



# THE OFFICES AT ONE LAKEWOOD PLACE



**CBRE**



THE OFFICES AT ONE LAKEWOOD PLACE IS THE NEXT GENERATION OFFICE COMPONENT IN THE TRANSFORMATIVE PROJECT THAT INCORPORATES ALL THAT'S GREAT ABOUT LAKEWOOD; PAST, PRESENT AND FUTURE.

One Lakewood Place is an urban development in a suburban setting. Just a few miles from Downtown Cleveland and Cleveland Hopkins Airport, Lakewood and the surrounding areas offer an educated, young workforce. Creating a walkable, seamlessly connected community featuring carefully curated retail amenities, residential apartments, and dynamic work environments, One Lakewood Place is a place to live, work, shop, congregate and celebrate.



THE OFFICES AT  
ONE LAKEWOOD PLACE



# ONE LAKEWOOD PLACE | PROJECT OVERVIEW

- ±100,000 SF CLASS A OFFICE SPACE
- 198 LUXURY HOUSING UNITS
  - 60 TOWNHOMES
- 84,000 SQ FT RETAIL
- BOUTIQUE HOTEL
- 710 SPACE MULTI-LEVEL PARKING GARAGE
- EXCEPTIONAL SIGNAGE AND IDENTITY OPPORTUNITIES IN HIGHLY TRAFFICKED AREA
- DEDICATED PARKING





