



Property Highlights

- 12,500 SF office building on one (1) acre
- Owner/User opportunity to acquire a property near the Chagrin Highlands Development
- Building divisible to meet various configurations
- Located in well established business park just off I-271
- Numerous restaurants, hotels and shopping nearby



Bob Garber, SIOR

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FOR SALE

26600 Renaissance Parkway
Warrensville Heights, Ohio 44128

Aerial



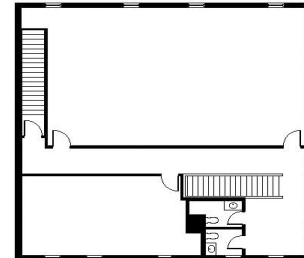
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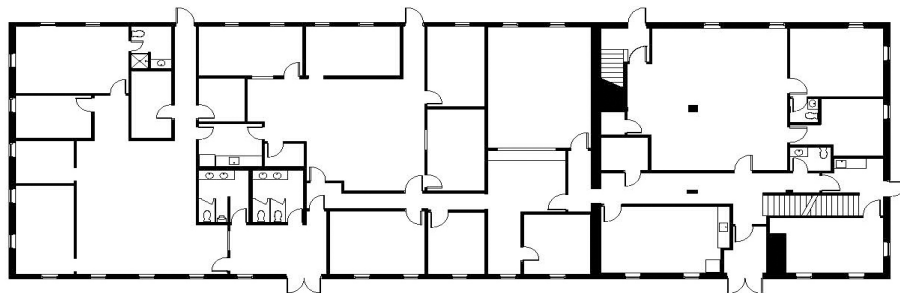
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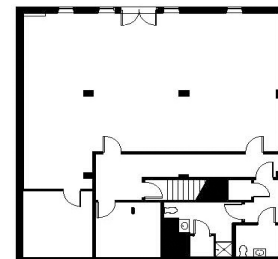
Floor Plan



Level 2
2,533 sf

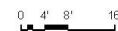


Level 1
7,533 sf



Lower Level
2,533 sf

26600 Renaissance Parkway
Warrensville Heights, Ohio



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26600 Renaissance Parkway Warrensville Heights, OH 44218

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	1 Acres
Available SF:	12,500 SF
Building SF:	12,500 SF
RSF:	12,500 SF
Office SF:	12,500 SF

Building/Space

Construction Status:	Existing
Primary Use:	Office
Building Class:	B
# Buildings:	1
ConstructionType:	Frame/Brick
# Floors:	3
Multi-Tenant:	Multi-Tenant
# Passenger Elevators	0
Roof Type:	Shingle
Roof Age:	2010
Lighting Type:	Fluorescent
Restroom:	On all floors
Lobby:	Yes
AC:	100%

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Broadband:	Fiber Optic
Broadband Supplier:	Spectrum

Site

Land SF:	43,560 SF
Parcel Number:	763-06-005

General Listing/Transaction Information

Asking Price:	\$695,000.00 \$55.60 Per SF
Transaction Type:	Sale

Parking

# Spaces:	50
Parking Comments:	Asphalt parking lot

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@creSCOREalestate.com
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Comments

Listing Comments: Owner/User opportunity to acquire a building near the Chagrin Highlands development. Numerous restaurants, hotel and shopping nearby. Building divisible to many various configurations. Located in well-established business park just off I-271.

Original building a single story 5,000 sf (50' x 100') built in 1987. Addition built in 1994 consisting of 7,500 sf was built on 3 floors (2,500 sf per floor 50' x 50').

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