

# MULTIPLE OFFICE/RETAIL SPACES AVAILABLE



FOR LEASE  
799 N COURT STREET  
MEDINA, OH 44256

LEASE RATE: \$300 - \$1,300/MO



## PROPERTY HIGHLIGHTS:

- Available: 140 SF - 1,100 SF
- Four Salon Spaces
- Many spaces have been recently updated with new flooring, paint, and LED lighting
- New roof updated in 2022
- Water Included in Lease Rates
- Frontage:  $\pm 121'$  on North Court Street and  $\pm 429'$  on Highland Drive at a Traffic Light
- Parking:  $\pm 80$  spaces
- Traffic Count:  $\pm 13,988$
- Zoning: C-2 Central Business
- Highway Access: 4.6 miles to I-71/SR-18 Interchange



## LISTING AGENTS

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## PROPERTY OVERVIEW

Office/Retail spaces for lease from 140 SF - 1,100 SF. Spaces are first and second floor and will fit a variety of needs from professional office to retail store. Landlord maintains all electrical, mechanical systems and many spaces have been recently updated with new flooring, paint and LED lighting.

## LOCATION OVERVIEW

Located in the heart of Medina's commercial corridor, just north of the historic square. Located across from Walgreens and Jiffy Lube, adjacent to Rad Air.

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,967    | 14,584   | 22,107   |
| Total Population  | 8,546    | 35,060   | 53,907   |
| Average HH Income | \$67,954 | \$91,186 | \$98,774 |

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*



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## AVAILABLE SPACES

| SUITE:    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION   |
|-----------|-----------|----------------|-------------------|---|
| Suite 1A  | 900 SF    | Modified Gross | \$1,100 per month | First Floor Space. Currently set up for a Salon with Water Access for Shampoo Bowl. Large Reception Area with Private Room, Storage Closet, and Private Restroom. Can be Combined with Suite 1B for a Larger Suite. Utilities are Separately Metered. |
| Suite 1B  | 810 SF    | Gross          | \$750 per month   | First Floor Space. Reception Area, 2 Small Offices, Large 16'x12' Office, ADA Compliant Private Restroom. Plus Utilities.   |
| Suite 5/8 | 1,100 SF  | Modified Gross | \$1,300 per month | First Floor Space. Great Open Space with Access on Both Sides of the Building, Private Restroom, New flooring, and LED lighting throughout. Utilities Separately Metered.   |
| Suite 7   | 480 SF    | Modified Gross | \$700 per month   | 480 SF - First Floor Space. Large Private Office with Private Restroom. New Flooring and LED lighting throughout. Plus Utilities - Separately Metered.  |
| Suite 12  | 500 SF    | Modified Gross | \$825 per month   | First Floor Space (Facing Highland Street), Former Salon Space. 2 Shampoo Bowl Hookups, Private Kitchenette, and Private Restroom. Plus Utilities - Separately Metered.   |
| Suite 16  | 800 SF    | Gross          | \$875 per month   | First Floor Space. Waiting room, Reception Area, Private Office (with existing plumbing), Private restroom with shower, stackable Washer/Dryer Hookup and Storage. Utilities Separately Metered.  |
| Suite 21  | 1,000 SF  | Gross          | \$800 per month   | Second Floor Space. 2 Private Offices, and 2 Restrooms. Plus Utilities.   |
| Suite 26A | 750 SF    | Gross          | \$800 per month   | First Floor Space. Reception Area, 2 Private Offices, Storage Room, and Private Restroom in Suite. Utilities Separately Metered.  |
| Suite 27C | 140 SF    | Gross          | \$325 per month   | Second Floor Space. Shared Restroom, Lobby, and Kitchenette. Includes Utilities. (Tenant Pays Wifi)   |
| Suite 27D | 190 SF    | Gross          | \$375 per month   | Second Floor Corner Office with Windows, Shared Restroom, Lobby, and Kitchenette. Includes Utilities. (Tenant Pays Wifi)  |
| Suite 27E | 175 SF    | Gross          | \$350 per month   | Second Floor Office with Windows, Shared Restroom, Lobby, and Kitchenette. Includes Utilities. (Tenant Pays Wifi)   |
| Suite 27F | 216 SF    | Gross          | \$300 per month   | Second Floor Interior Office, Shared Restroom, Lobby, and Kitchenette. Includes Utilities (Tenant pays Wifi)  |
| Suite 27G | 525 SF    | Gross          | \$550 per month   | Second Floor. Adjoining Office with Windows, Shared Restroom, Lobby, and Kitchenette. Includes Utilities (Tenant pays Wifi)   |



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## SUITE 1 A - HIGHLIGHTS

- Available: 900 SF
- \$1,100/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Set up for Salon with Water Access for Shampoo Bowl
- Large Reception Area with Private Room
- Storage Closet
- Private Restroom

## SUITES 1 B - HIGHLIGHTS

- Available: 1,100 SF
- \$1,300/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Access on Both Sides of Building
- Great Open Space
- Private Restroom
- New Flooring
- New LED lighting throughout





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## SUITES 5 & 8 - HIGHLIGHTS

- Available: 1,100 SF
- \$1,300/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Access on Both Sides of Building
- Great Open Space
- Private Restroom
- New Flooring
- New LED lighting throughout



## SUITE 7 - HIGHLIGHTS

- Available: 480 SF
- \$700/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Large Private Office Space
- Large Private Restroom
- New Flooring
- New LED lighting throughout



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## SUITE 12 - HIGHLIGHTS

- Available: 500 SF
- \$825/MO - Plus Gas & Electric (Separately Metered)
- First Floor Space (Facing Highland Street)
- 2 Shampoo Bowl Hookups
- Private Kitchenette
- Private Restroom



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## SUITE 16 - HIGHLIGHTS

- Available: 800 SF
- \$875/MO - Plus Gas & Electric (Separately Metered)
- First Floor Space
- Waiting Room
- Reception Area
- Private Office (with existing plumbing)
- Private Restroom with Shower
- Stackable Washer/Dryer Hook-up and Storage



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## SUITE 21 - HIGHLIGHTS

- Available: 1,000 SF
- \$800/MO - Plus Utilities
- Second Floor Space
- 2 Private Offices (Adjoining)
- 2 Restrooms





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## SUITE 26 A - HIGHLIGHTS

- Available: 750 SF
- \$800/MO - Plus Gas & Electric (Separately Metered)
- First Floor Space
- Reception Area
- 2 Private Offices
- Private Restroom in Suite
- Storage Room



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## **SUITE 27 (SINGLE OFFICES) - HIGHLIGHTS**

- Available: Suites 27 C-G: 140 SF - 525 SF
- Includes Utilities - Tenant Pays Wifi
- Second Floor Space
- 6 Private Offices
- Waiting Room/Lobby
- Kitchenette
- Shared Restroom



**SUITE 27 FLOORPLAN - 2ND FLOOR SINGLE OFFICES**

