

31225 BAINBRIDGE ROAD

SOLON, OHIO 44139



For Lease

OFFICE
COMPLEX



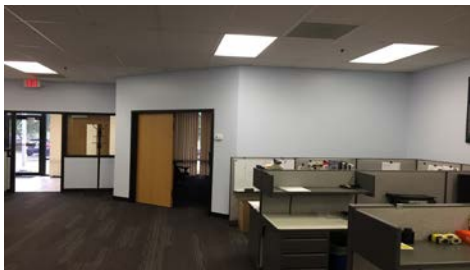
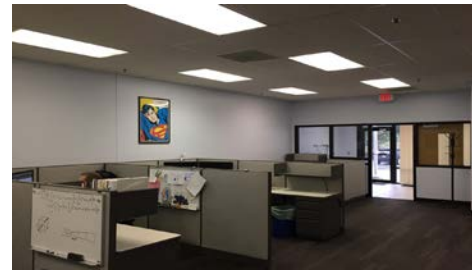
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Property Highlights

Year Built	1990
Building Size	48,000 SF
Available	12,000 SF
Contiguous	12,000 SF
Minimum	3,000 SF
Site Area	5.39 Acres
Construction Type	Brick / Stone / Glass
Ceiling Height	16' 9" / 17'
Docks	4
Drive-in Doors	3
Lighting	Fluorescent
Air Conditioning	100%



- High image flex building with highway visibility.
- Excellent condition.
- Close to two (2) highway interchanges, hotels restaurants, shopping and residential.
- Maximum Contiguous - 15,000 SF

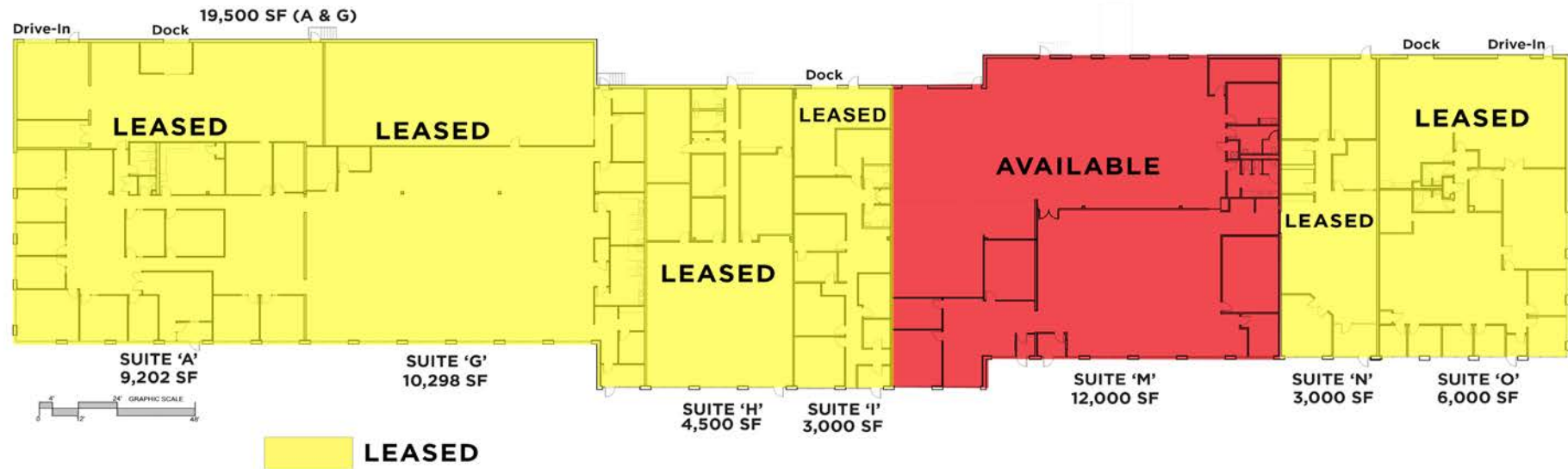
ELIOT KIJEWski, SIOR / Sr. Vice President / ekijewski@crescorealestate.com / 216.525.1487
SIMON CAPLAN, SIOR / Principal / scaplan@crescorealestate.com / 216.525.1472
ERIC M. SCHREIBMAN, JD / Vice President / eschreibman@crescorealestate.com / 216.525.1471

