



OFFICE SPACE AVAILABLE

Hudson Westpark
85-115 Executive Parkway
Hudson, Ohio 44236

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Hudson Westpark | For Lease

Hudson is an affluent suburban community ideally located between Cleveland and Akron.

Four single story buildings with separated entrances/utilities for each suite. Variety of suite sizes with plentiful natural light immediately available with aggressive rates. Great access to Route 8, Ohio Turnpike, and I-271. Just minutes from downtown Hudson. Beautiful suburban office setting. Conveniently located with shopping, restaurants and medical facilities nearby.

Hudson boasts an outstanding, nationally ranked education system, historic neighborhoods, high-end shopping and dining, and an overall outstanding quality of life.



136k

Estimated population

\$133k

Average household
income

44.2

Median Age



Minutes from
I-80, Route 8
and I-271



55,671
Estimated
Households



79,934
Daytime
Employees



Average Home
Value
\$332,958



Annual Budget
Expenditures
Six Billion

*Demographics for 7 mile radius • Full Demographic Report



SITE PLAN & DETAILS

- Four 15,600 SF single story, suburban garden style building located in office park.
- More than 350 surface parking spaces
- Built in 1997

Availabilities:

Building	Suite	Available SF
95	Suite 200	4,300
105	Suite 200	3,855
105	Suite 300	7,718



LOCATION

Hudson is centrally located, just 30 miles south of Cleveland and 15 miles north of Akron, making it a convenient and desirable place to live and work. The city is home to Western Reserve Academy, a prestigious boarding and college preparatory school that originally housed Western Reserve College—now known as Case Western Reserve University in Cleveland. Additionally, Hudson's public school system ranks in the top 2% of Ohio districts, offering excellent educational opportunities for students.

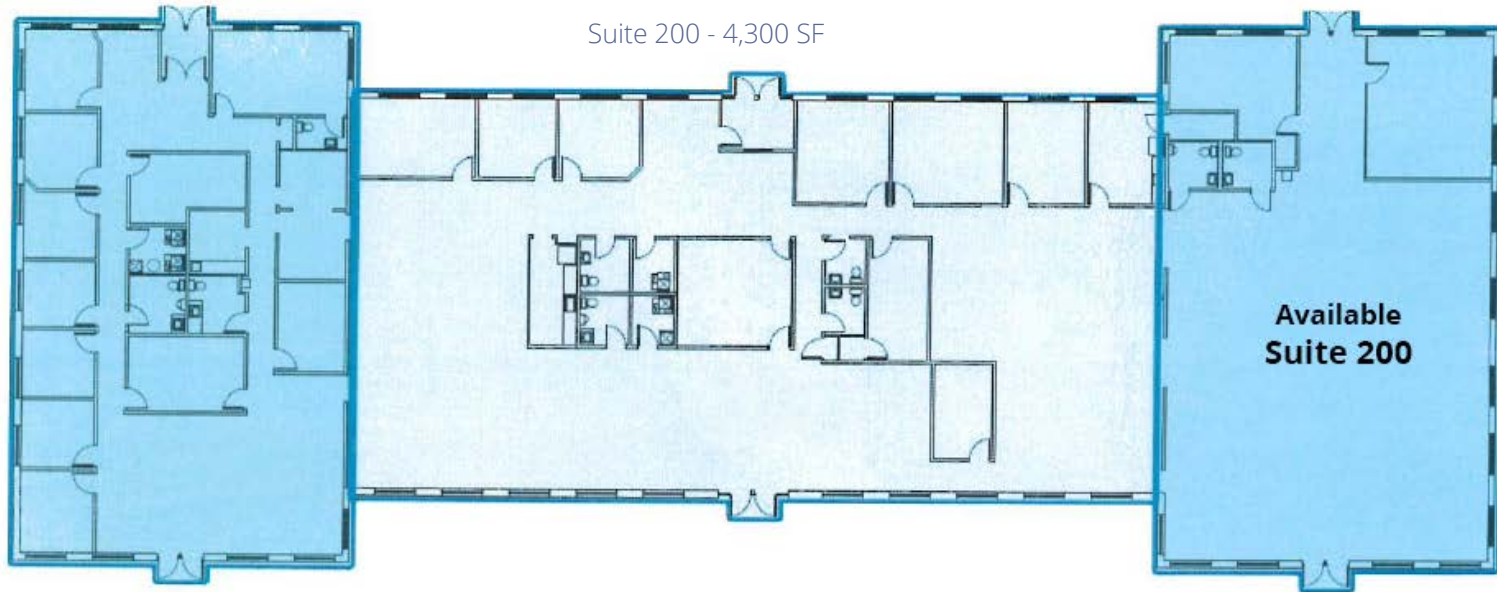
Hudson boasts a thriving business community, including the corporate headquarters of PartsSource and Arhaus. The city's historic downtown is home to the Merchants of Hudson, featuring more than 90 unique businesses offering shopping, dining, and services in a charming walking district. Residents and businesses also benefit from Velocity Broadband, a city-owned, high-speed, all-fiber internet service that provides reliable connectivity for work, education, and entertainment.



