



MEDICAL AND PROFESSIONAL OFFICE SPACE FOR LEASE
5655 HUDSON DRIVE, HUDSON, OHIO 44236

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HIGHLIGHTS

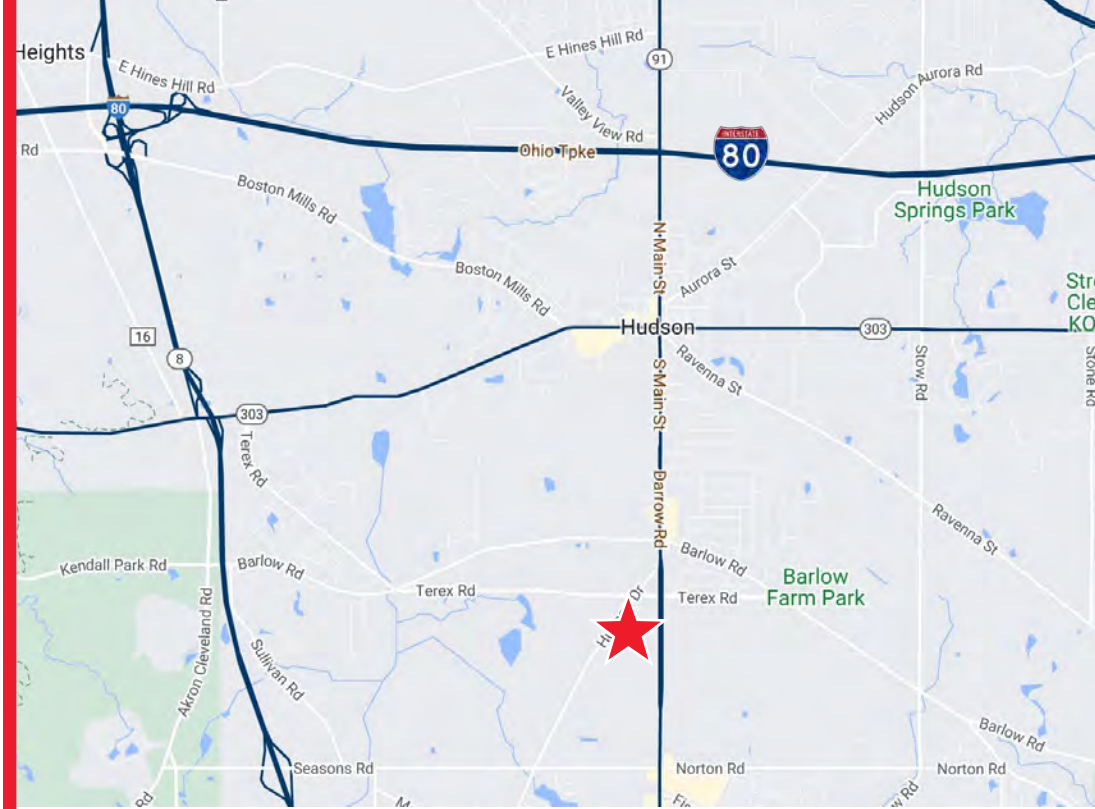
- Naming and building signage rights available
- Two suites with dedicated entrances off building's exterior that significantly increase the visibility of those occupiers
- Monument signage on Hudson Drive and Darrow Road provides great visibility for major tenants
- Prominent medical office building located in the heart of Hudson's professional district
- Adjacent to thriving wellness center & spa
- Flexible suite sizes that will fit any medical practice needs
- Drop-off/pick-up driveway located at front of building for ease of access

AVAILABILITY

Suite	Size	Max Contiguous
101	8,707 SF	8,707 SF
110	5,485 SF	9,680 SF
130	4,195 SF	9,680 SF
200	13,111 SF	26,113 SF
205	2,314 SF	26,113 SF
*210	8,644 SF	*26,113 SF
215	1,218 SF	26,113 SF
220	826 SF	26,113 SF