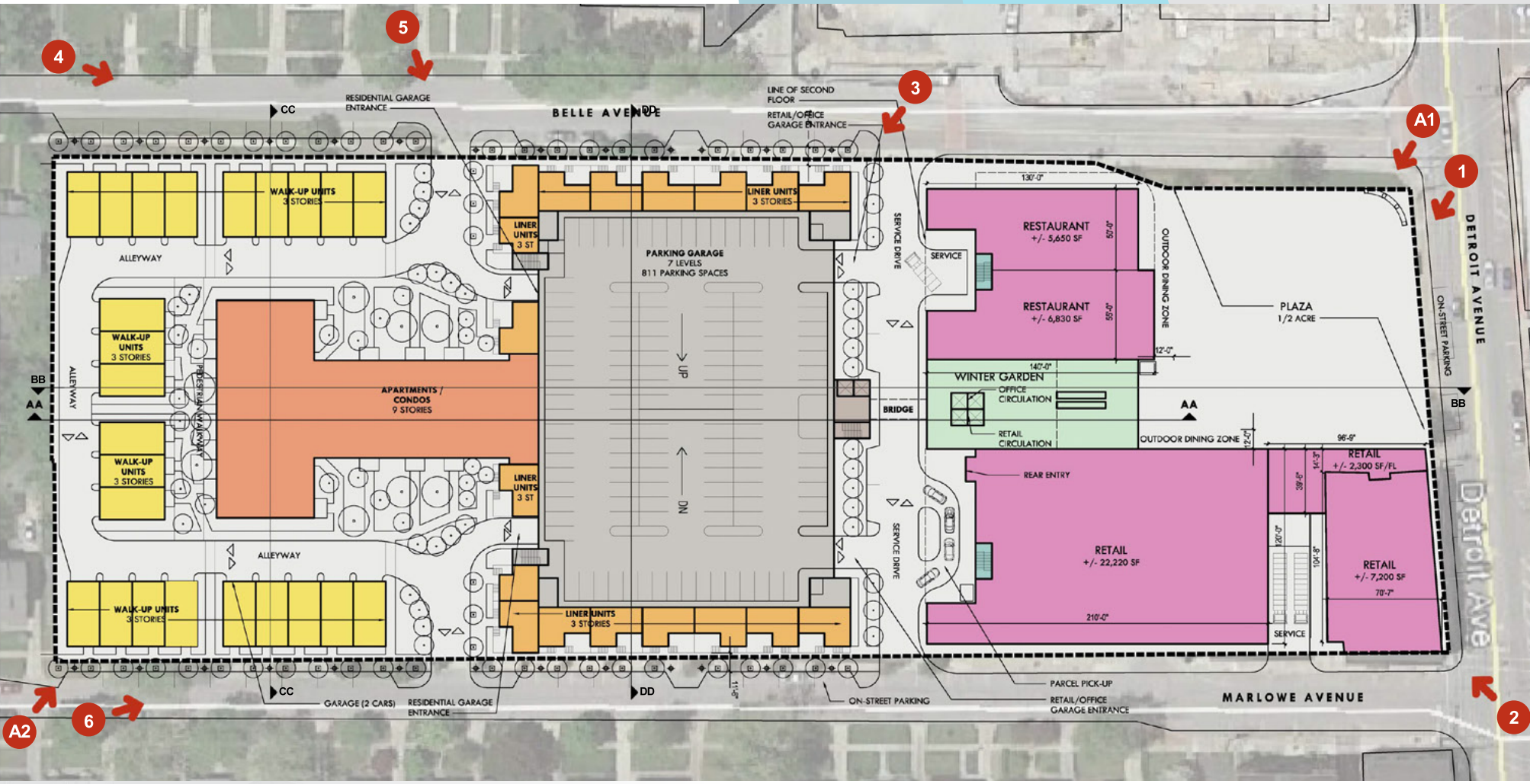
# NEXT GENERATION OFFICE SPACE

TODAY'S ENVIRONMENT HAS CHANGED. ONE LAKEWOOD PLACE WILL PROVIDE BUSINESSES THE ENVIRONMENT FOR EMPLOYEES TO THRIVE. THE OFFICES AT LAKEWOOD INCLUDE:

- ±100,000 s.f. of Class A Office space
- Floor to ceiling windows providing expansive view and ample natural light
- Conference & banquet facilities
- Access to on-site fitness facility
- Multiple on-site fast casual and gourmet food concepts
- Access to high-speed fiber
- Efficient floor plates
- Exceptional signage and identity opportunities in highly trafficked area
- Dedicated parking

