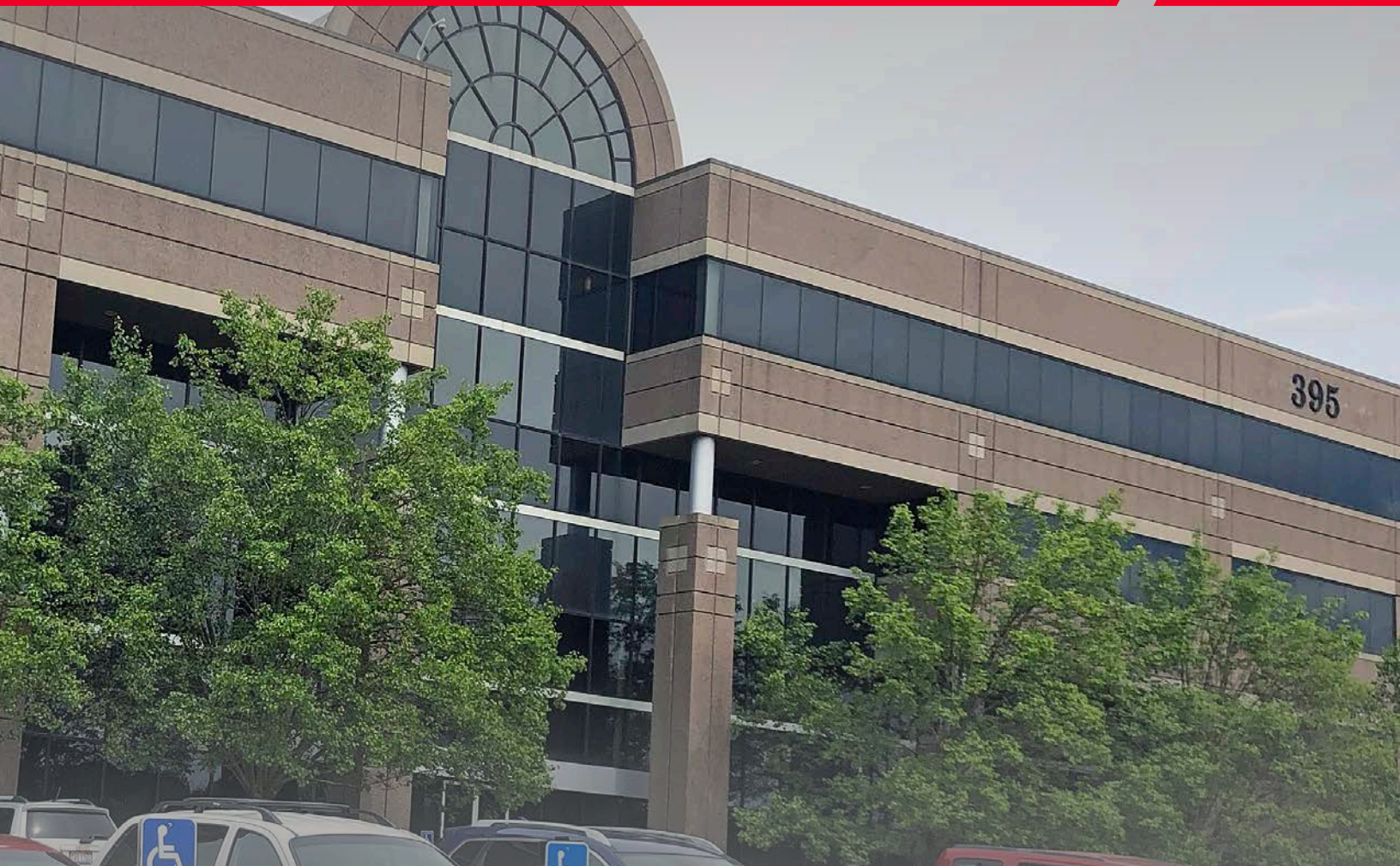


395 GHENT ROAD

FAIRLAWN, OHIO 44333



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For Sublease

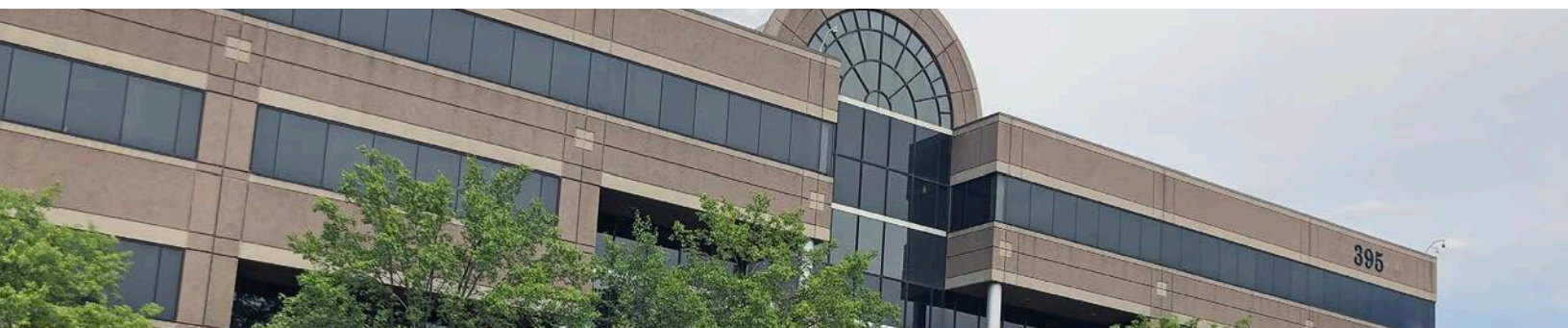
Up to 85,986 SF Space Available

CLASS A OFFICE BUILDING

Cafe with outdoor patio
Back-up generator and UPS
6 cars / 1,000 SF parking ratio
Furniture available for “plug-n-play” tenant use

	Suite	Total SF	Office SF	Lease Rate