*Modernized general office space

LEASE RATE **\$21.00 NNN**



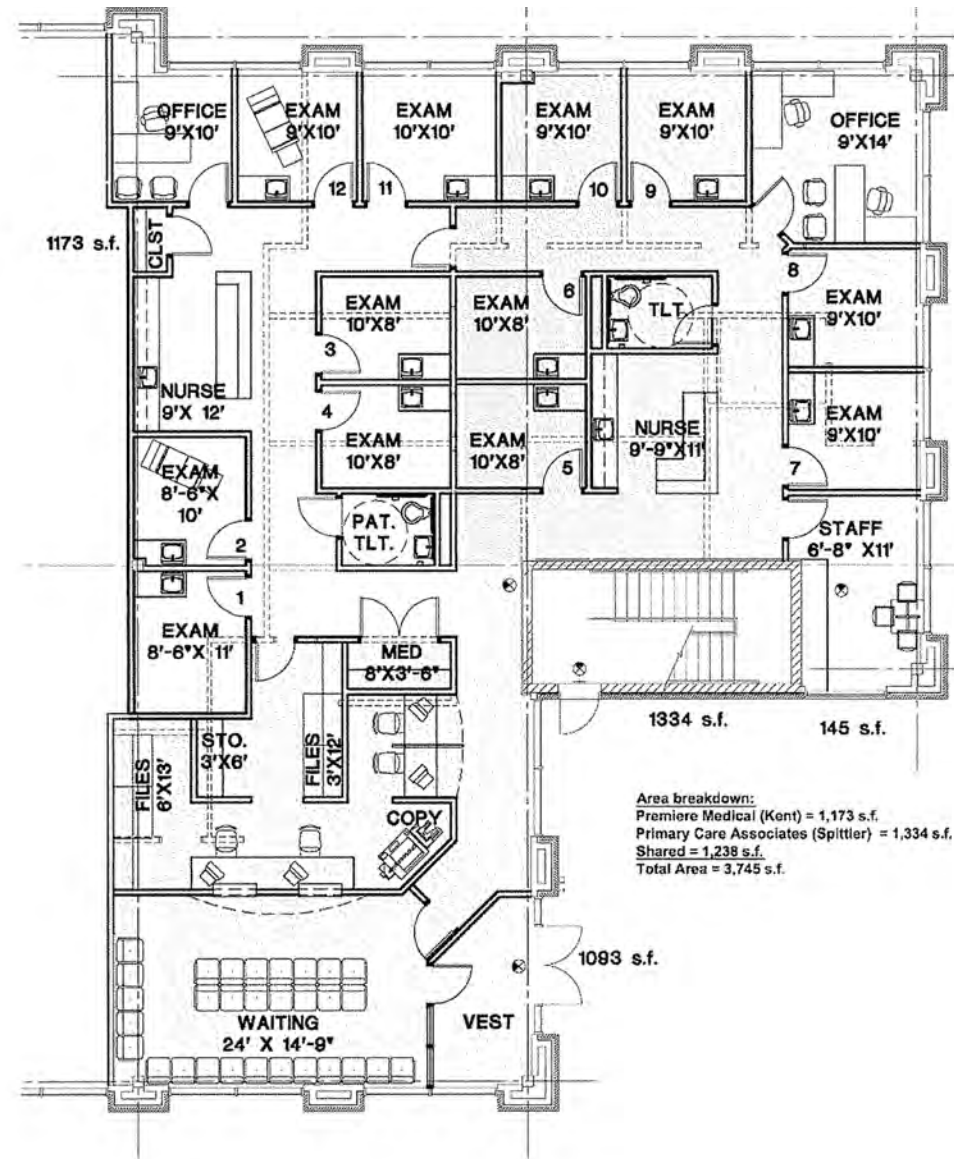
FLOOR PLANS - FIRST FLOOR



SUITE 101 - 8,707 SF



SUITE 110 - 5,485 SF



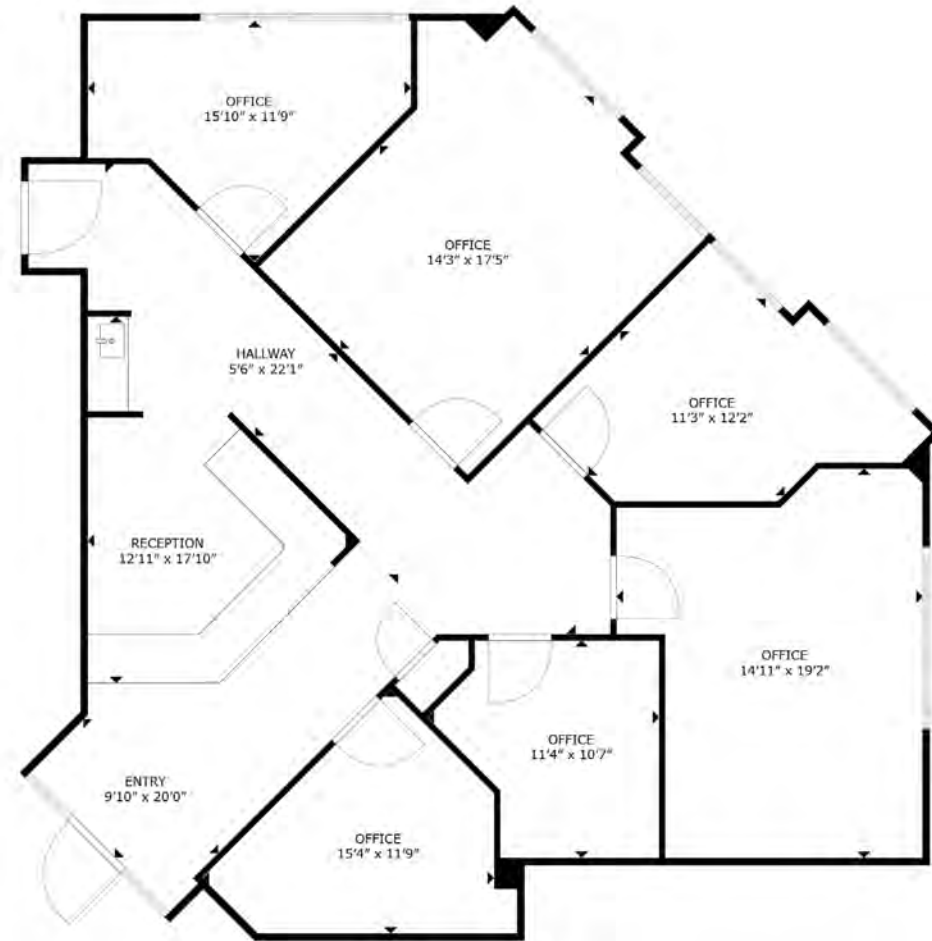
SUITE 130 - 4,195 SF

Area breakdown:
