

FOR LEASE

LOCATION

2650 Weir Rd, Warren, OH 44483



Orwell CLEVELAND Beachwood Middefield Strongsville Cuyahoga Valley National Park Cuyahoga Falls Akron Wadsworth Wadsworth Orrville Wooster Wooster Wooster Andover Conneaut L Andover Andover Conneaut L Andover Conneaut L Andover Andover Conneaut L Andover An

TRAFFIC

Elm Rd = 17,877 VPD

HIGHLIGHTS

- 4,335 SF clean and spacious executive offices
- Large kitchen and break room
- Fantastic location off Elm Rd, next to restaurants and shopping
- Plenty of parking and signage available
- Great long term co-tenants

CONTACT

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740.627.0431 aangeld

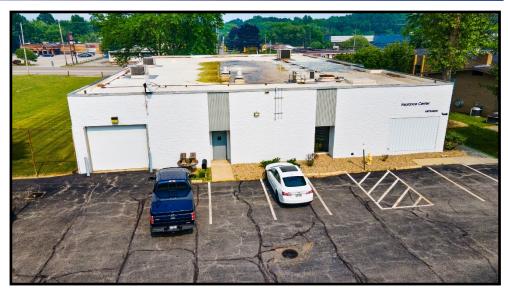
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Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406



EXTERIOR









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INTERIOR









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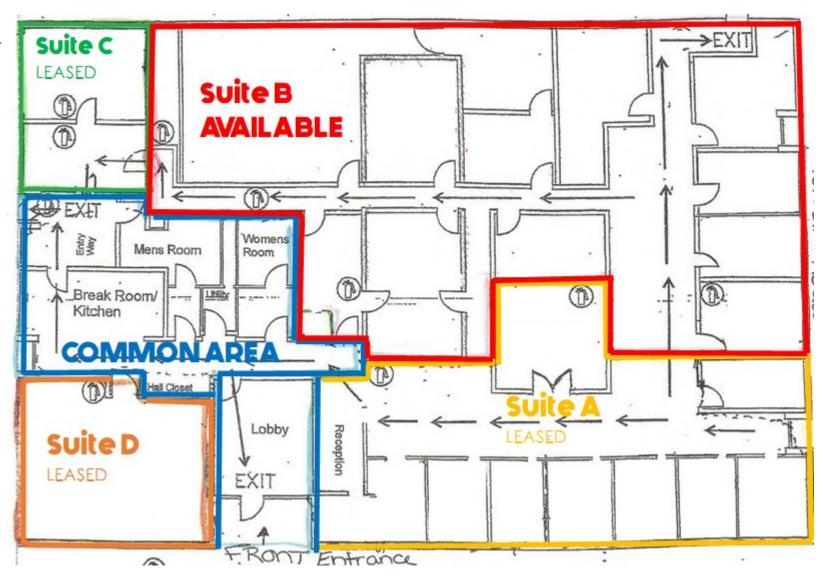


Suite A - 2,411 SF

Suite B - 4,335 SF

Suite C - 510 SF

Suite D - 780 SF



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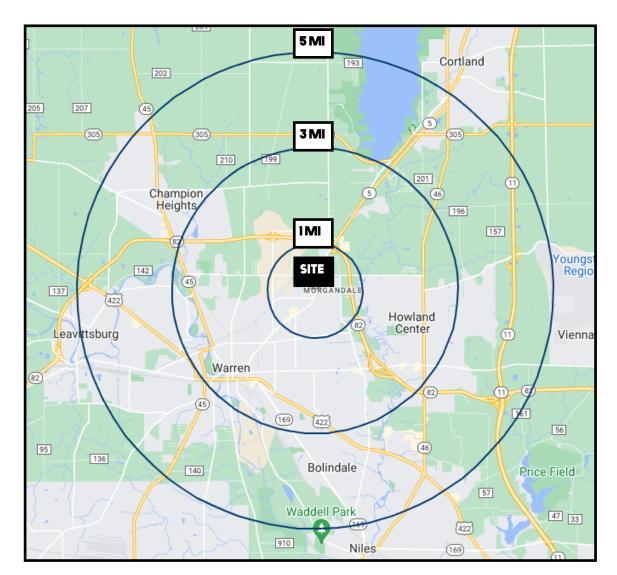
AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	4,080	38,174	78,151
HOUSEHOLDS	1,934	16,500	32,873
MEDIAN AGE	49	44	43
AVERAGE HH INCOME	\$46,330	\$53,208	\$58,468

SITE INFORMATION		
LOCATION	Warren City Trumbull County	
PARCEL	44-070003	
PROPERTY TYPE	Office	
ZONING	Commercial	
POWER	3 Phase 75 KVA	
YEAR BUILT	1973 / 1990	
SIZE	4,335 SF for lease	
UTILITIES	Included in rent	
RENT	\$14.00/SF Gross	

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