

DIVISIBLE FROM TO 2,700 SF TO 8,760 SF



Property Specifications

AVAILABLE	8,760 SF (divisible to 2,700 SF / 3,196 SF / 5,564 SF / 6,060 SF / 8,760 SF)
OFFICE	3,400 SF finished office
WAREHOUSE	5,360 SF warehouse
RENTAL RATES	\$4.75/\$9.75 NNN
HVAC	100% tenant control
POWER	110 / 208V
DOCKS	One (1) - can add more
CEILING HEIGHT	16'
PARKING	Abundant
BUILDING HOURS	24/7 access
TENANT SIGNAGE	Building signage and monument sign

Amenities

Excellent Glass Lines, High Image Flex Building, Units Designed-to-Suit, Prominent Tenant Signage, Professionally Managed and Maintained, New Asphalt Parking Lot, Improved Exterior Lighting, Aggressive Deal Parameters, Generous Work Letter, Ideal for Research, Engineering, Medical and Electronics.

Property Notes

Excellent Access to I-271, I-480, Ohio 422; Minutes to Restaurants, Shopping, and Hotels; Conveniently Located in Business Friendly Solon with Easy Access (less than 30 minutes) to Cleveland Hopkins International Airport and Both Downtown Cleveland and Akron. Exterior renovations in progress (new windows, new address numbers and lettering, landscaping improvements, power washed sidewalks).

Bob Garber, SIOR
Principal
216.525.1467
bgarber@crescorealestate.com

Matthew M. Beesley, SIOR
Principal
216.525.1466
mbeesley@crescorealestate.com

Simon Caplan, SIOR
Principal
216.525.1472
scaplan@crescorealestate.com

Eliot Kijewski, SIOR
Senior Vice President
216.525.1487

ekijewski@crescorealestate.com

3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

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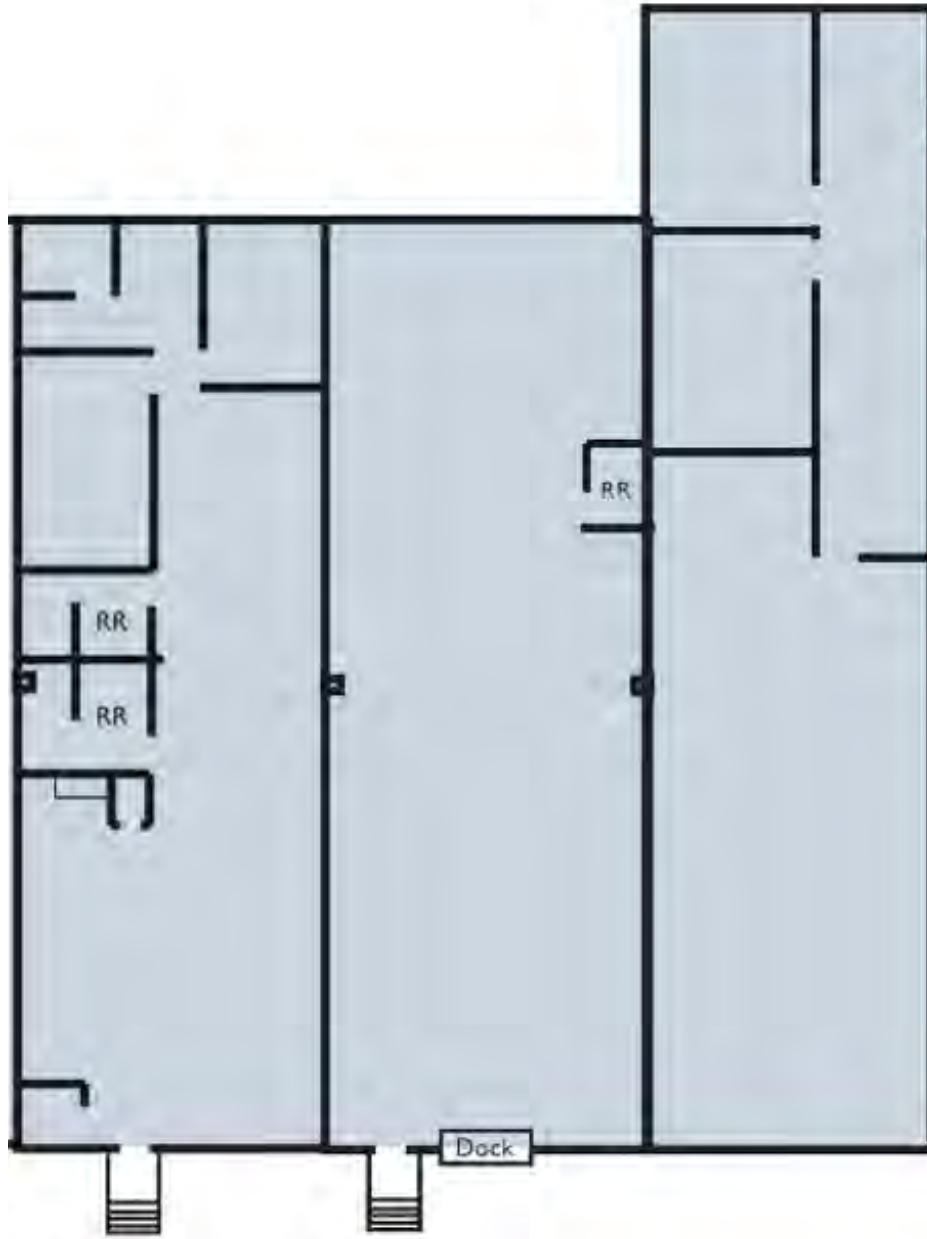


FOR LEASE

2,700 SF - 8,760 SF

**6557A - 6559 Cochran Road
Solon, Ohio 44139**

Floor Plan



**6557A
(2,700 SF)**

**6559
(2,864 SF)**

**6559
(3,196 SF)**

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Summary (33077)



6551-6571 CARTER COCHRAN

6551-6571 Cochran
Road, Ste 6557 - 6559
Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Available SF:	8,760 SF
Building SF:	56,400 SF
Industrial SF:	5,360 SF
Office SF:	3,400 SF

General Listing/Transaction Information

Asking Rate:	NNN
Office Asking Rate:	\$9.75
Warehouse Rate:	\$4.75
Min Avail SF:	2,700 SF
Max Contig SF:	8,760 SF
Transaction Type:	Lease

Parking

Loading & Doors

#DH/Truck-level Doors:	1 (Can add more)
Total Doors:	1

Contacts

Listing Broker(s)	Eliot Kijewski, SIOR CRESCO Real Estate 216.525.1487 ekijewski@creSCORErealEstate.com
	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@creSCORErealEstate.com
	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 rgarber@creSCORErealEstate.com
	Simon Caplan, SIOR CRESCO Real Estate 216.525.1472 scaplan@creSCORErealEstate.com

Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1989
ConstructionType:	Brick/Block
Roof Type:	Flat
Lighting Type:	Fluorescent
Sprinkler:	Wet
Restroom:	One
Ceiling Ht:	16' (Min) 16' (Max)

Utilities

Site

Zoning:	IND
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Crane

Comments

Listing Comments: 3,400 SF existing office. Flexible configurations anywhere from 2,700-8,760 SF. High visibility location with abundant parking. Owner will reconfigure the space to tenants needs.