 Premiere Medical (Kent) = 1,173 s.f.
 Primary Care Associates (Spittler) = 1,334 s.f.
 Shared = 1,238 s.f.
 Total Area = 3,745 s.f.

FLOOR PLANS - SECOND FLOOR



SUITE 200 - 13,111 SF



SUITE 205 - 2,314 SF

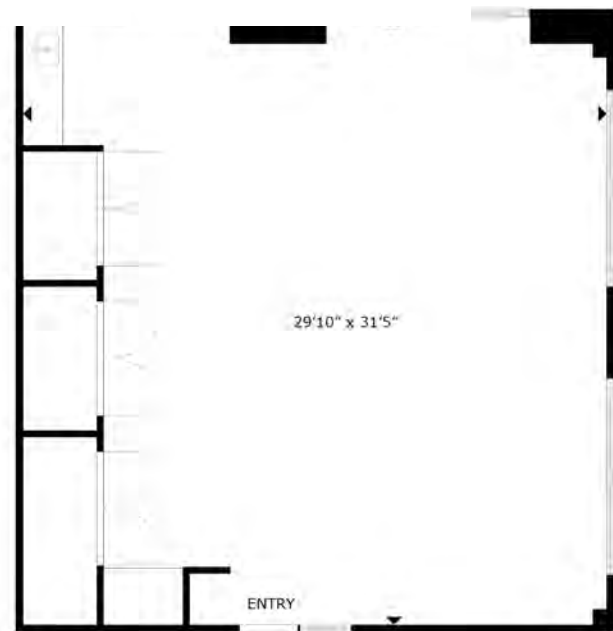
FLOOR PLANS - SECOND FLOOR (CONT.)