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UNIT#	SPACE SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS	LEASE RATE
A - LEASED	9,202 SF	8,802 SF	400 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'	
G - LEASED	10,298 SF	7,298 SF	3,000 SF	-0-	-0-	
H - LEASED	4,500 SF	4,110 SF	390 SF	-0-	-0-	
I - AVAILABLE	3,000 SF	2,370 SF	630 SF	ONE (1); 8' X 8'	-0-	\$8.00/SF NNN
M - AVAILABLE	12,000 SF	5,000 SF	7,000 SF	ONE (1)	ONE (1)	\$8.00/SF NNN
N - LEASED	3,000 SF	2,610 SF	390 SF	-0-	-0-	\$8.00/SF NNN
O - LEASED	6,000 SF	4,878 SF	1,122 SF	ONE (1); 8' X 8'	ONE (1); 10' X 12'	

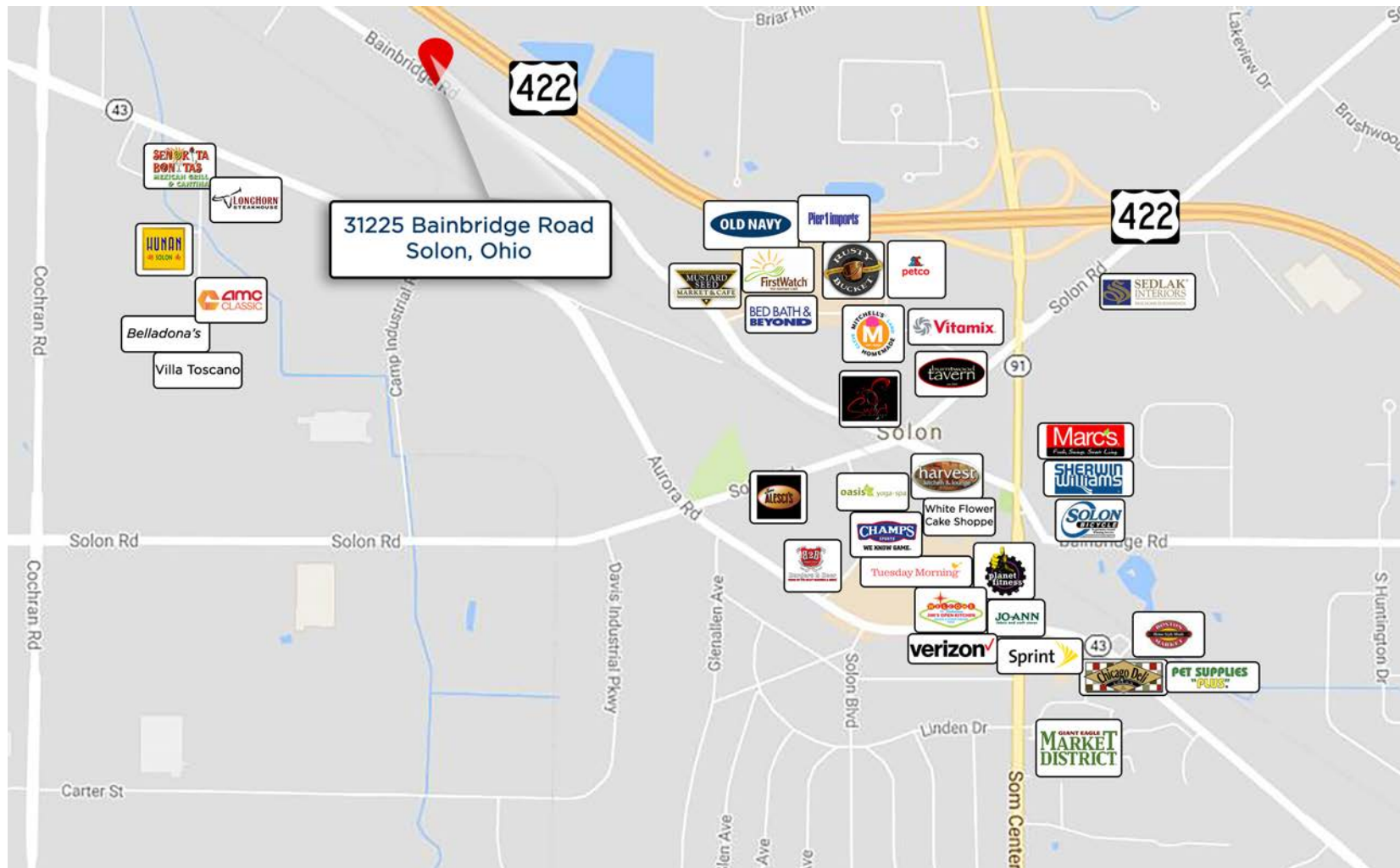
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