



CLEVELAND BUSINESS PARK, BLDG. 1
18013 Cleveland Parkway, Cleveland, Ohio 44135

CLEVELAND BUSINESS PARK, BLDG. 1

18013 Cleveland Parkway, Cleveland, Ohio 44135

HUB ZONE

PROPERTY SPECIFICATIONS

TOTAL AVAILABLE	16,001 RSF
MIN. DIVISIBLE	7,000 RSF
HEIGHT MAX	18'
EXISTING HEIGHTS	10' Acoustic
CONSTRUCTED	1998
COLUMN SPACING	40' X 40'
LIGHTING	T-8 Recessed
PARKING	Plentiful
LOADING	One (1) dock and possibly two (2) drive-ins

RENTAL RATE

\$10.50 - \$12.00 / RSF NNN

OPERATING EXPENSES

\$3.49 / RSF

TENANT PAYS

Gas and electric

Cleaning

PROPERTY HIGHLIGHTS

- Office/flex space
- Fully air conditioned
- Wonderful window lines
- At the "corner" of I-71 and I-480



CLEVELAND BUSINESS PARK, BLDG. 1

18013 Cleveland Parkway, Cleveland, Ohio 44135

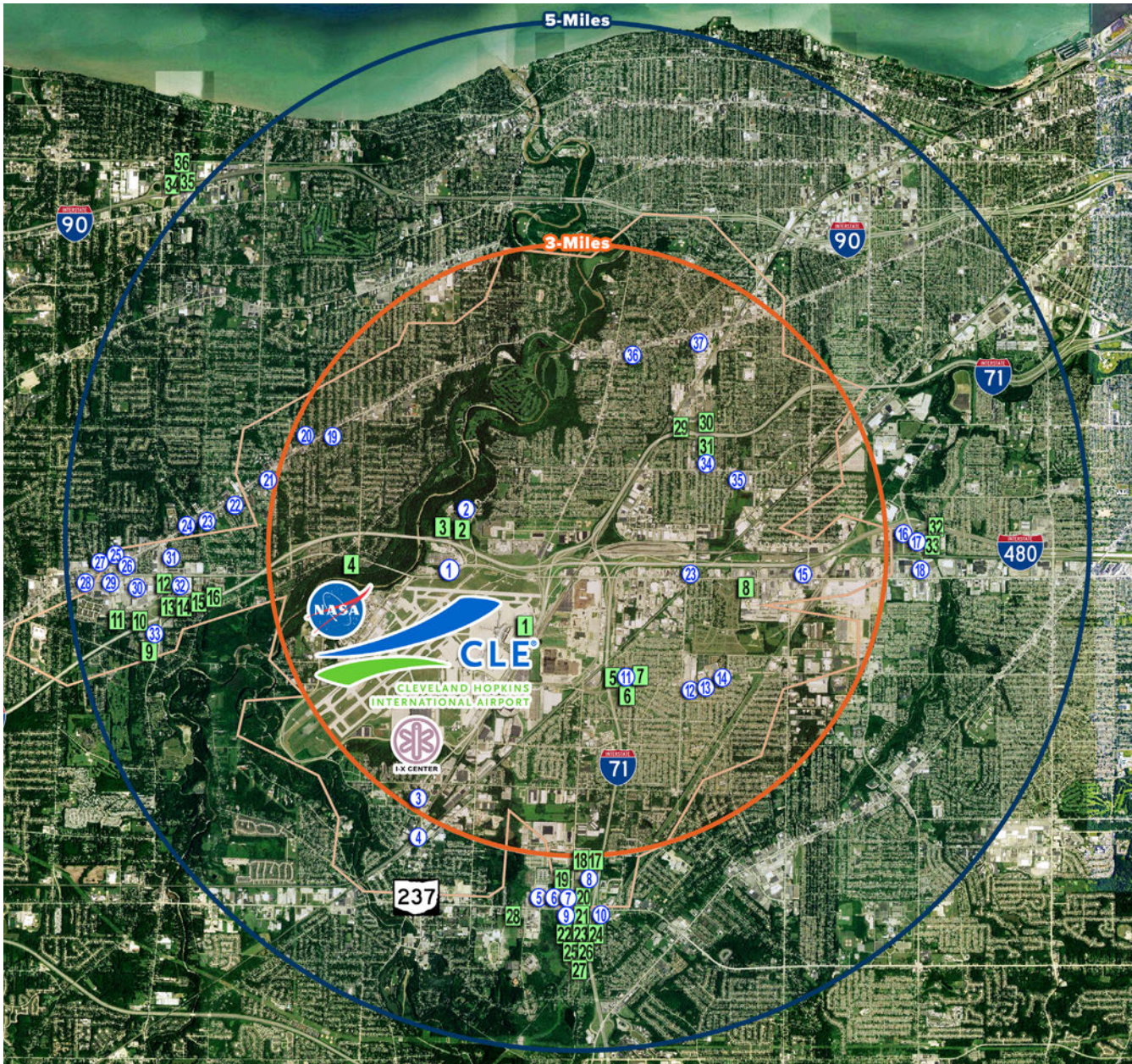
HUB ZONE



CLEVELAND BUSINESS PARK, BLDG. 1

18013 Cleveland Parkway, Cleveland, Ohio 44135

HUB ZONE

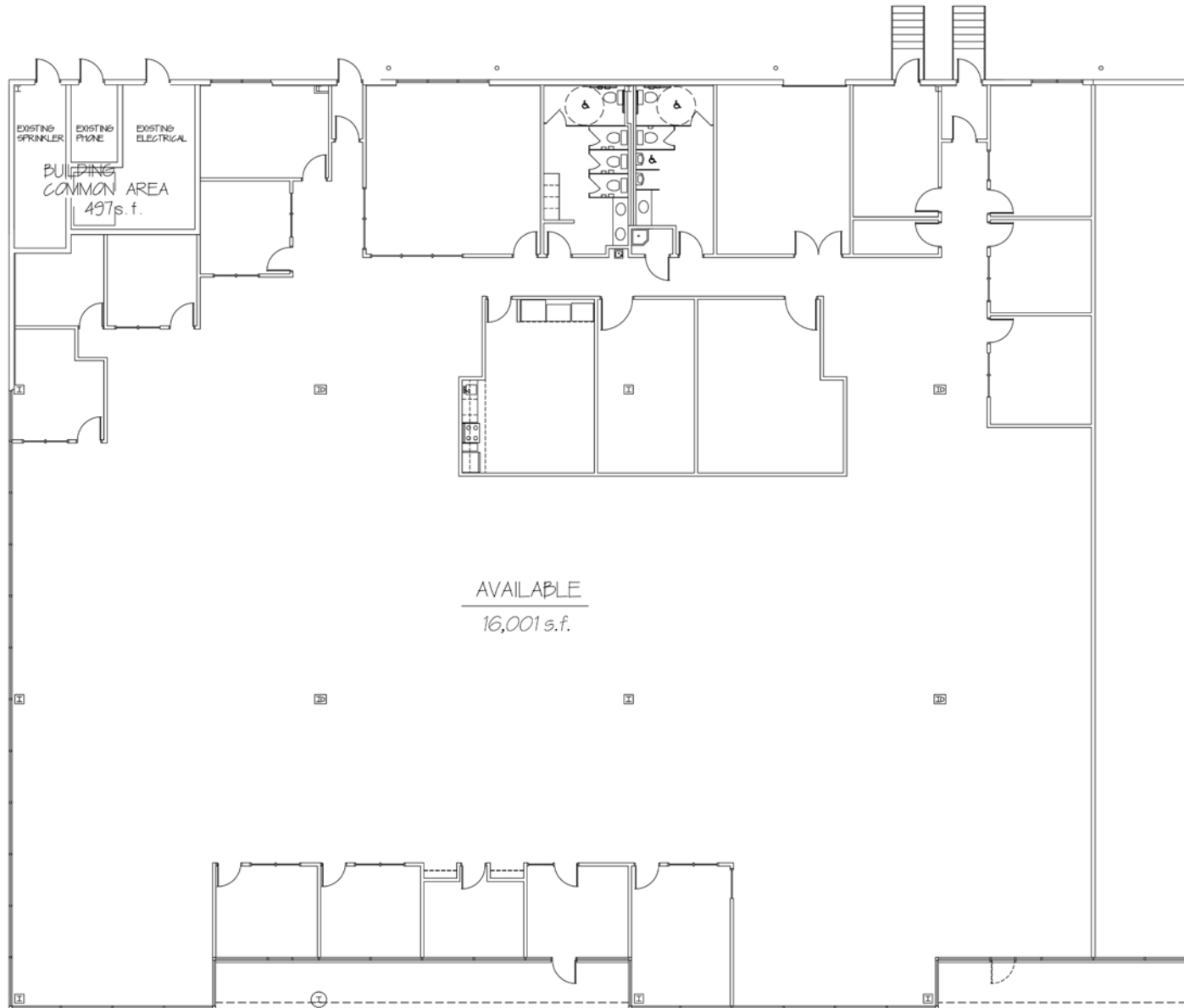


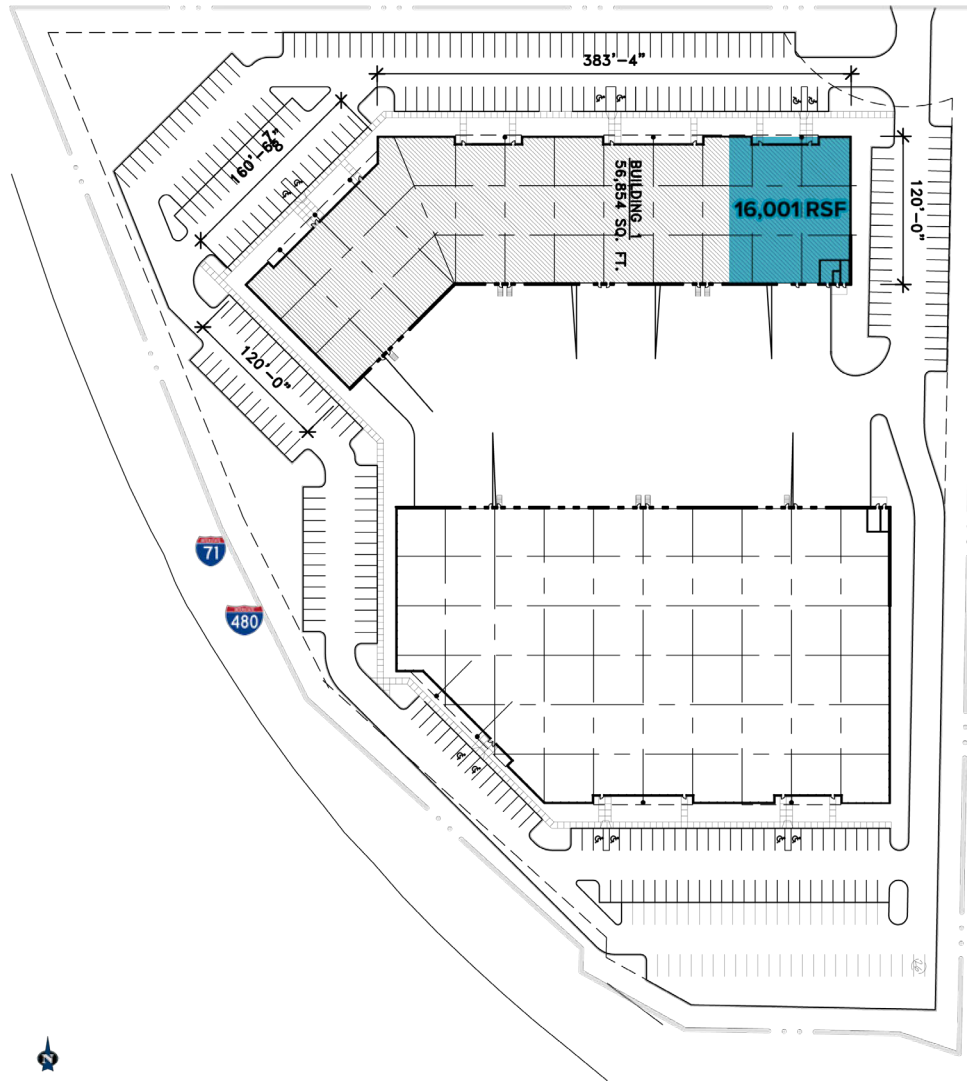
HOTELS	RESTAURANTS	RESTAURANTS
1 SHERATON	1 GRAYTON ROAD TAVERN	27 FIVE GUYS BURGERS and FRIES
2 Hilton Garden Inn WOODSPRING SUITES AN EXTENDED STAY HOTEL	2	Bob Evans
3 RAMADA	3	28 Arby's Wendy's
4 Howard Johnson	4	29 Taneta BROWN DERBY
5 Best Western	5	30 Taneta Applebees
6 BW	6	31 RESTAURANT 185 BREWSTER'S TRAIL
7	7	Harry's Buffalo RED LOBSTER
8	8	32 PENN STATION Mac's
9	9	Chick-fil-A JIMMY JOHN'S
10	10	33 Red Robin Chilis
11 extended STAY AMERICA	11	34 Macaroni GRILL
12 Radisson	12	35 Tavern
13 COURTYARD BY MARRIOTT	13	36 Dunkin' FIVE GUYS BURGERS and FRIES