FLOOR PLANS

BUILDING 95

Suite 200 - 4,300 SF





Vacant 105 Building

CREATED ON
2024-11-08

DETAILS

Total area: 18286.03 sq ft
Living area: 18286.03 sq ft
Floors: 1
Rooms: 70

FLOOR PLANS

AVAILABLE SPACES

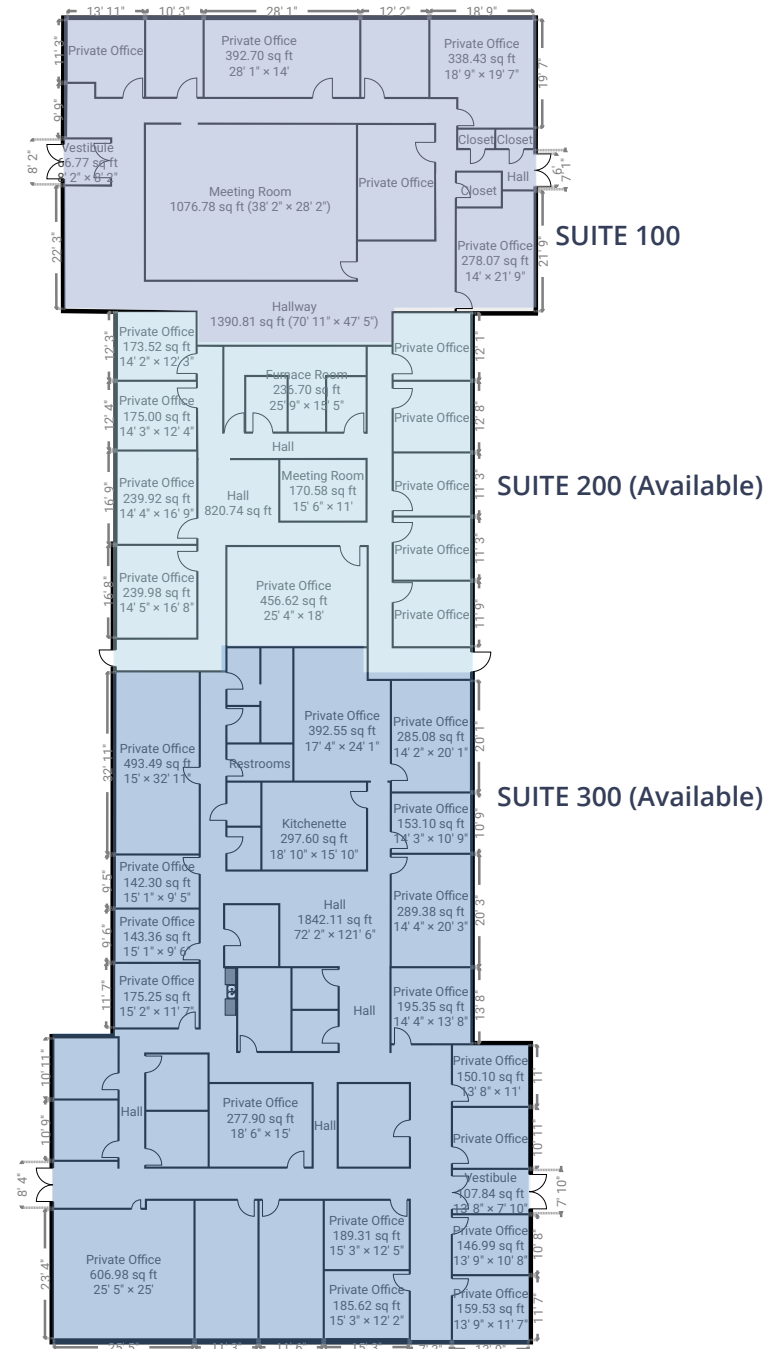
Suite 100 - 4,167 SF
Suite 200 - 3,855 SF
Suite 300 - 7,718 SF

THIS FLOORPLAN IS PROVIDED WITHOUT
WARRANTY OF ANY KIND. SENSOPIA
DISCLAIMS ANY WARRANTY INCLUDING,
WITHOUT LIMITATION, SATISFACTORY QUALITY
OR ACCURACY OF DIMENSIONS.

0' 8' 16' 24' 32' 40'
1:401

▼ 1st Floor

TOTAL AREA: 18286.03 sq ft • LIVING AREA: 18286.03 sq ft • ROOMS: 70



PROPERTY AERIAL



First Response

Pipeline
Packaging
Headquarters

Allstate

Danbury Senior
Living Hudson

Springwood Luxury
Adult Living

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North



BENEFITS:

Velocity Broadband - Hudson offers symmetrical high speed 100% fiber optic broadband voice servers to its' local businesses. For companies planning expansions or relocations in Hudson, there are many incentives available.

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