

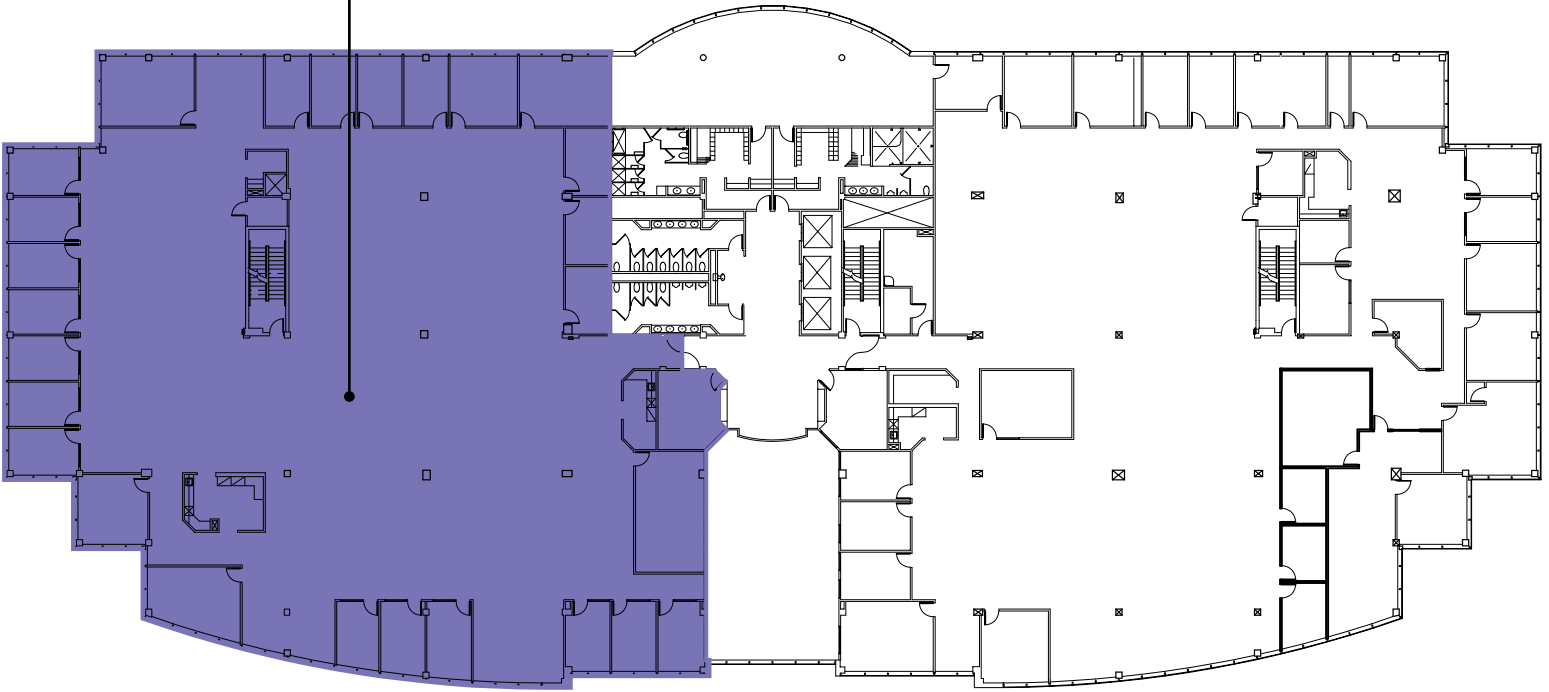
THE MOEN BUILDING

FIRST-TIME AVAILABILITY
OFFICE SPACE FOR LEASE

25300 AL MOEN DRIVE NORTH OLMSTED, OH 44070



19,733 SF
2ND FLOOR



PRIME & UNIQUE OPPORTUNITY

The Moen Building is a 141,277 SF, 3-story Class A office building with exceptional I-480 visibility and access. The property's strategic location along I-480 provides seamless connectivity to Cleveland's western suburbs, the Rockside Corridor & I-77, and downtown Cleveland.



FURNITURE AVAILABLE



450 PARKING SPACES



EMERGENCY GENERATOR



STRONG LOCAL ECONOMIC INCENTIVES



SKYLINE ABOVE THE MAIN LOBBY ATRIUM



POTENTIAL SIGNAGE OPPORTUNITIES

3rd FLOOR - 100% LEASED TO WESTERN RESERVE AGENCY ON AGING
2ND FLOOR - 50% LEASED TO WESTERN RESERVE AGENCY ON AGING

50% AVAILABLE

1ST FLOOR & LOWER LEVEL 100% LEASED TO MOEN



PREMIUM PERKS

At The Moen Building, your workday flows seamlessly with everything you need within reach. A state-of-the-art fitness center keeps your wellness routine on track, while the gourmet cafeteria provides quality dining options steps from your desk. The building's thoughtful amenities create an environment where professionals can focus, recharge, and thrive without leaving the premises.



**ON-SITE FITNESS CENTER WITH
LOCKER ROOMS AND SHOWERS**



FULL-SERVICE CAFETERIA



25300 AL MOEN DRIVE

GREAT NORTHERN MALL

NORTH OLMSTED GOLF CLUB

25300 AL MOEN DRIVE

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)





THE MOEN BUILDING

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