

31225 BAINBRIDGE ROAD

Solon, Ohio 44139

Office Complex / For Lease



ELIOT KIJEWski, SIOR / Principal / ekijewski@crescorealestate.com / +1 216 525 1487

SIMON CAPLAN, SIOR / Executive VP / Partner Emeritus / scaplan@crescorealestate.com / +1 216 525 1472

ERIC M. SCHREIBMAN, JD / Vice President / eschreibman@crescorealestate.com / +1 216 525 1471



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BUILDING SF

48,000 SF

AVAILABLE SF

4,501 SF

LOT SIZE

5.39 acres

COMMENTS

- High image flex building with highway visibility (I-271 and I-480)
- Excellent condition
- Close to two (2) highway interchanges, hotels, restaurants, shopping and residential

PROPERTY SPECIFICATIONS

YEAR BUILT	1990
CONSTRUCTION	Brick/stone/glass
CEILING HEIGHT	16' 9" - 17'
DOCKS	Four (4)
DRIVE-IN DOORS	Three (3)
LIGHTING	Fluorescent
AIR-CONDITIONING	100%



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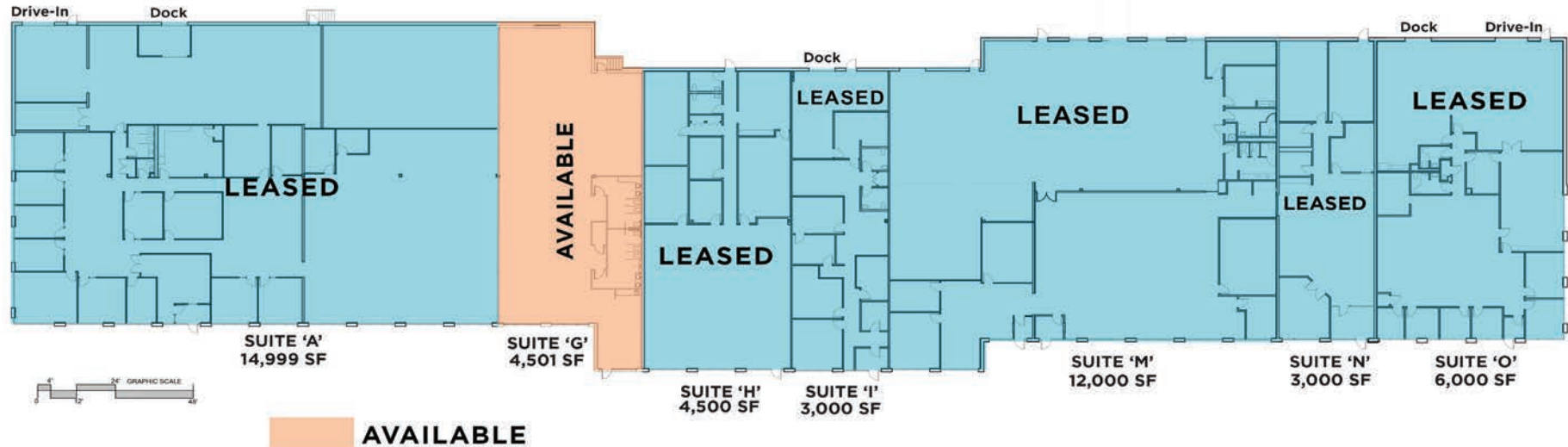
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UNIT#	SPACE SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS	LEASE RATE
A - LEASED	14,999 SF	14,100 SF	899 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'	
G - AVAILABLE	4,501 SF	2,000 SF	2,501 SF	ONE (1)	-0-	\$8.50/NNN
H - LEASED	4,500 SF	4,110 SF	390 SF	-0-	-0-	
I - LEASED	3,000 SF	2,370 SF	630 SF	ONE (1); 8' X 8'	-0-	
M - LEASED	12,000 SF	5,000 SF	7,000 SF	ONE (1)	ONE (1)	
N - LEASED	3,000 SF	2,610 SF	390 SF	-0-	-0-	
O - LEASED	6,000 SF	4,878 SF	1,122 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'	

