

FOR SUBLEASE

THE HUNTINGTON BUILDING

40 Front Street

Berea, OH 44017

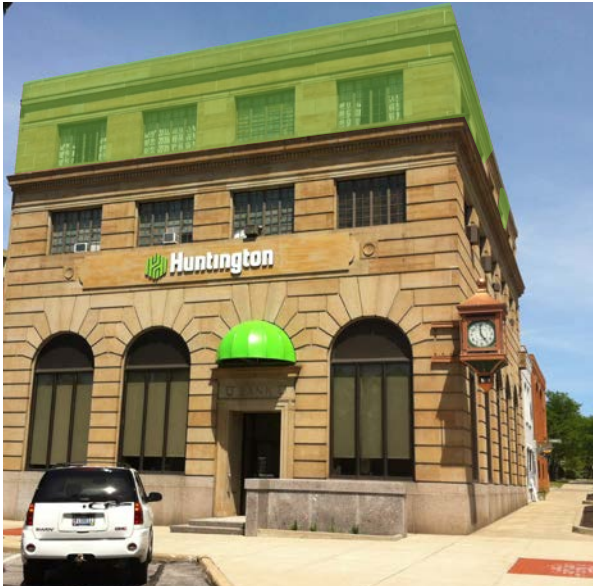


PROPERTY DETAILS

OFFICE SPACE AVAILABLE FOR SUBLEASE

The Huntington Building at Historic Berea Triangle. The Triangle offers a unique retail or professional office opportunity. Many established shops, banks, and restaurants already provide a reason to be located downtown. The Commons has some excellent retail frontage supported by many professional offices. Front Street, which extends from the Triangle north to Bagley Road has retail stores and offices including a bakery, clock shop, financial services, sandwich shops, coffee house, pizza shops, gift boutiques, dry cleaners, florist, physicians and automotive service. Parking is available on the street and in surrounding city lots.

- + Excellent location in Berea's Busy Downtown District
- + Suite 304: 1,083 SF; \$1,083 / month
- + Many amenities within walking distance; Baldwin Wallace College, Berea Municipal Court, Berea Public Library, shops and restaurants



