

HQ Opportunity in a Class A Office Building



FOR SALE

25300 Al Moen Drive
North Olmsted, OH 44070

25300 AL MOEN DRIVE



An Exceptional Opportunity

25300 Al Moen Drive is a 3-story, 141,277 SF + Class A office building featuring high visibility and access from I-480. Located within close proximity to the Rockside Corridor and I-77, 25300 Al Moen Drive provides a central location to the western Cleveland suburbs and the greater Downtown Cleveland area. Adjacent to the site, an additional 6 acres of developable land is available. Immediate surrounding amenities within the North Olmsted area include various dining, hotel, and retail establishments.



ALL FF&E AVAILABLE



450 SURFACE
PARKING SPACES



EMERGENCY
GENERATOR



REINFORCED CONCRETE
SLAB ON CORRUGATED
METAL DECK



STEEL-FRAMED
SUPERSTRUCTURE WITH
METAL DECK AND
CONCRETE FLOOR SLABS



NEW INSULATION AND
ROOFING MATERIAL
COMPLETED IN 2024



STRONG LOCAL
ECONOMIC INCENTIVES



SKYLIGHTS ABOVE THE
MAIN LOBBY ATRIUM



3rd floor	40,586 SF
2nd floor	40,586 SF
1st floor	41,249 SF
Lower level	18,856 SF

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Premium Perks

Imagine stepping into your office building and finding everything you need for a successful workday without ever leaving the premises. From state-of-the-art fitness centers to gourmet cafeterias, 25300 Al Moen Drive is designed to cater to every professional need.

Need a quick workout? The gym is just an elevator ride away. Craving a healthy lunch? The in-house café has you covered.

AMENITIES AT 25300 AL MOEN DRIVE INCLUDE:



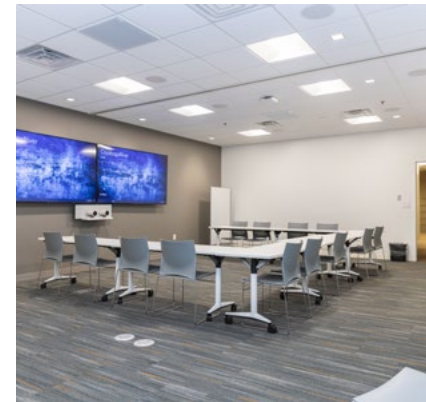
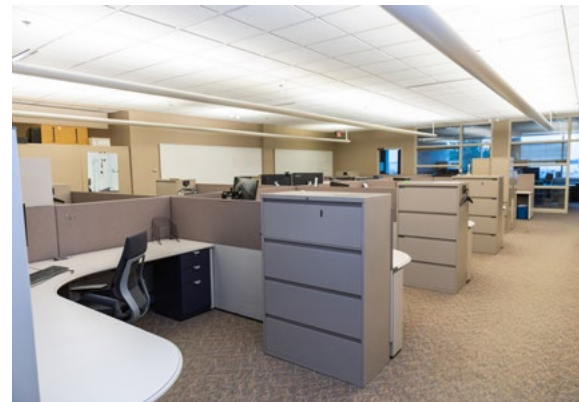
CONFERENCE AND
MEETING ROOMS



ON-SITE FITNESS CENTER
with locker rooms & showers



FULL-SERVICE
CAFETERIA



Located in a Vibrant Community



8 MINUTES
to Cleveland Hopkins
International Airport



12 MINUTES
to Baldwin Wallace University



20 MINUTES
to Downtown Cleveland

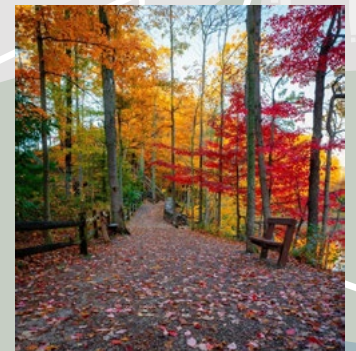
○ RESTAURANTS (39)

● HOTELS (8)

GREAT NORTHERN MALL
Over 95 dining
& retail options



NORTH OLMSTED GOLF CLUB



ROCKY RIVER
RESERVATION & TRAILS

25300
ALMOH DRIVE





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