14 extended STAY AMERICA	14	37 Bob Evans DUNKIN'
15 CANDLEWOOD SUITES	15	38 Bob Evans DUNKIN'
16	16	39 Dunkin' FIVE GUYS BURGERS and FRIES
17 Comfort	17	40 Dunkin' FIVE GUYS BURGERS and FRIES
18 extended STAY AMERICA	18	41 Dunkin' FIVE GUYS BURGERS and FRIES
19	19	42 Dunkin' FIVE GUYS BURGERS and FRIES
20 Sonesta ES	20	43 Dunkin' FIVE GUYS BURGERS and FRIES
21	21	44 Dunkin' FIVE GUYS BURGERS and FRIES
22 CROWNE PLAZA HOTELS & RESORTS	22	45 Dunkin' FIVE GUYS BURGERS and FRIES
23 Days Inn	23	46 Dunkin' FIVE GUYS BURGERS and FRIES
24 Red Roof	24	47 Dunkin' FIVE GUYS BURGERS and FRIES
25 COURTYARD BY MARRIOTT	25	48 Dunkin' FIVE GUYS BURGERS and FRIES
26 TOWNPLACE SUITES MARRIOTT	26	49 Dunkin' FIVE GUYS BURGERS and FRIES
27 HOME2	27	50 Dunkin' FIVE GUYS BURGERS and FRIES
28 Residence INN BY MARRIOTT	28	51 Dunkin' FIVE GUYS BURGERS and FRIES
29 LA QUINTA BY WYNDHAM	29	52 Dunkin' FIVE GUYS BURGERS and FRIES
30 FOUR POINTS BY SHERATON	30	53 Dunkin' FIVE GUYS BURGERS and FRIES
31 Marriott	31	54 Dunkin' FIVE GUYS BURGERS and FRIES
32 extended STAY AMERICA	32	55 Dunkin' FIVE GUYS BURGERS and FRIES
33	33	56 Dunkin' FIVE GUYS BURGERS and FRIES
34	34	57 Dunkin' FIVE GUYS BURGERS and FRIES
35 COURTYARD BY MARRIOTT	35	58 Dunkin' FIVE GUYS BURGERS and FRIES
36 TOWNPLACE SUITES MARRIOTT	36	59 Dunkin' FIVE GUYS BURGERS and FRIES

CLEVELAND BUSINESS PARK, BLDG. 1

18013 Cleveland Parkway, Cleveland, Ohio 44135

HUB ZONE





THOMAS M. WEST
Senior Vice President
twest@crescorealestate.com
+1 216 525 1475

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.