www.cbre.com/huntington

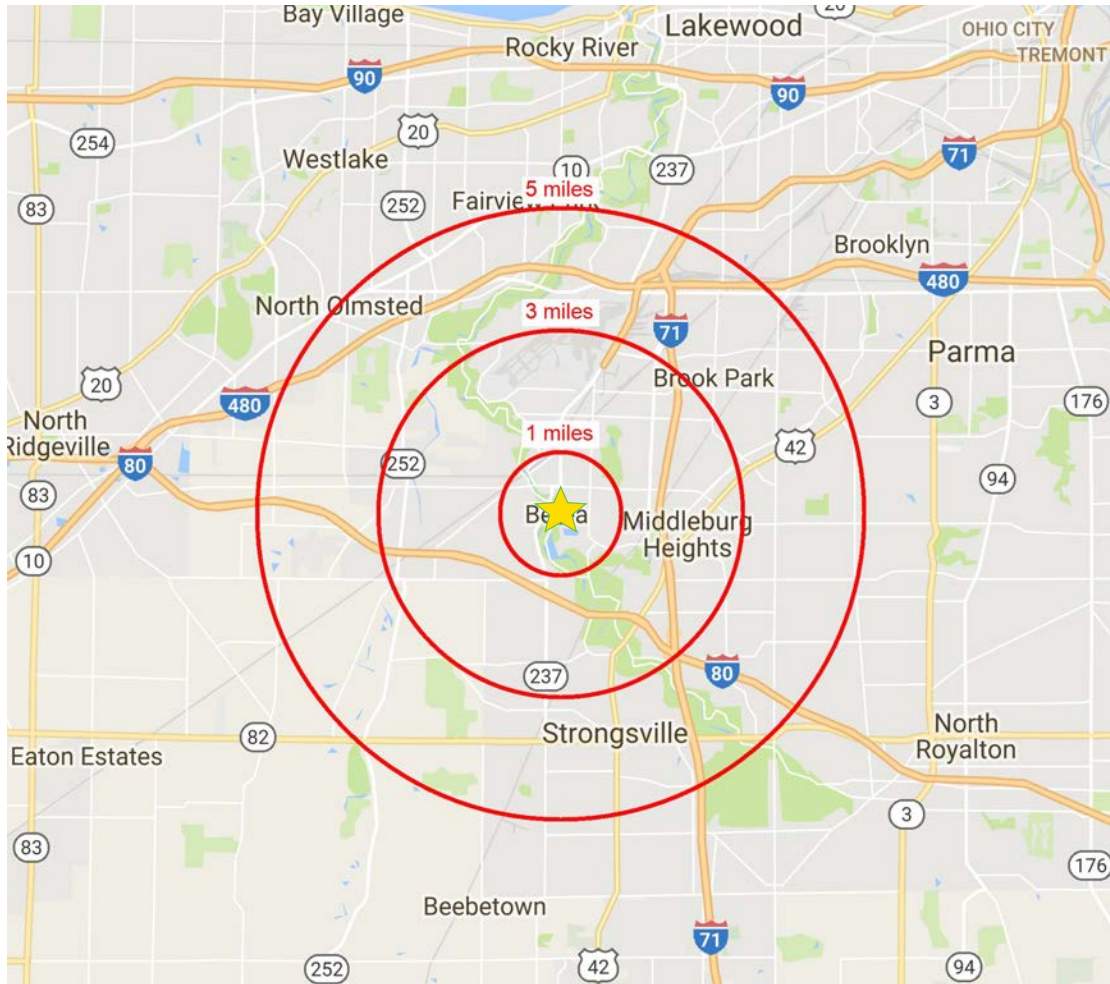
CBRE

FOR SUBLEASE THE HUNTINGTON BUILDING

40
FRONT STREET
Berea, OH 44017



LOCATION MAP



2017 Estimated Demographics	1 mile	3 miles	5 miles
Population	10,147	54,436	151,243
Average Household Income	\$66,325	\$78,002	\$77,594
Average Age	38.7	42.3	42.7

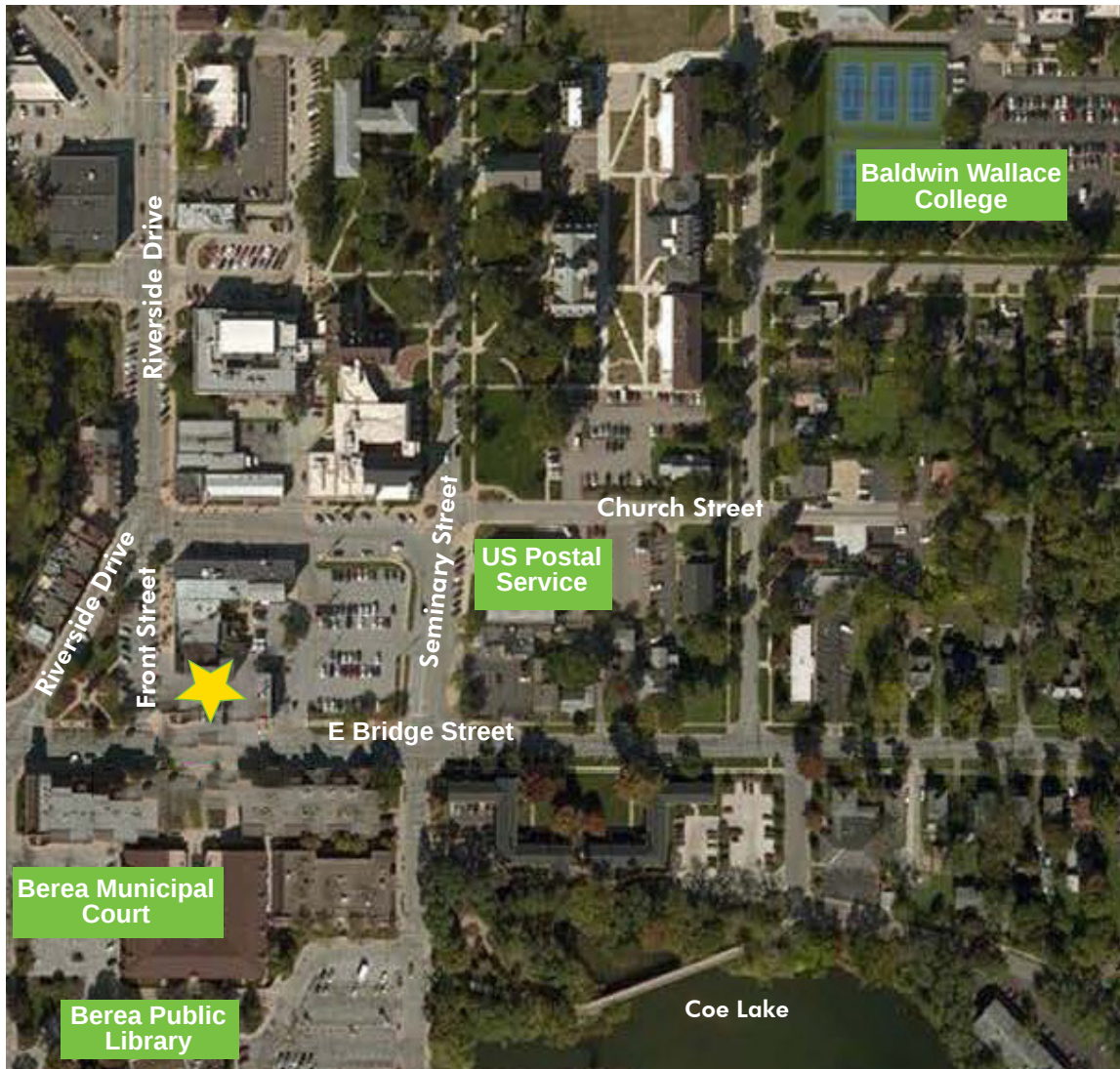
© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Licensed Real Estate Broker.