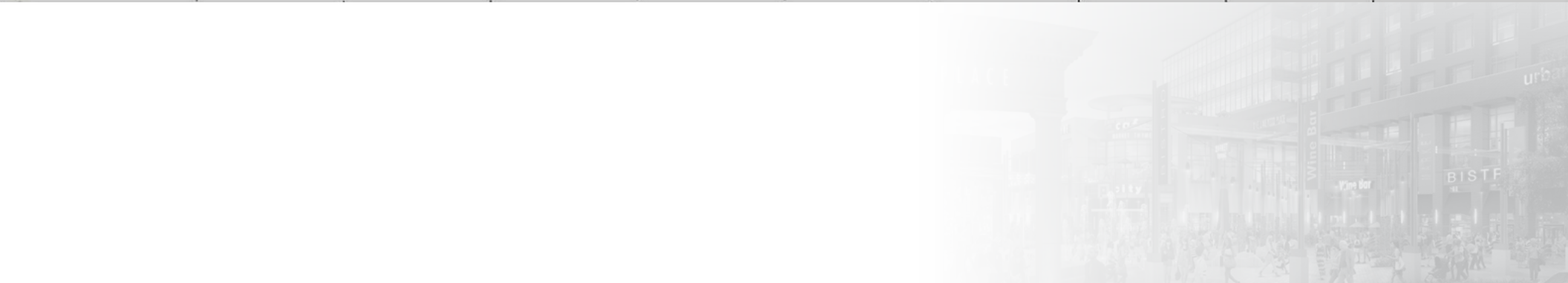
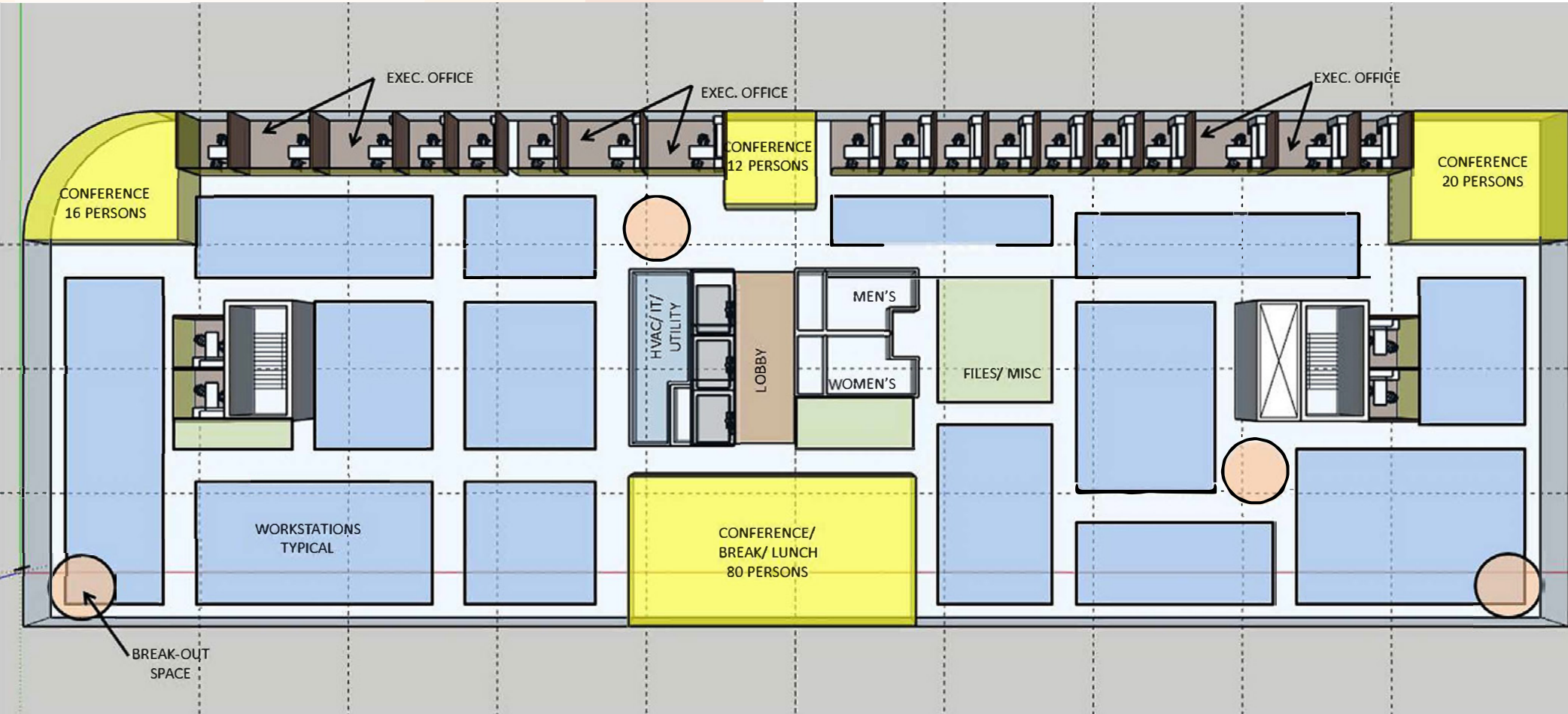


