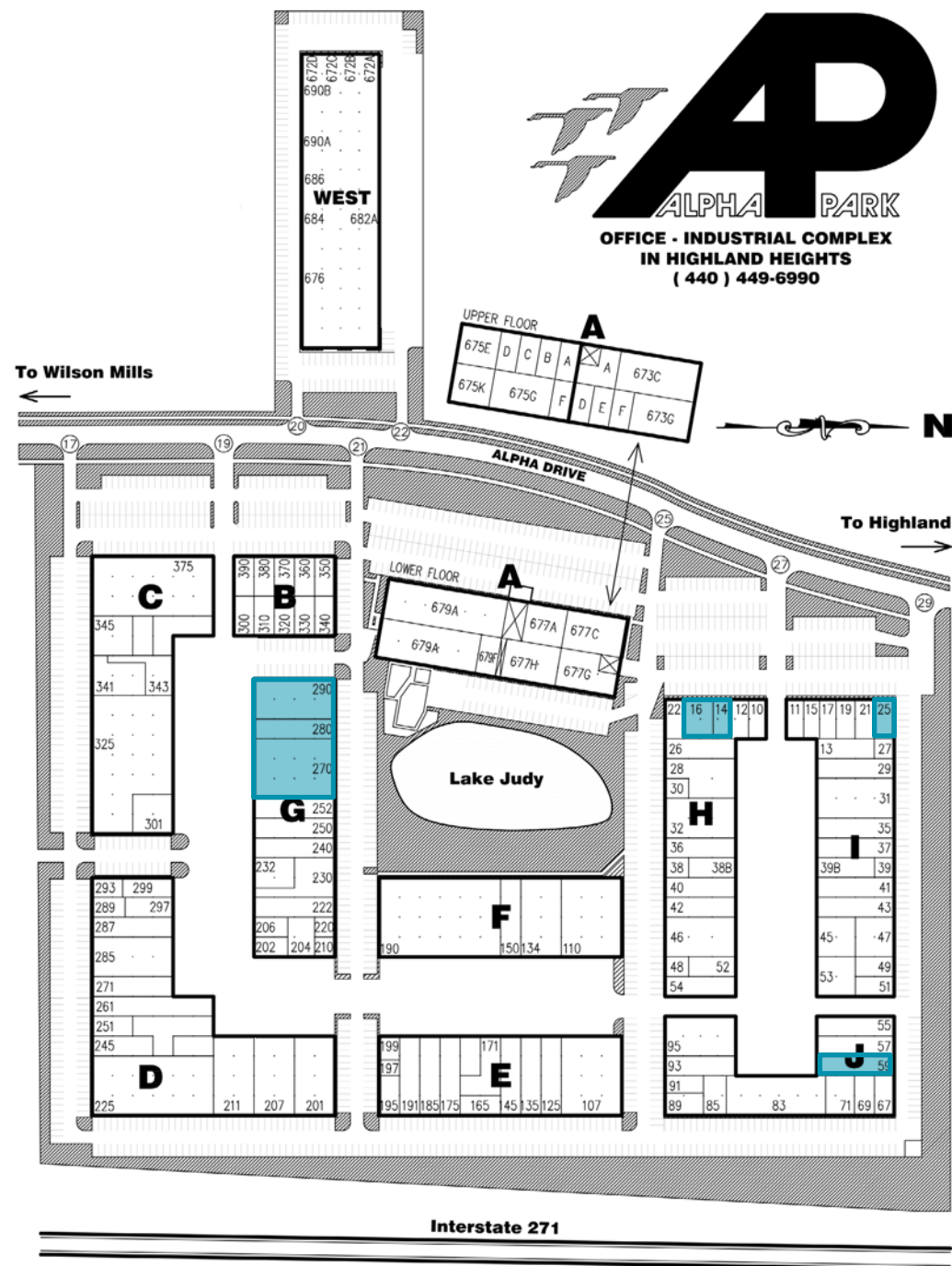
Office: \$13.00/SF MG

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-
59	3,450 SF	Build To Suit	3,450 SF	One (1)
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)

