

UP TO 33,826 SF AVAILABLE



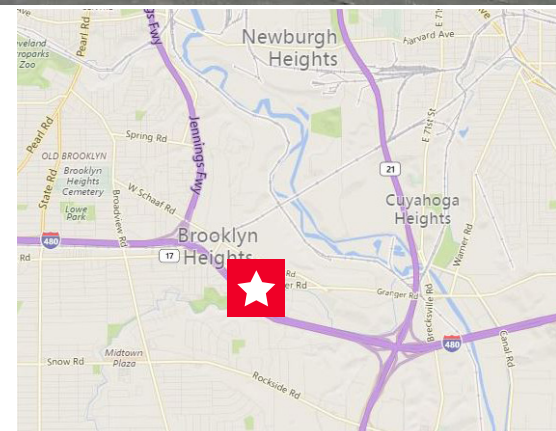
Property Specifications

AVAILABLE SF	6,000 SF - 33,826 SF
CONSTRUCTED	1999
PARKING	241 spaces (7.1+ per 1,000 SF)
OPERATING EXPENSES	\$3.06/SF NNN expenses (Taxes, insurance and common area maintenance)
ASKING RENTAL RATE	\$10.50 - \$12.00/SF NNN

- Class A image and finishes
- Generous glass lines
- I-480 visibility with building and monument signage
- Nearby restaurants, shopping and hotels
- Existing fiber-optic service
- CAT-5/6 wiring
- 300 KW Diesel back-up generator available
- 100% air conditioned
- Fully sprinklered
- Flex-easily adaptable
- 16' max ceiling heights