FOR SUBLEASE
THE HUNTINGTON BUILDING

40
FRONT STREET
Berea, OH 44017



AERIAL VIEW



CONTACT US

BILL STEPHENS

+1 216 363 6401 (O)
+1 330 212 5408 (M)
william.stephensjr@cbre.com

CBRE INC.

950 Main Avenue
Suite 200
Cleveland, OH 44113

www.cbre.com/huntington

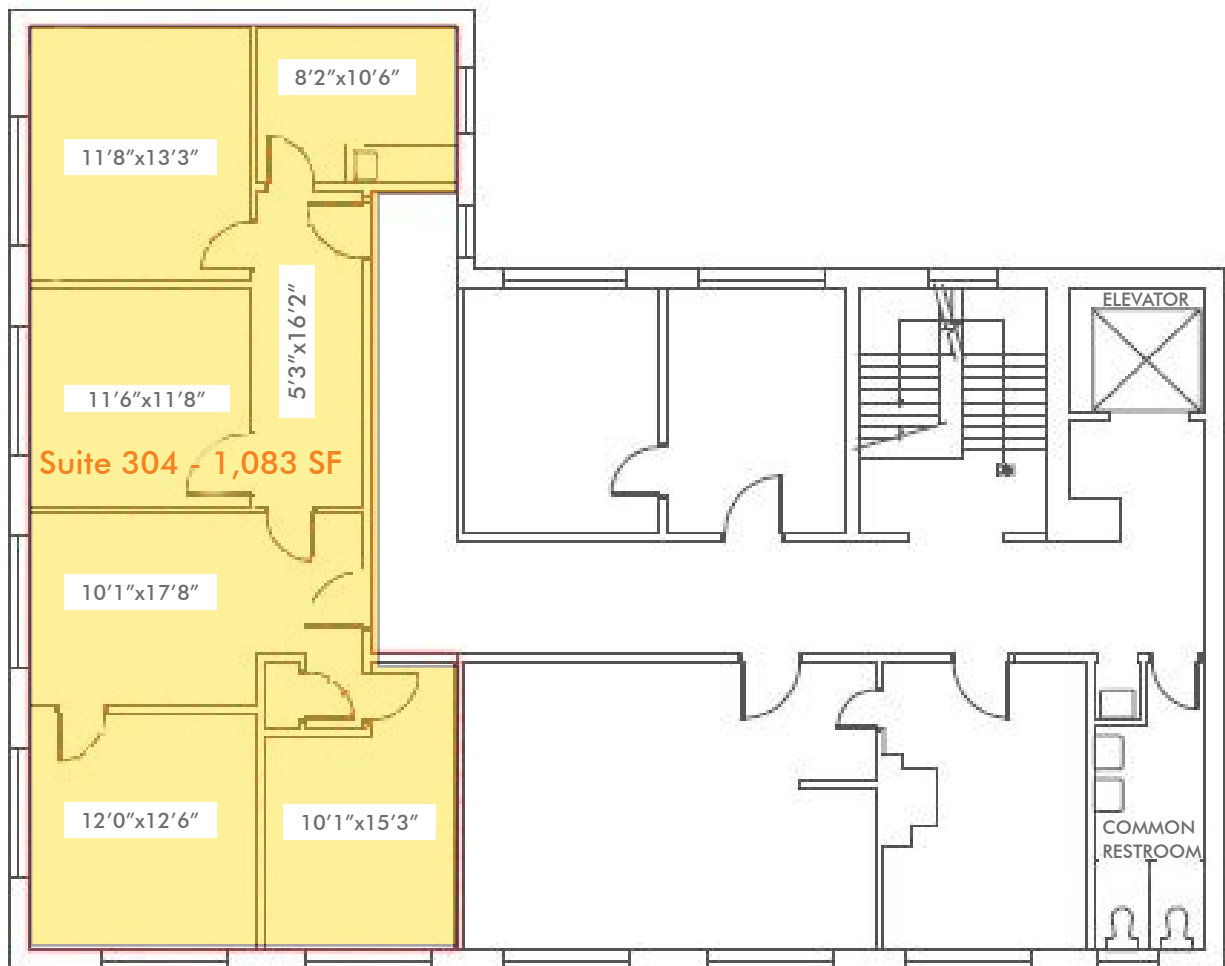
CBRE

FOR SUBLEASE THE HUNTINGTON BUILDING

40
FRONT STREET
Berea, OH 44017



AVAILABLE SUITES



CONTACT US

BILL STEPHENS

+1 216 363 6401 (O)
+1 330 212 5408 (M)
william.stephensjr@cbre.com

CBRE INC.

950 Main Avenue
Suite 200
Cleveland, OH 44113

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Licensed Real Estate Broker.

www.cbre.com/huntington

CBRE