395 GHENT ROAD FAIRLAWN, OHIO 44333

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395

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	А	2,043 SF	2,043 SF	\$19.50 MG
	В	2,540 SF	2,540 SF	\$19.50 MG
	С	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

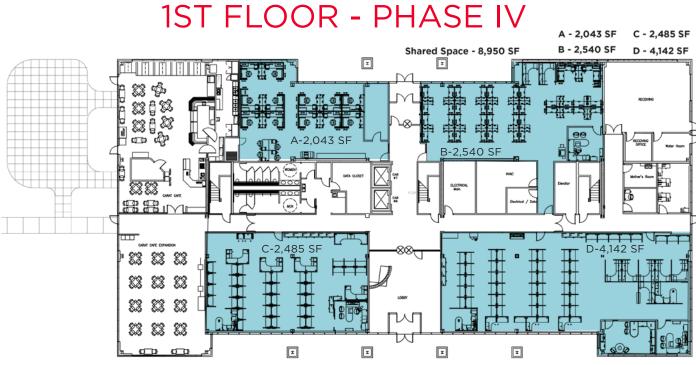
Rentable Building Area:	85,686 SF
Number of Floors:	Four (4)
Constructed	1999
Refurbished	2017
Lease Expiration	1/31/2048
Land Area:	8.86 acres
Surface Parking:	526 spaces (primary parking lot, plus over flow)
Parking Ratio:	6 spaces / 1,000 SF
Rent:	\$19.50/SF MG, plus janitorial and electric for lights 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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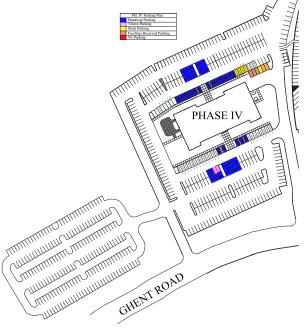


Floor Plan



PARKING LOT

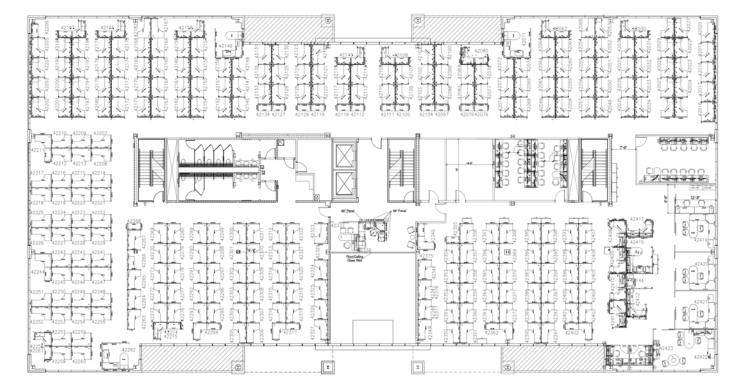




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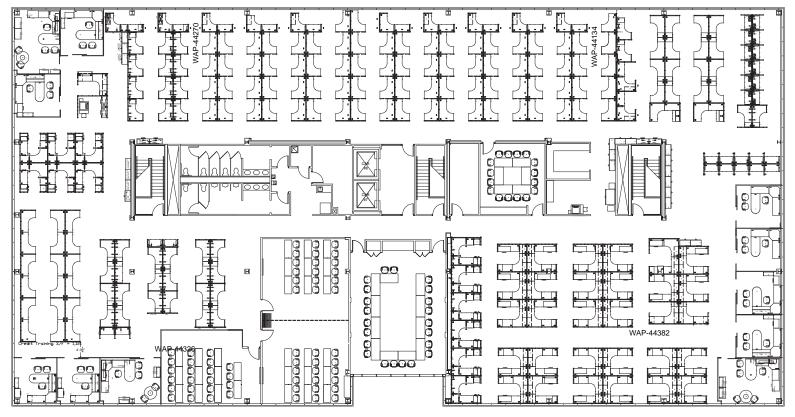
Floor Plan



2ND FLOOR - PHASE 4 - 22,686 RSF

3RD FLOOR - PHASE 4 - 22,686 RSF

Floor Plan



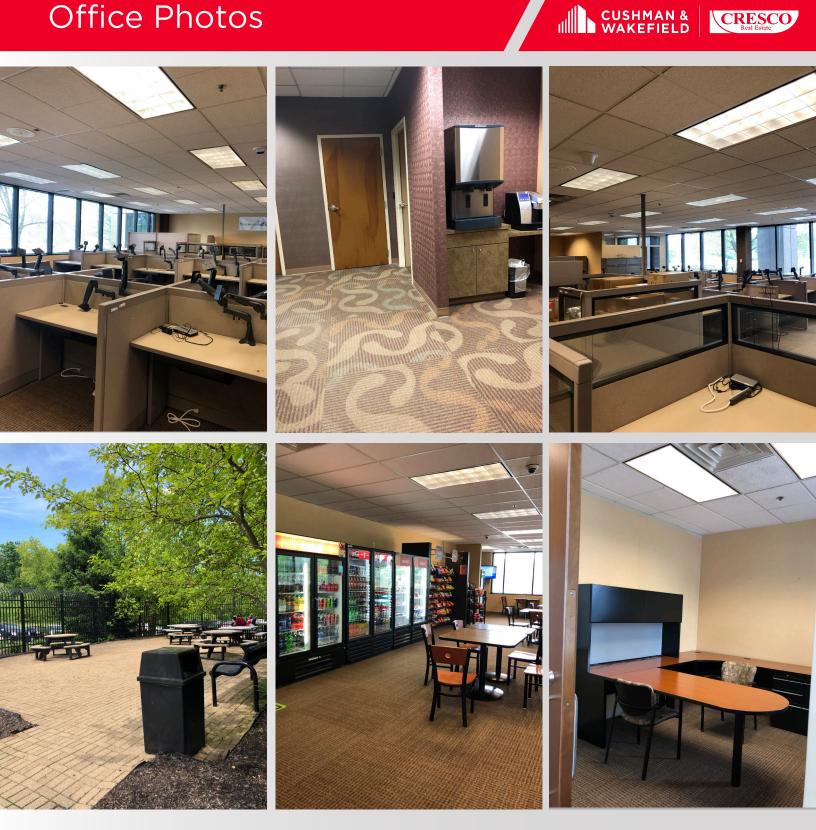
CURRENT DEPARTMENT PLAN PHASE IV - 4TH FLOOR 7/17/15

<u>CONFIDENTIAL</u>

4TH FLOOR - PHASE 4 - 22,686 RSF



Office Photos



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