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

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Senior Vice President

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Suite 200

Cleveland, Ohio 44131

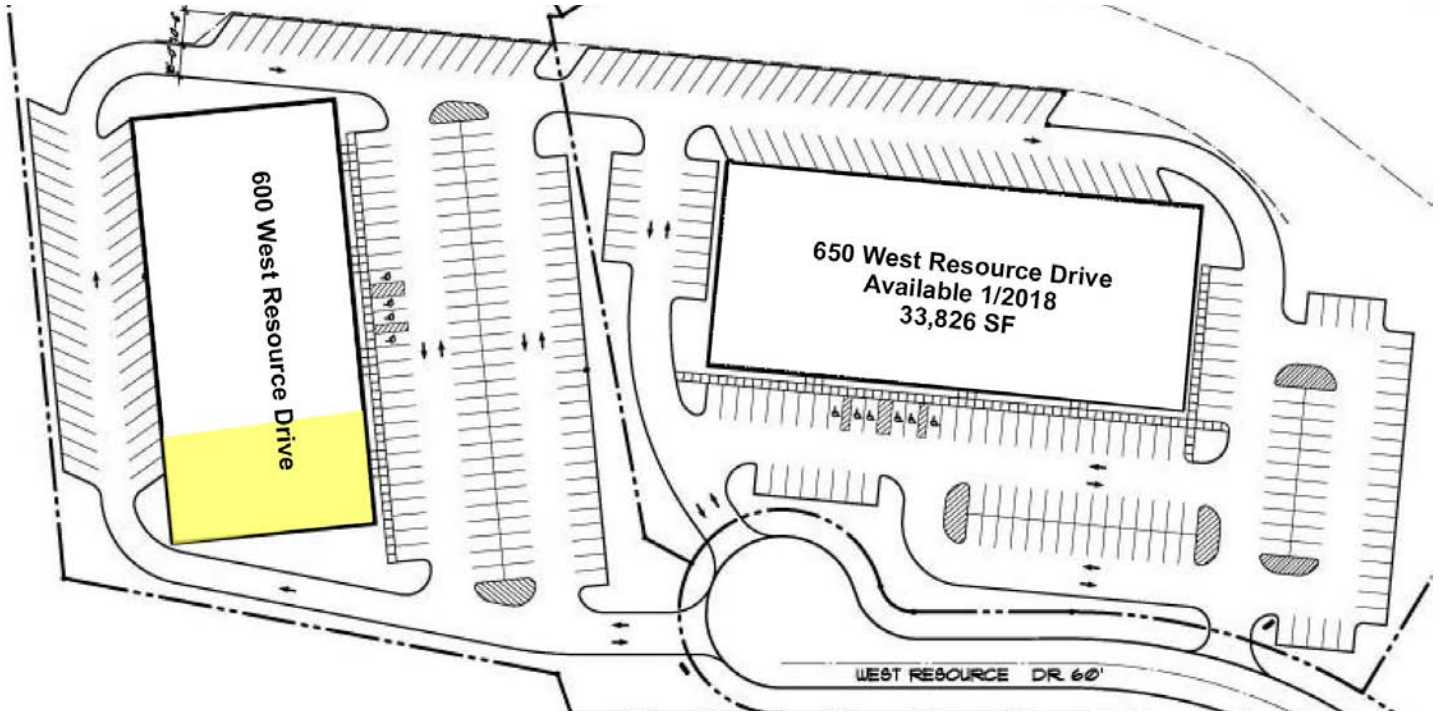
Main 216.520.1200

Fax 216.520.1828

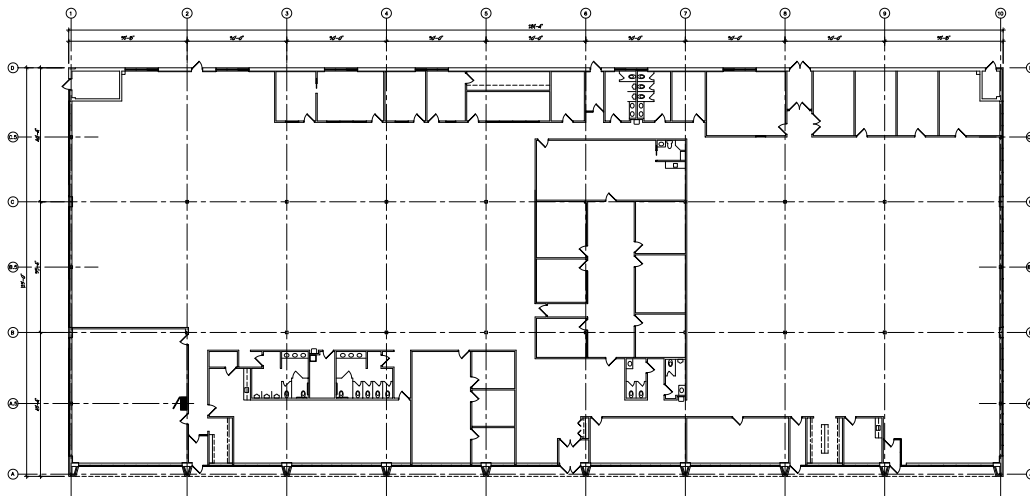
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FOR LEASE

650 West Resource Drive
Brooklyn Heights, Ohio 44131



33 Parking Spaces



OVERALL FLOOR PLAN



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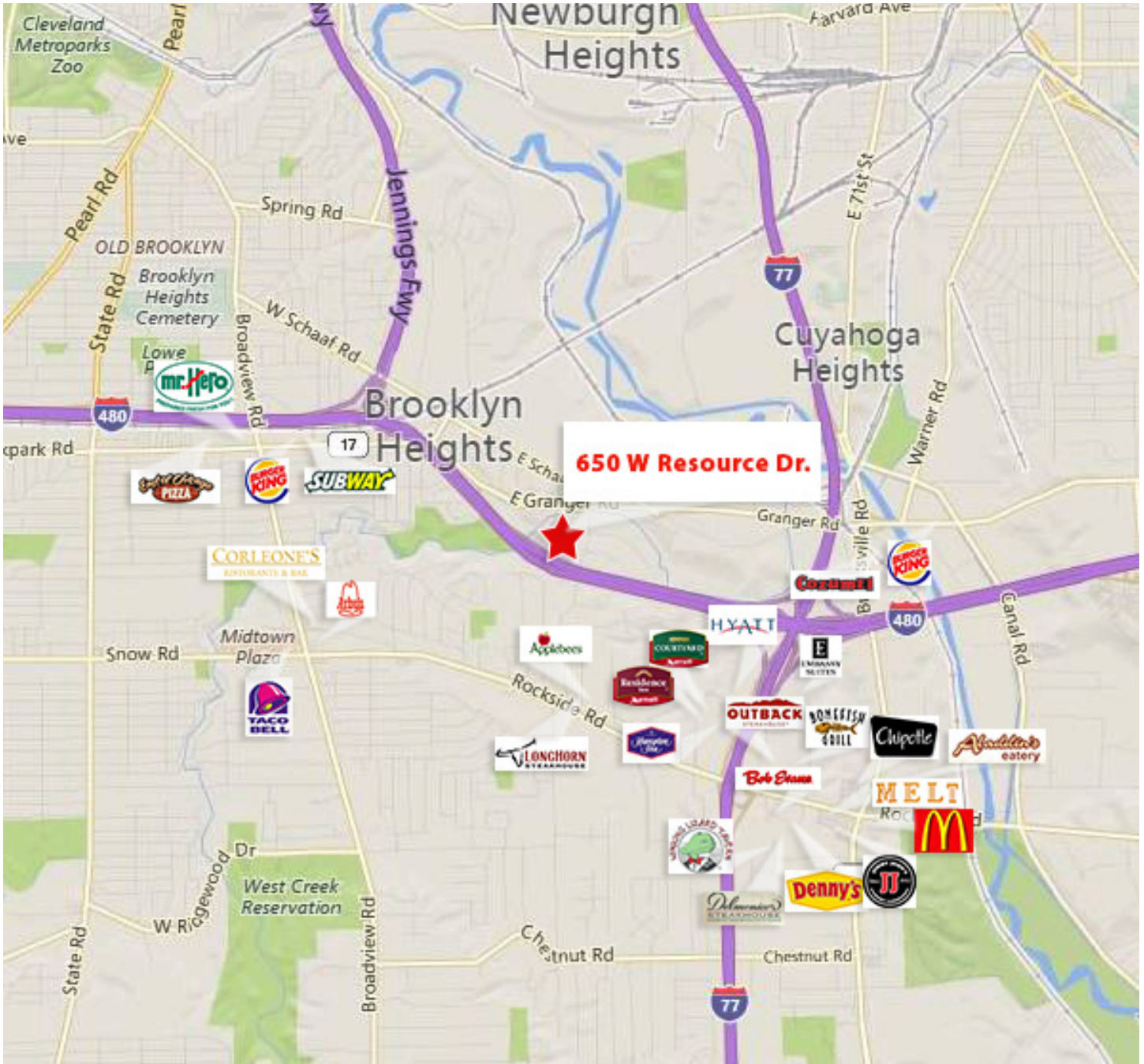


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