35350 CURTIS BLVD, EASTLAKE, OH 44095

CURTIS PROFESSIONAL BUILDING

FOR LEASE

73,790 cars pass this building every day on SR-2. Your name could be on it.







42,205	28,500 SF	135	$240/mo
TOTAL BUILDING SF	AVAILABLE · 3 FLOORS	FREE SURFACE PARKING	OFFICES STARTING AT

THE BUILDING

Five-story professional building at the corner of SR-2 and SR-91. Built 1984, fully renovated 2019. Floors 1, 2 and 3 are open — lease one office, one suite, or all 28,500 SF.

Full-service lease. On-site management. Fiber-ready. Individual HVAC per floor. Windows on all four sides.

BUILT FOR

- Medical & therapy
- Law & CPA firms
- Training & education
- Corporate & tech

2 ADA elevators · ADA restrooms · SR-2 signage

SMART SPACE . SMART LOCATION . SMART MOVE

SMARTLAND

SEE IT BEFORE SOMEONE ELSE SIGNS.

IRINA KLEYNER

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35350 CURTIS BLVD, EASTLAKE, OH 44095

ONE OFFICE OR A WHOLE FLOOR

FLOORS & PRICING

FULL SERVICE
AVAILABLE NOW

FLOOR	SIZE	PER SF / YR	BY THE MONTH
1	9,500 SF Medical / admin	$18.00	Suites **$829 – $2,154** Single offices **$240 – $690**
2	9,500 SF Medical / professional	$15.00	Suites **$829 – $2,154** Single offices **$240 – $690**
3	9,500 SF Training / medical	$15.50	Suites **$1,200 – $2,700** Finished, flexible layout

Combine floors for up to 28,500 SF of contiguous space.

BUILT TO SUIT

Former Bryant & Stratton space — a blank canvas around a central elevator core. Tell us the layout, we build it. TI allowances on qualifying terms.

- Reception
- Private offices
- Exam rooms
- Labs
- Training rooms
- Open plan

OR MOVE IN AS-IS

Take a finished Floor 3 suite and skip the build-out:

3-yr lease → 1 month free

5-yr lease → 2 months free

Signed by Dec 31, 2026

RENTAL ONLY · NO LEASE REQUIRED

Professional studio · video & podcast room — **$400**/day

Full-service rents. Lease terms and build-out negotiable. Pricing subject to change.

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CALL FOR A PRIVATE TOUR.

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