

# FOR SALE/LEASE

## 9050 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

## Freestanding Office Building

### LOWER PRICE

**METICULOUSLY MAINTAINED  
OFFICE WITH HIGH END FINISHES**

## New Lower Price

### 9,330 SF Class A Office Space

#### Property Highlights

|                      |  |
|----------------------|--|
| <b>BUILDING SF</b>   | 9,330 SF                                 |
| <b>YEAR BUILT</b>    | 2003 - Recent updates                    |
| <b>LAND AREA</b>     | 1.2 acres; 175' Frontage on Sweet Valley |
| <b>PARKING</b>       | 33 Existing, with room for 23 additional |
| <b>PARKING RATIO</b> | Existing 3.55 spaces / 1,000 SF          |
| <b>SIGNAGE</b>       | Monument Sign on Sweet Valley            |
| <b>LEASE RATE</b>    | \$18.50 SF Full Service Gross            |
| <b>PRICE</b>         | \$1,149,000 - much less than replacement |

#### Building Layout & Highlights

- 15 large private offices
- Space for 22 support personnel
- 3 conference rooms - server room
- Renovated and fully upgraded kitchen/lunch room
- Renovated and fully upgraded mens/womens lavs including showers
- Work center, copy room & multiple file/storage areas
- Tasteful upgraded executive finishes through-out
- Divisible to 4,500 SF - to accommodate owner and a partial tenant
- Unique design provides for extra windows allowing an abundance of natural light



**Outdoor Space with Picnic Area**

**Possible Partial Owner  
Financing Available**

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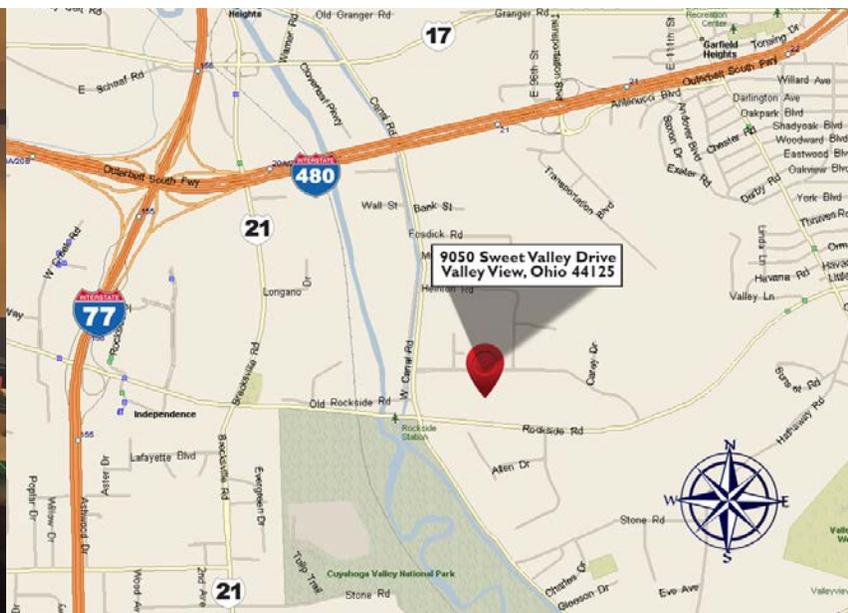
VALLEY VIEW, OHIO 44125

**ECONOMIC INCENTIVES AVAILABLE  
WITH CITY OF VALLEY VIEW**



### LOCATION INFORMATION

- Busy business park less than 5 minutes from I-77 and Rockside Road
- Less than 5 minutes to 4 interchanges of I-480 & I-77
- Restaurants, shopping, hotels in close proximity



