



**367 GHENT ROAD**  
Fairlawn, Ohio 44333

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## AVAILABLE SPACE

Level	Minimum SF	Maximum SF
First	7,914 SF	22,416 SF
Second	16,955 SF	34,213 SF
Third	17,038 SF	34,750 SF

## ASKING LEASE RATE

\$15.00 per SF NNN

## BUILDING HIGHLIGHTS

<b>Building Area:</b>	100,890 SF
<b>Number of Floors:</b>	Three (3)
<b>Constructed:</b>	1991
<b>Lease Expiration:</b>	January 31, 2048
<b>Land Area:</b>	12.95 acres
<b>Surface Parking:</b>	636 spaces (primary parking lot, plus overflow)
<b>Parking Ratio:</b>	6.3 spaces / 1,000 SF

## COMMENTS

- Class A office building with up to 34,000 SF contiguous space per floor for a total of 100,000 SF space
- Amenities include: fitness center, “Grab-n-Go” cafe, and a walking path around scenic pond providing park-like setting
- 6.3 parking spaces per 1,000 SF leased parking ratio
- Furniture available for “plug-n-play” occupancy
- Fabulous freeway access

<b>Rent:</b>	\$15.00 per SF NNN
<b>Air Conditioning:</b>	Zone VAV system
<b>Heat:</b>	Gas
<b>Elevators:</b>	One (1) elevator serves the building
<b>Utilities:</b>	Pro rata share paid by Tenant
<b>Security:</b>	Key card access to the building





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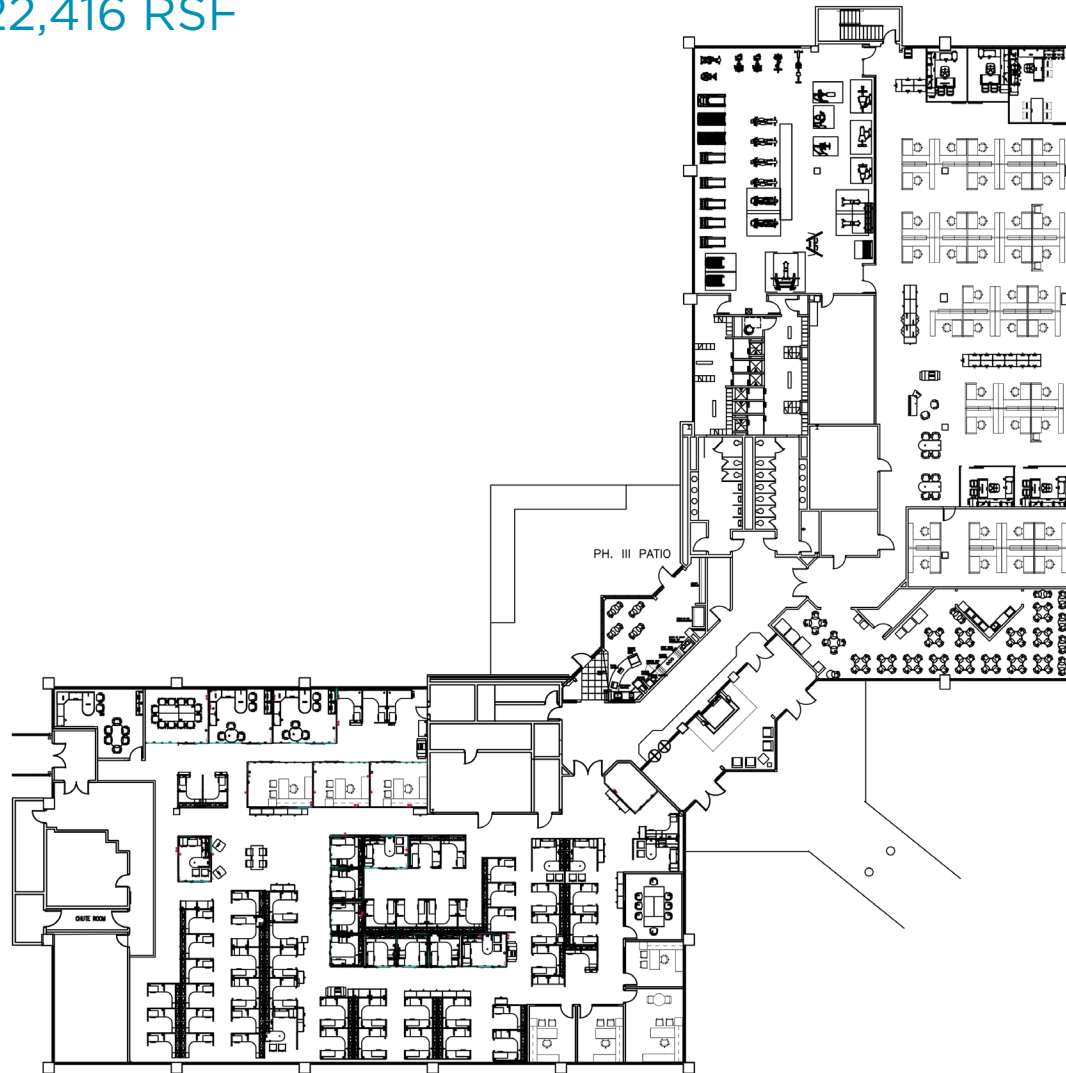
**CUSHMAN &  
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FIRST LEVEL: 22,416 RSF