1ST FLOOR	A	2,043 SF	2,043 SF	\$19.50 MG
	B	2,540 SF	2,540 SF	\$19.50 MG
	C	2,485 SF	2,485 SF	\$19.50 MG
	D	4,142 SF	4,142 SF	\$19.50 MG
2ND FLOOR		22,686 SF	22,686 SF	\$19.50 MG
3RD FLOOR		22,686 SF	22,686 SF	\$19.50 MG
4TH FLOOR		22,686 SF	22,686 SF	\$19.50 MG

Divisible 2,043 to 22,686 contiguous space



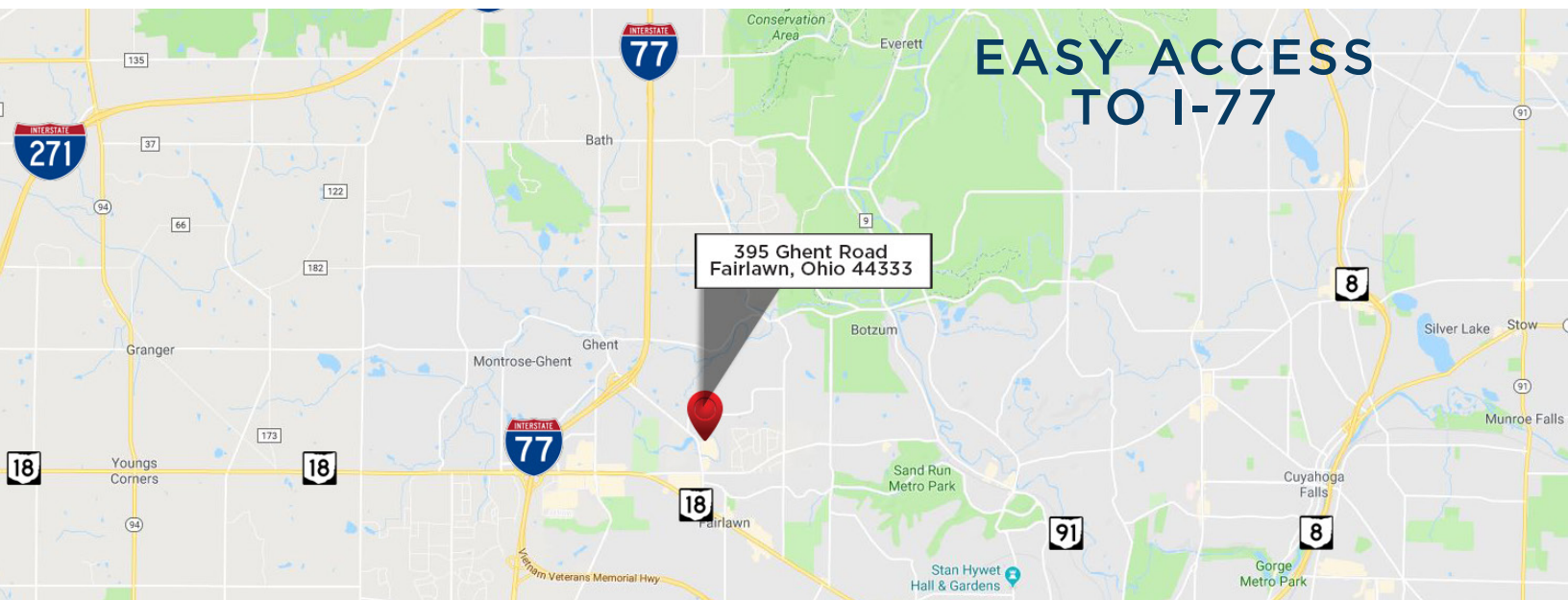
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Building Highlights