# SITE PLAN



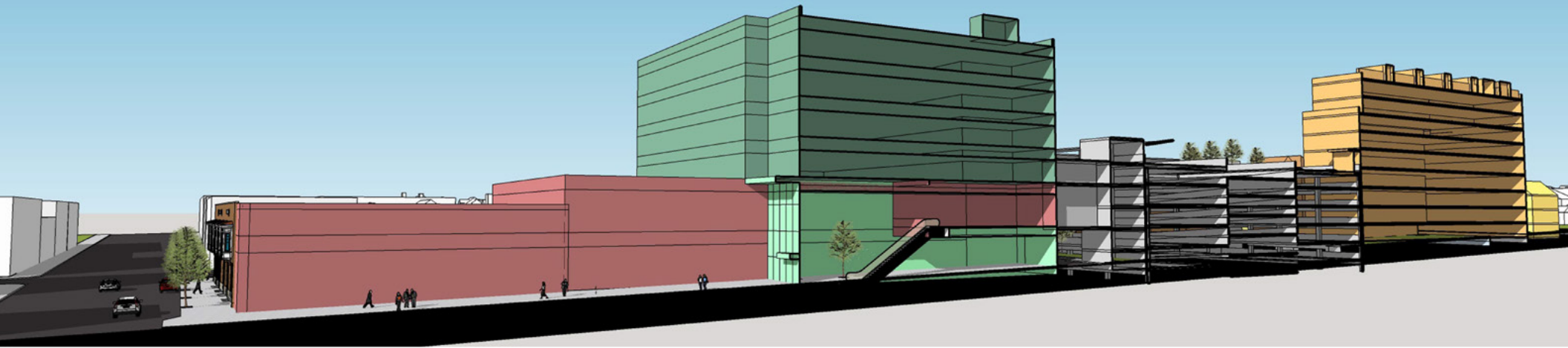


# SAMPLE FLOOR PLATE



# PROJECT CROSS-SECTION

**BB** SECTION BB LOOKING EAST



# EXCEPTIONAL LOCATION AND ACCESSIBILITY

BY FOOT, BY CAR, BY BUS, OR BIKE, ONE LAKEWOOD PLACE HAS ALL THE AMENITIES IN PLACE TO HELP YOU MAKE YOUR WAY HERE—AND MAKE YOUR DAY HERE. FROM BUS LINES TO BIKE RACKS, PATHWAYS TO PARKING, WHEN IT COMES TO TRANSPORTATION, LAKEWOOD INCORPORATES IT ALL.

- Less than one mile to I-90, and easy access to I-480 & I-77
- 710 space parking garage
- Located on RTA Bus line #22, providing 24/7 service from Rocky River to Downtown
- 15 Minute drive from Cleveland Hopkins Airport
- 15 Minute drive from Downtown Cleveland
- Bike racks on site for nearby commuters
- The West 117th-Madison and Triskett Rapid Transit stations provide light rail service to University Circle, Downtown Cleveland, and Cleveland Hopkins Airport on the Red Line
- Lakewood is the most walkable of Ohio's largest cities by population, according to a ranking released by the Walk Score website