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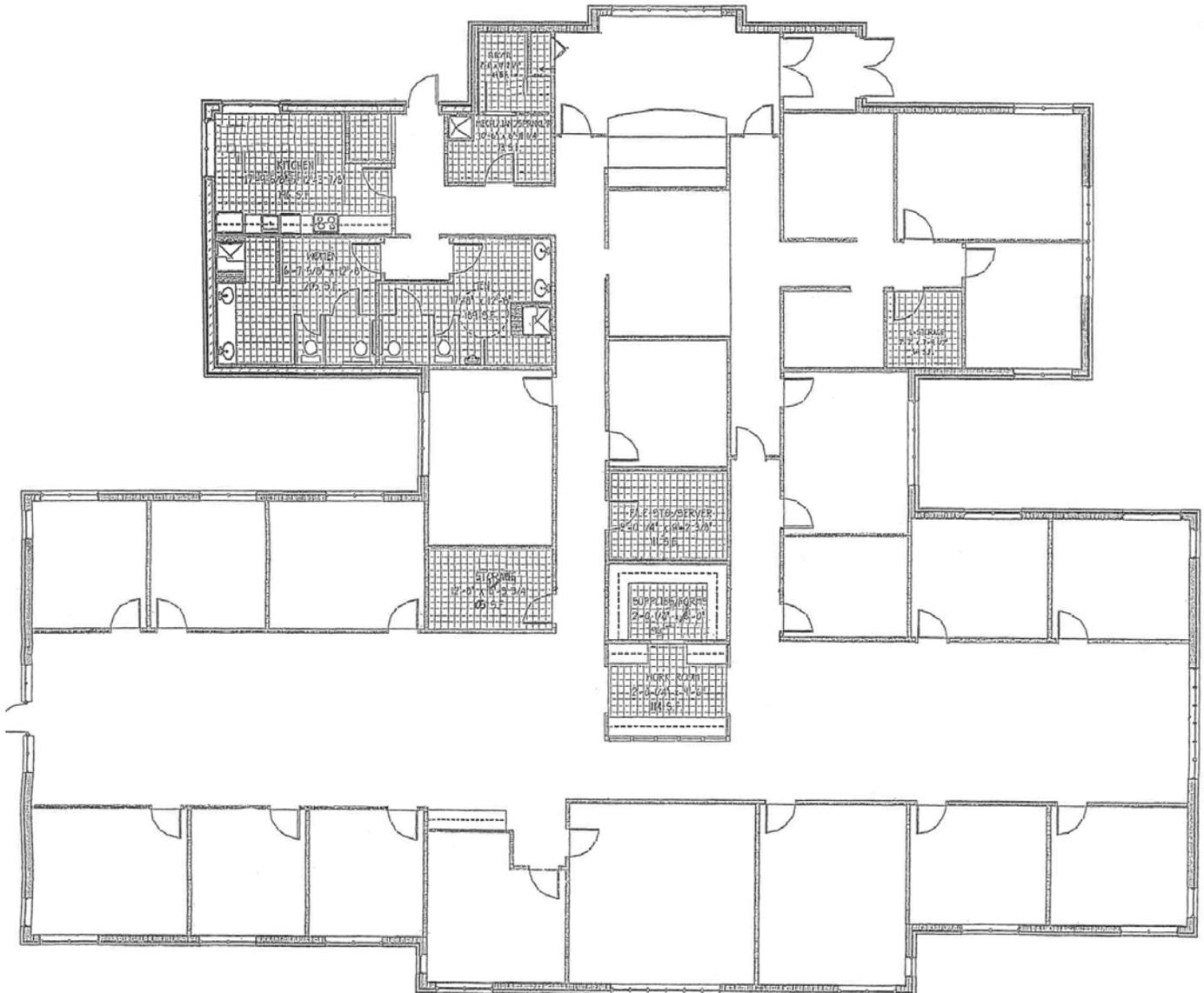
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**9,330 SF Total**

**Divisible to 4,500 SF to accommodate owner and a partial tenant**

### Floorplan



**Unique design provides extra windows allowing an abundance of natural light**

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