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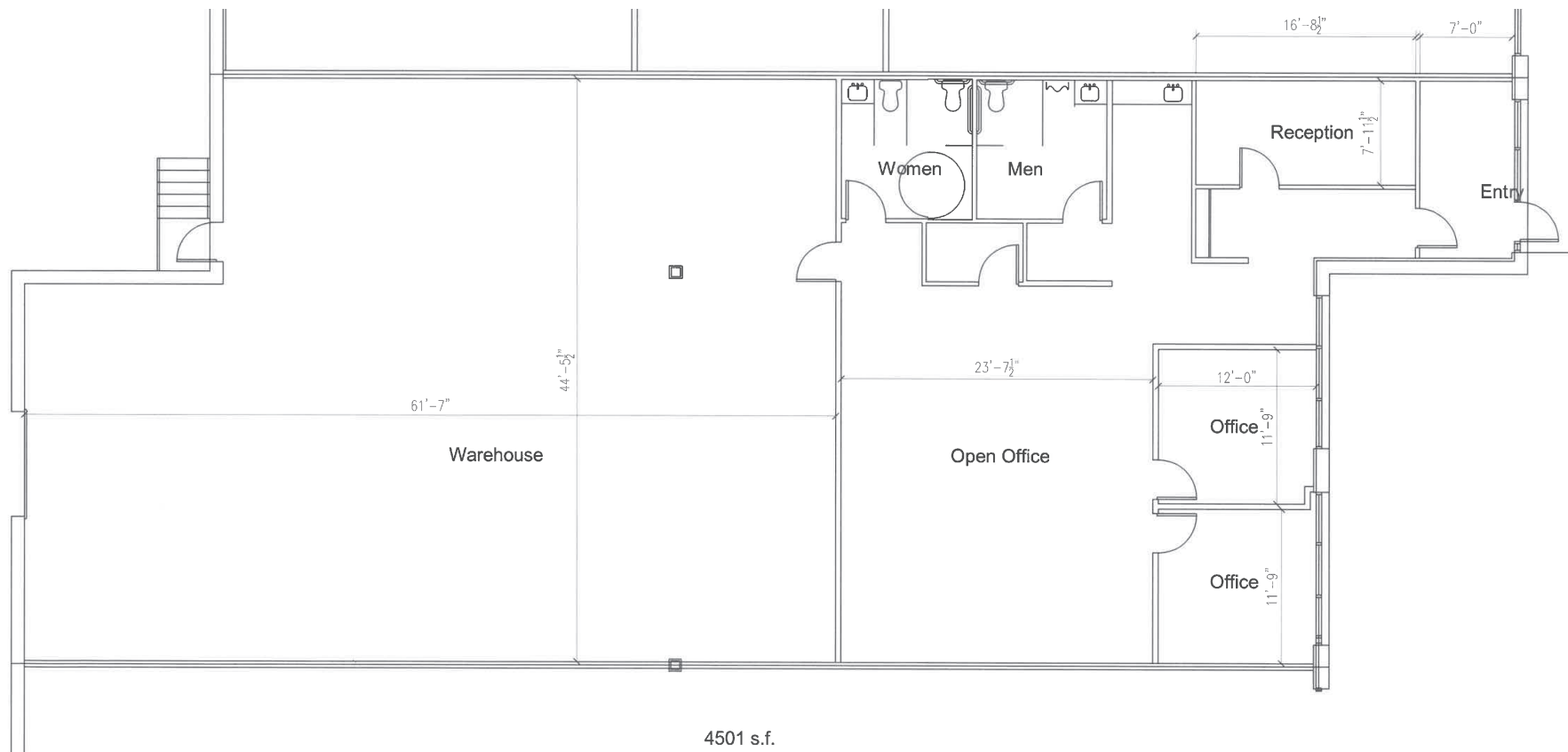