SUITE 210 - 8,644 SF

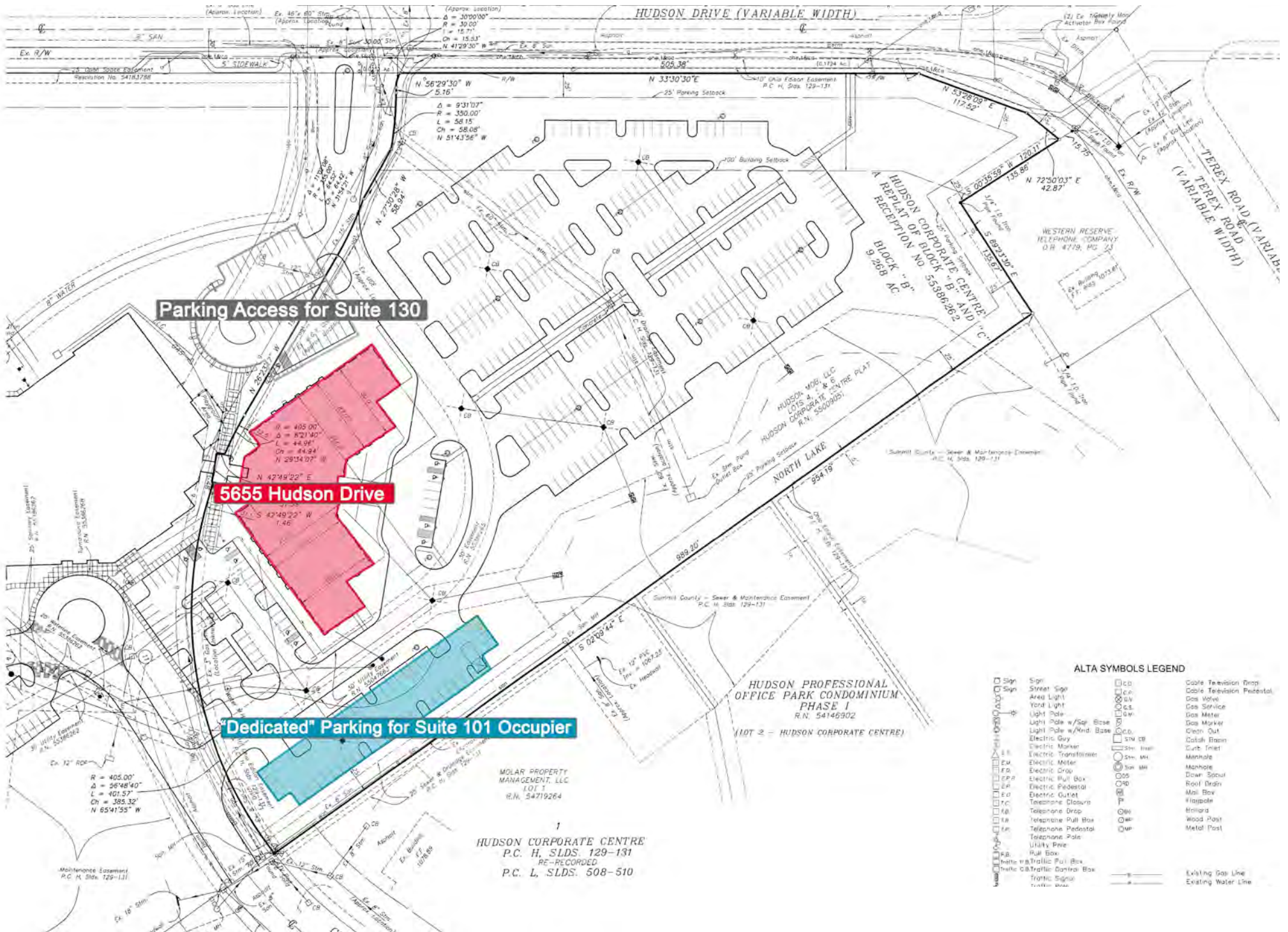


SUITE 215 - 1,218 SF



SUITE 220 - 826 SF

SITE PLAN



Parking Access for Suite 130

5655 Hudson Drive

"Dedicated" Parking for Suite 101 Occupier

MOLAR PROPERTY MANAGEMENT, LLC
 101
 R.N. 54719264

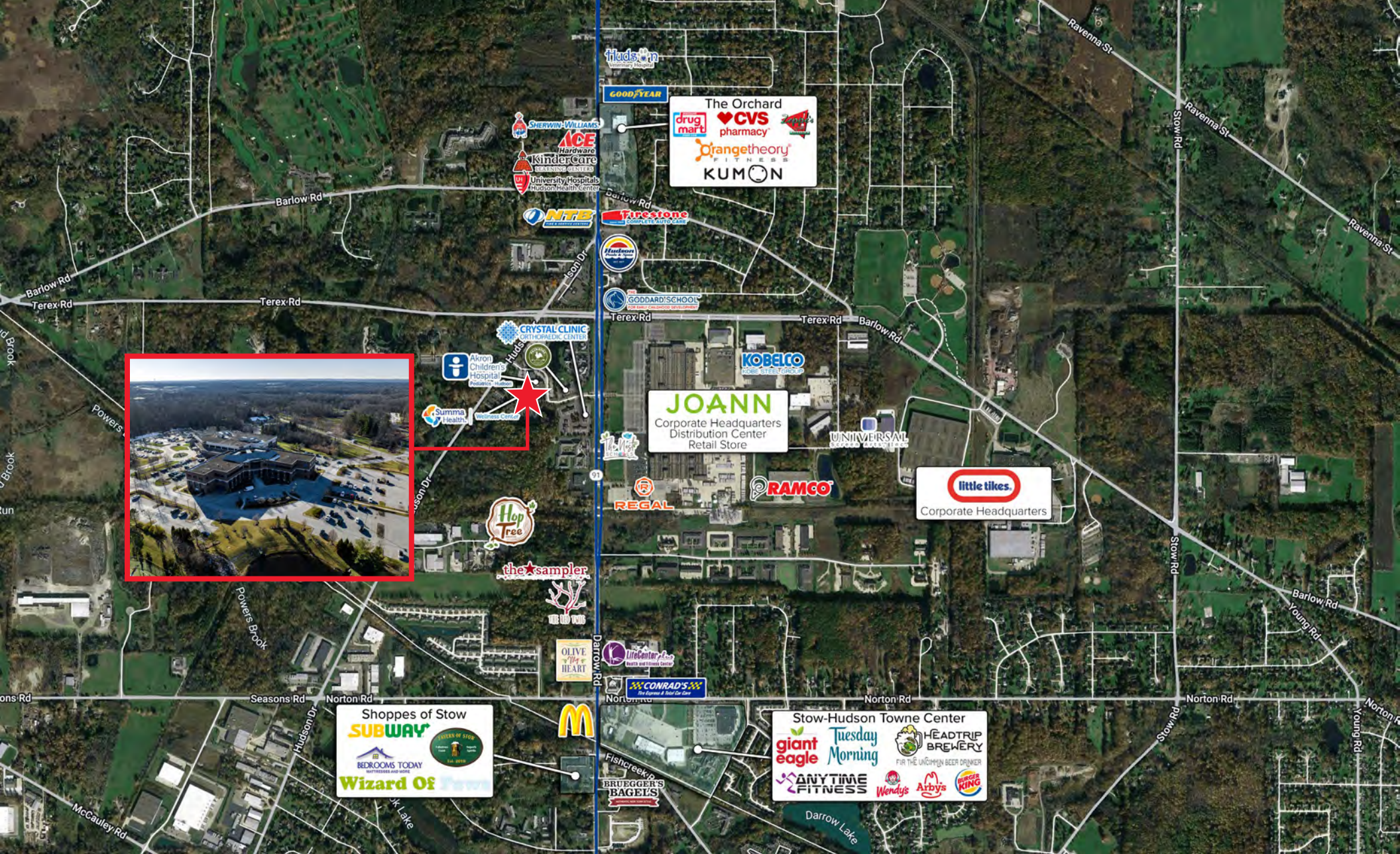
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 HUDSON CORPORATE CENTRE
 P.C. H. SLDS. 129-131
 RE-RECORDED
 P.C. L. SLDS. 508-510

ALTA SYMBOLS LEGEND

[Symbol]	Sign	[Symbol]	Cable Television Drop
[Symbol]	Street Sign	[Symbol]	Cable Television Pedestal
[Symbol]	Area Light	[Symbol]	Gas Valve
[Symbol]	Toroid Light	[Symbol]	Gas Valve Pedestal
[Symbol]	Light Pole	[Symbol]	Gas Surface
[Symbol]	Light Pole w/Sign Base	[Symbol]	Gas Meter
[Symbol]	Electric Guy	[Symbol]	Gas Marker
[Symbol]	Electric Marker	[Symbol]	Clean Out
[Symbol]	Electric Transformer	[Symbol]	Catalytic Burner
[Symbol]	Electric Meter	[Symbol]	Curb Inlet
[Symbol]	Electric Drop	[Symbol]	Manhole
[Symbol]	Electric Pull Box	[Symbol]	Down Spout
[Symbol]	Electric Pedestal	[Symbol]	Roof Drain
[Symbol]	Electric Outlet	[Symbol]	Mail Box
[Symbol]	Telephone Closure	[Symbol]	Flagpole
[Symbol]	Telephone Drop	[Symbol]	Roof
[Symbol]	Telephone Pull Box	[Symbol]	Wood Post
[Symbol]	Telephone Pedestal	[Symbol]	Metal Post
[Symbol]	Telephone Pole		
[Symbol]	Utility Pole		
[Symbol]	Mail Box		
[Symbol]	Hand Traffic Pull Box		
[Symbol]	Hand Traffic Control Box		
[Symbol]	Hand Traffic Signal		
[Symbol]	Hand Traffic		
[Symbol]	Existing Gas Line		
[Symbol]	Existing Water Line		







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