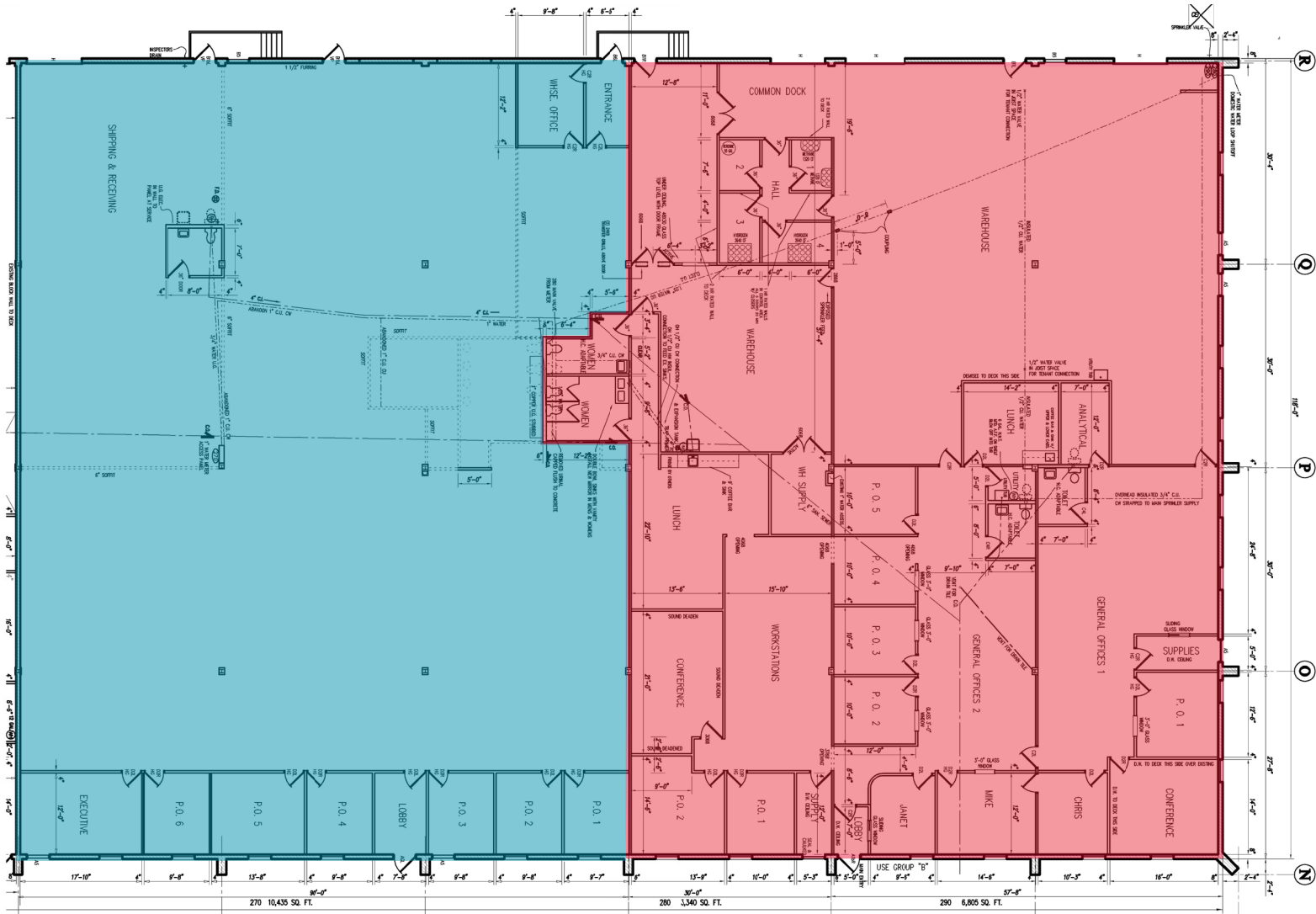


Alpha Park - Site Plan



 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

Alpha Park Drive

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

428 ATHLETICS

KinderCare
LEARNING CENTERS

SCHOOL of ROCK

ALPHA DR

PROGRESSIVE

SKY ZONE
TRAMPOLINE PARK

THE HOME DEPOT

BIG LOTS!

KOHL'S

PIZZA ROTO

25,822 vpd

Denny's

CHIPOTLE
MEXICAN GRILL

PROGRESSIVE
International
Headquarters

Mayfield High School

112,065 vpd

271

122,834 vpd

mayfran
INTERNATIONAL

Mars
Electric

MVRC

SKODA MINOTTI
CAR, BUSINESS & FINANCIAL ADVISORS

FirstEnergy

Rockwell
Automation

P&P
PREFORMED
LINE PRODUCTS

Hilton
Garden Inn

CRC

University Hospitals
Mayfield Village Health Center

Rockwell
Automation

Lakeshore Dance
Gymnastics & Cheer

Holiday Inn

Amici
FOODS

Mayfield City Schools

**DO SUMMER
CLEANERS**

**Howard
Hanna**

Austin's

Shoppes at Alpha

**drug
mart**

Panera
BREADS

**Tuesday
Morning**

82B
BOUTIQUE & SHOP

La Fiesta
MEXICAN RESTAURANT

HIBACHI
Japanese Steakhouse

KeyBank

TITLE BOXING CLUB

heinen's
FRESH FOODS

20,430 vpd

91

SOM CENTER RD

15,583 vpd

27,364 vpd

CVS
pharmacy

Citizens Bank

YOURS TRULY

Aladdin's

Geraci's

Jersey Mike's

Produce
FRESH FRUIT

FLOW
FOGA STUDIOS

Jeep **RAM**



ALPHA PARK HIGHLAND HEIGHTS, OHIO 44143

ROBERT WETZEL
Vice President
+1 216 525 1486
rwetzel@crescorealestate.com

AUSTIN WETZEL
Associate
+1 216 525 1474
awetzel@crescorealestate.com

RICO A. PIETRO, SIOR
Principal
+1 216 525 1473
rpietro@crescorealestate.com



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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