



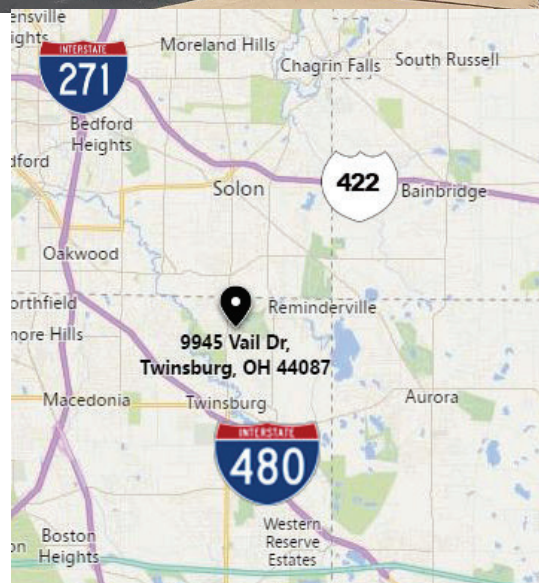
FOR SALE/LEASE
9945 VAIL DRIVE
Twinsburg, Ohio 44087



Property Highlights

- Total Building = 10,300 SF
- Finished suites available ranging from 1,500 SF - 7,500 SF
- Modern building with abundant glass lines. Built in 2000
- Parking: 52 spaces
- Lease rates include base year taxes, insurance & CAM charges
- Some suites are ready for occupancy
- Immediate access to Darrow Road
- Uniquely positioned between Solon & Twinsburg

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**CUSHMAN &
WAKEFIELD**



FOR SALE/LEASE

**9945 VAIL DRIVE
Twinsburg, Ohio 44087**

Existing Suites

1	2,800 SF	Dental suite	2020 lease expiration
2	1,500 SF	Unfinished space	\$15-\$20/SF MG
3/4	3,000 SF	Office - open floor plan	\$15/SF MG
5	1,500 SF	Former dental suite	\$20/SF MG
6	1,500 SF	Dental suite	\$20/SF MG



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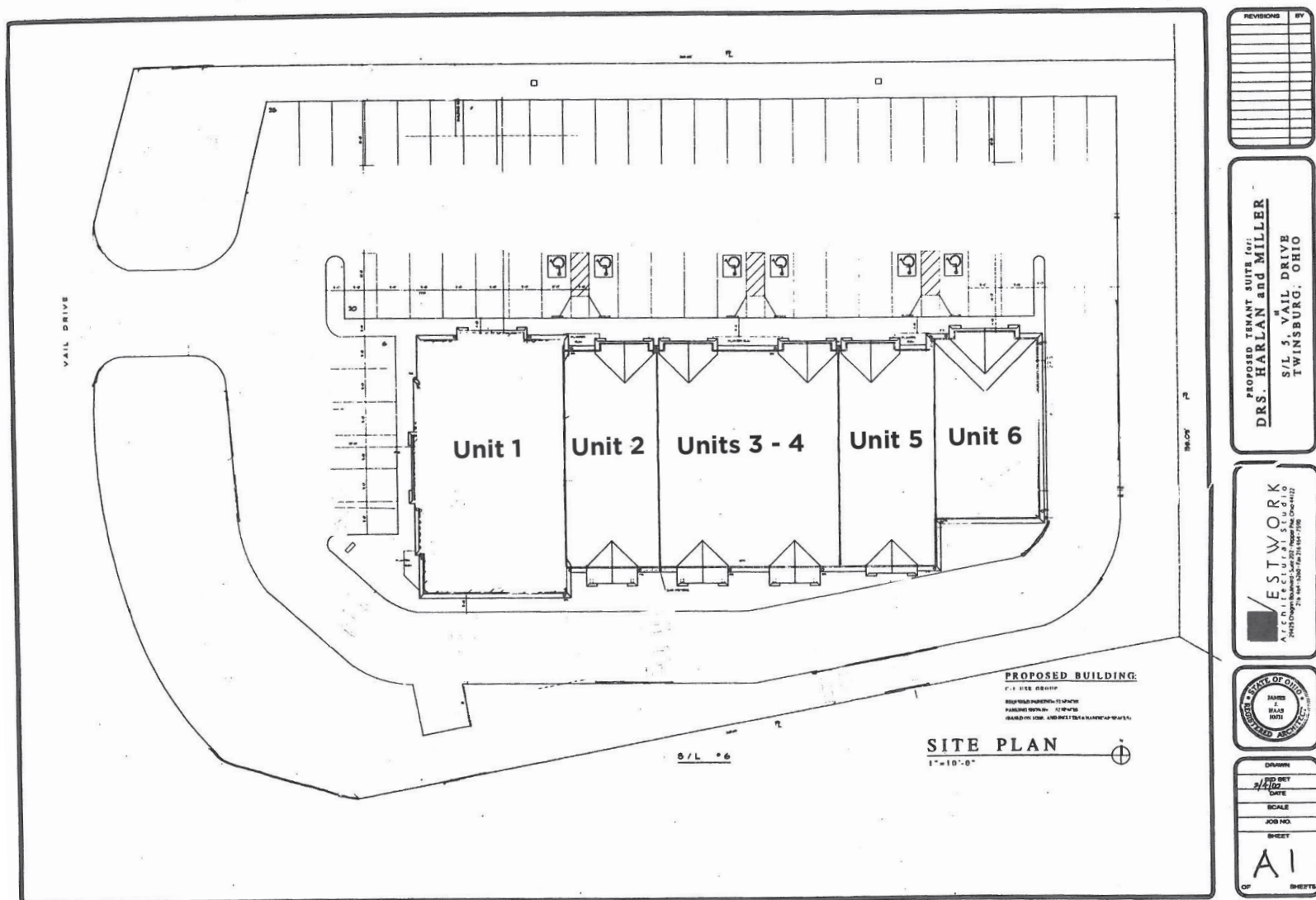
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FOR SALE/LEASE
9945 VAIL DRIVE
Twinsburg, Ohio 44087