Rentable Building Area:	85,686 SF
Number of Floors:	Four (4)
Constructed	1999
Refurbished	2017
Lease Expiration	1/31/2048
Land Area:	8.86 acres
Surface Parking:	526 spaces (primary parking lot, plus over flow)
Parking Ratio:	6 spaces / 1,000 SF
Rent:	\$19.50/SF MG, plus janitorial and electric for lights and outlets
Air-Conditioning:	100% electric, Zone VAV System
Heat:	Electric
Elevators:	Two (2) elevators serve the building
Utilities:	Tenant shall pay for cost of electricity for in-suite lights and outlets. Water / Sewer and HVAC are included in the rental rate
Security:	Key card access to the building
Generator:	Supports entire building



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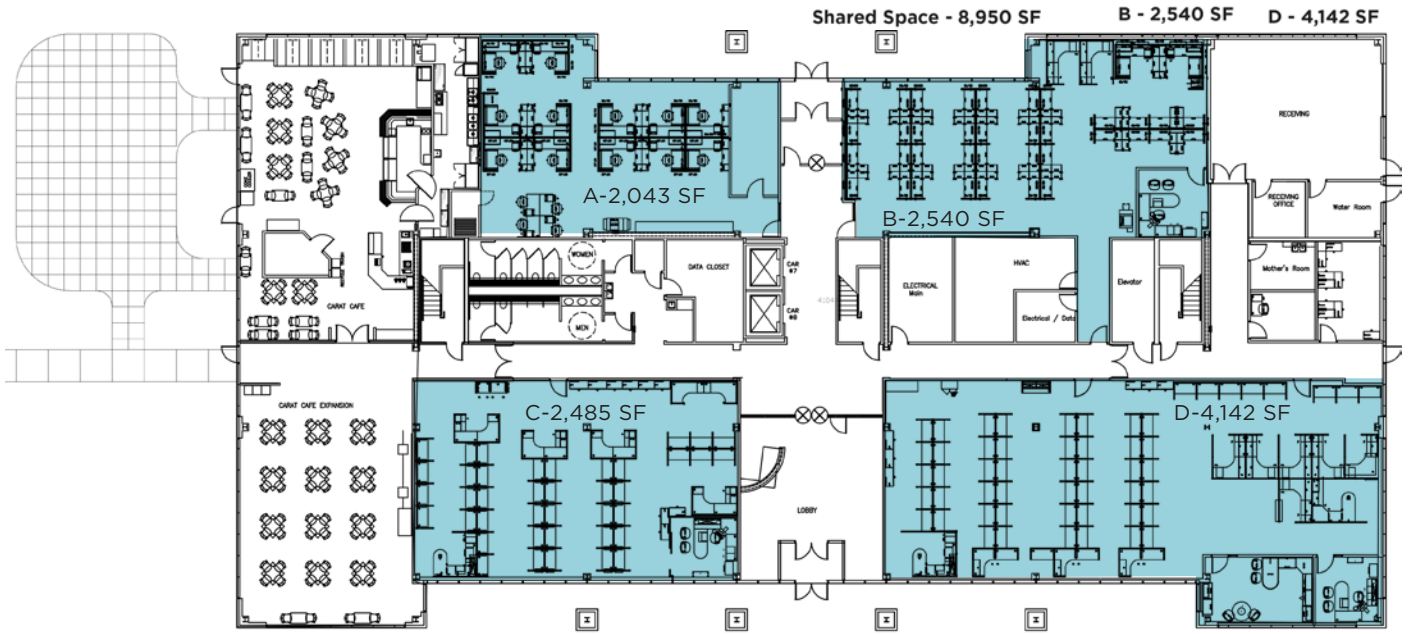