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FLOOR PLAN UNIT G



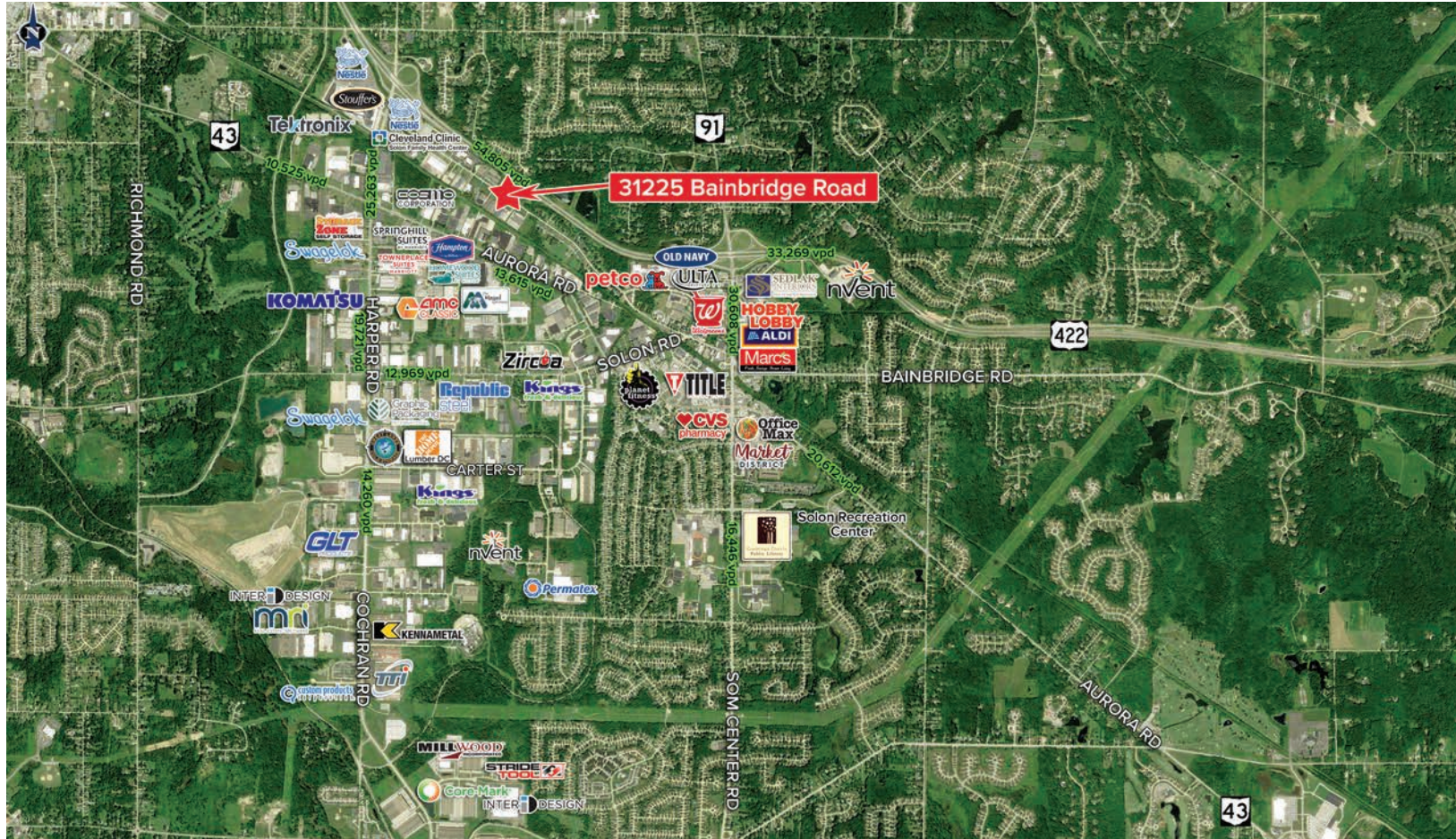
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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
Fax +1 216 520 1828
crescorealestate.com

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