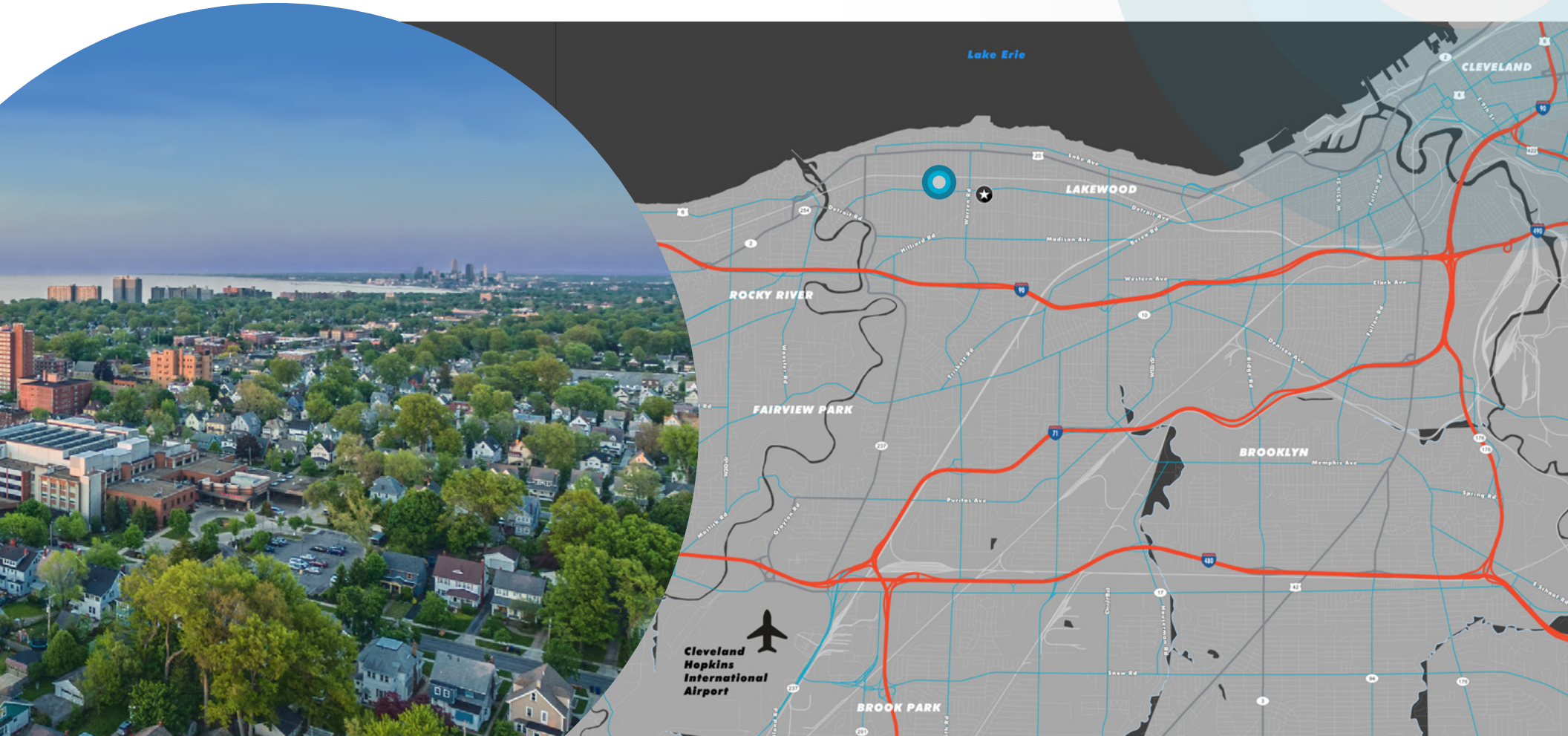




# WHY LAKEWOOD?

IN ADDITION TO IMPRESSIVE CLASS-A OFFICE SPACE, BUSINESSES GET TO ENJOY EVERY FACET OF WHAT THE LAKEWOOD COMMUNITY HAS TO OFFER INCLUDING:

- The highest concentration of Millennials, with a college degree, or higher in Greater Cleveland (Fifth Migration Study).
- 5 miles of lakefront and access to the Cleveland Metroparks
- Lakewood is the 14th largest city (by population) in Ohio, and has the 10th largest workforce
- Lakewood maintains the one of the lowest income tax rates (1.5%) in Cuyahoga County.



# ACCESSIBILITY OVERVIEW

ONE LAKEWOOD PLACE IS CENTRALLY LOCATED ON BELLE & DETROIT AVENUES PROVIDING QUICK ACCESS TO HIGHWAYS, BIKE PATHS, PARKS & OTHER AMENITIES.





# ENVIRONMENTALLY SUSTAINABLE

LAKEWOOD IS A COMMUNITY THAT RESPECTS AND PROTECTS THE ENVIRONMENT. THE OFFICES AT ONE LAKEWOOD PLACE ASPIRE TO BE A LEADER IN ENVIRONMENTAL SUSTAINABILITY, INCORPORATING BEST PRACTICES THROUGHOUT THE PROJECT.

- Adaptive reuse of existing site
- Reduced parking footprint
- Tree lined & shaded streetscapes
- Outdoor Water Use Reduction
- Bioretention cells and reuse of rainwater for irrigation & fountains
- LED lighting
- Lighting shielded to prevent trespass







## ONE LAKEWOOD PLACE TEAM

**CBRE**



**RDL**  
ARCHITECTS

**Turner**

**behnke**  
LANDSCAPE ARCHITECTURE



# THE OFFICES AT ONE LAKEWOOD PLACE

## FOR MORE INFORMATION PLEASE CONTACT

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