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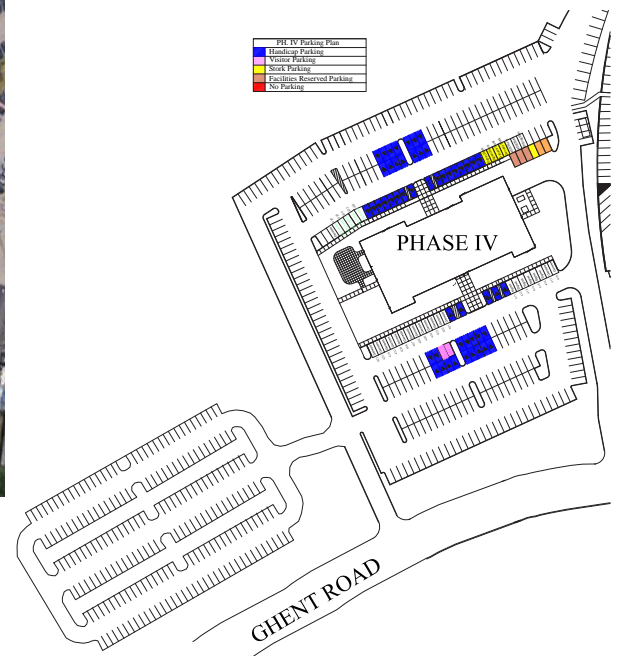
Floor Plan