Space Plan



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Profile 1 of 1

Summary (32101)



9945 VAIL DR 9945 Vail Dr. Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	10,300 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	10,300 SF

General Listing/Transaction Information 1

Asking Price:	\$875,000.00 \$84.95 Per SF
Min Avail SF:	1,500 SF
Transaction Type:	Sale

Parking

Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle

Utilities

Gas:	City
Water:	City
Sewer:	City

Site

Land SF:	49,658 SF
Parcel Number:	64-07758
Zoning:	PUD

Comments

Property Comments: Outstanding Twinsburg location with close proximity to retail, upscale residential, and south Solon. Immediate access to Darrow Road. Abundant Parking.

Built in 2000 with attractive design and quality construction.

11/2/2018

Profile 1 of 1

Summary (35816)



9945 VAIL DR 9945 Vail Dr., Ste 2 Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	1,500 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	1,500 SF

General Listing/Transaction Information1

Asking Rate (Office)	\$15.00 MG Per Year
Asking Rate (Medical/Dental):	\$20.00 MG Per Year
Min. Available SF:	1,500 SF
Max Contiguous SF:	7,500 SF
Transaction Type:	Lease

Parking

# Spaces:	52
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Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

Comments

Property Comments:

Lease rates include base year taxes, insurance and CAM.
Excellent Twinsburg location with immediate access to Darrow Road.
Close proximity to retail, upscale residential, and South Solon. Abundant Parking.,

11/2/2018

Profile 1 of 1

Summary (32102)



Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

9945 VAIL DR

9945 Vail Dr., Ste 3-4
Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	3,000 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	3,000 SF

General Listing/Transaction Information 1

Asking Rate:	MG
Min. Available SF:	3,000 SF
Max. Contiguous SF:	7,500 SF
Transaction Type:	Lease

Parking

Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@creSCOREalestate.com
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Comments

Property Comments:

Lease rates include base year taxes, insurance, and CAM.
Excellent Twinsburg location with immediate access to Darrow Road.
Close proximity to retail, upscale residential, and south Solon. Abundant parking.

11/2/2018

Profile 1 of 1

Summary (35817)



9945 VAIL DR 9945 Vail Dr., Ste 5 Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	1,500 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	1,500 SF

General Listing/Transaction Information 1

Asking Rate:	\$20/PSF MG Per Year
Min. Divisible SF:	1,500 SF
Max. Contiguous SF:	7,500 SF
Transaction Type:	Lease

Parking

Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

Comments

Property Comments:

Lease rates include base year taxes, insurance, and CAM.
Excellent Twinsburg location with immediate access to Darrow Road.
Close proximity to retail, upscale residential, and south Solon. Abundant Parking.

Summary (35854)



Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

9945 VAIL DR

9945 Vail Dr., Ste 6

Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	1,500 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	1,500 SF

General Listing/Transaction Information1

Asking Rate:	\$20.00 MG Per Year
Min Avail SF:	1,500 SF
Max Contig SF:	7,500 SF
Transaction Type:	Lease

Parking

Contacts

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Comments

Listing Comments: Lease rates include taxes, insurance, & CAM.
Excellent Twinsburg location with immediate access to Darrow Road.
Close proximity to retail, upscale residential, and south Solon. Abundant parking.