1ST FLOOR - PHASE IV

A - 2,043 SF C - 2,485 SF
 B - 2,540 SF D - 4,142 SF

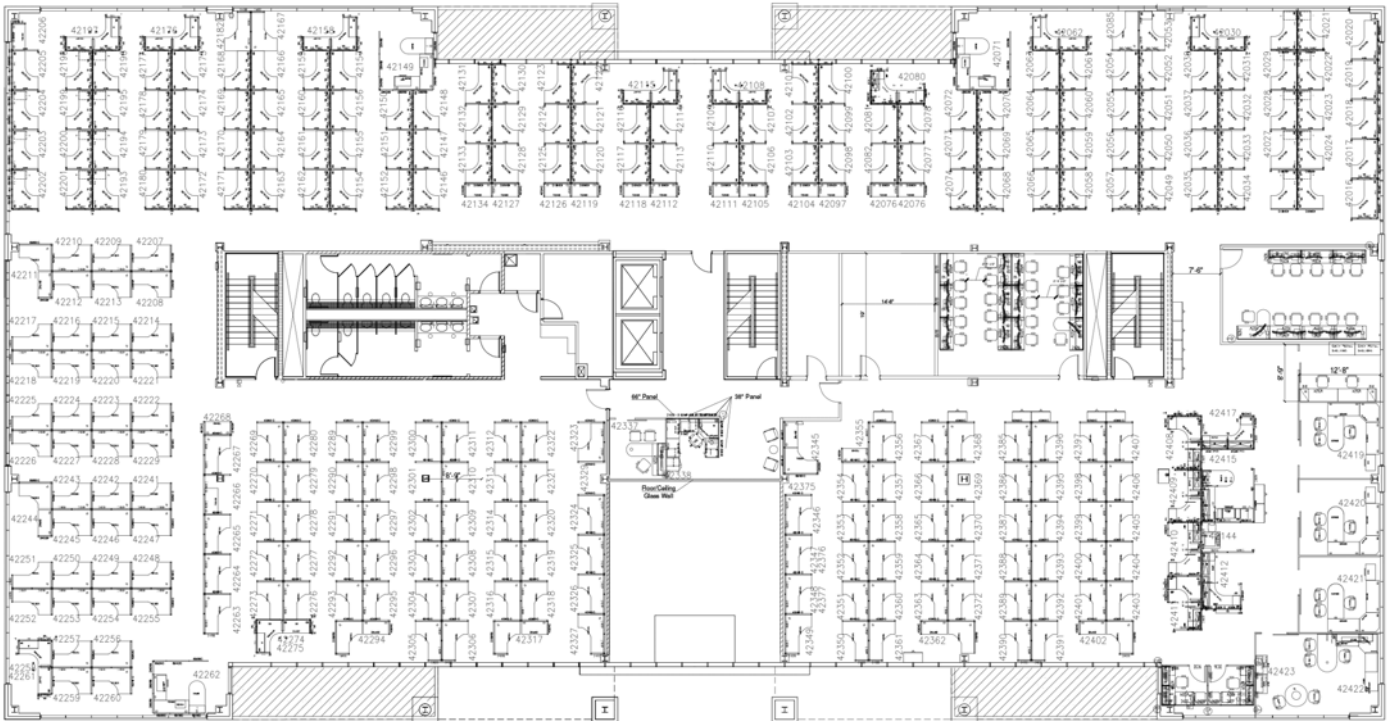


PARKING LOT

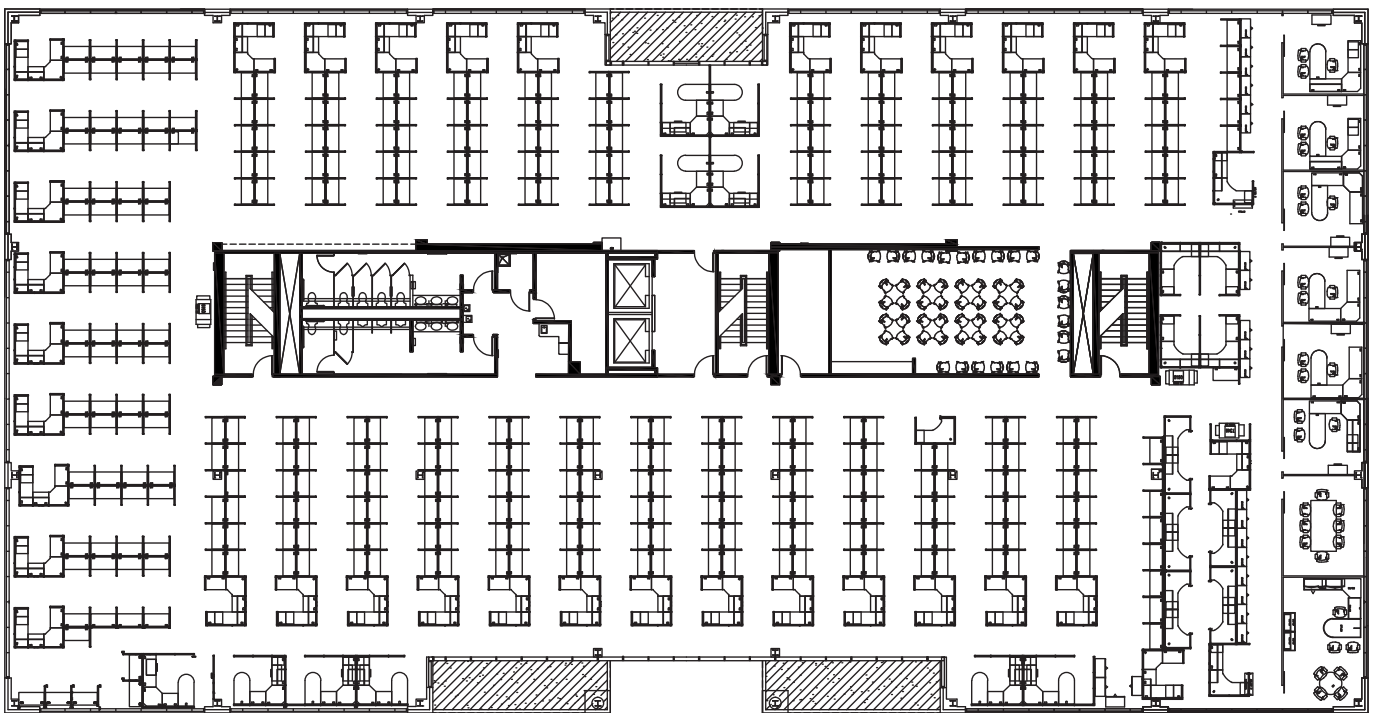


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Floor Plan

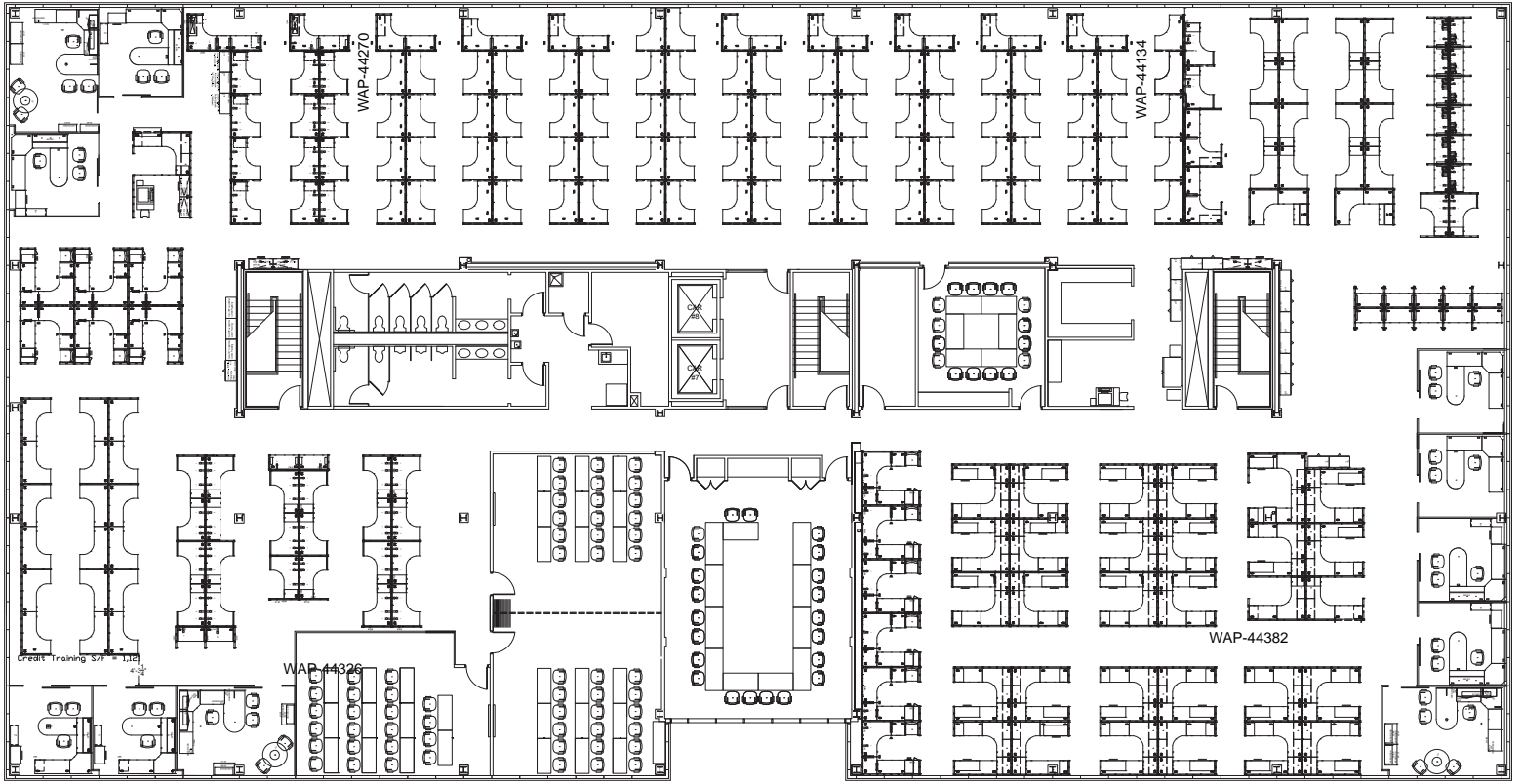


2ND FLOOR - PHASE 4 - 22,686 RSF



3RD FLOOR - PHASE 4 - 22,686 RSF

Floor Plan



CURRENT DEPARTMENT PLAN
PHASE IV - 4TH FLOOR
7/17/15

CONFIDENTIAL

4TH FLOOR - PHASE 4 - 22,686 RSF

Office Photos



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