**WING A:**  
7,914 SF

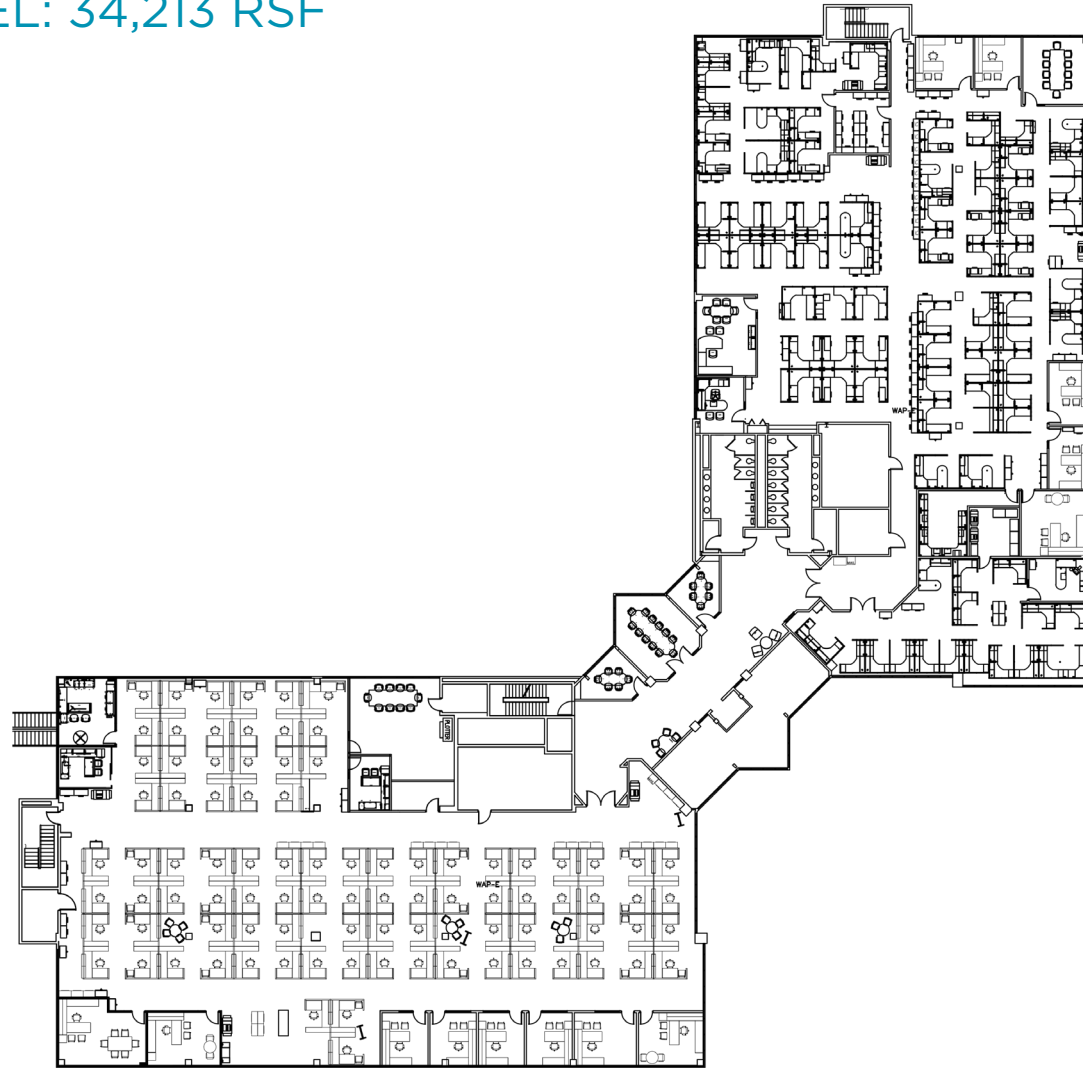
**WING B:**  
14,502 SF



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SECOND LEVEL: 34,213 RSF



**WING A:**  
16,955 SF

**WING B:**  
17,258 SF

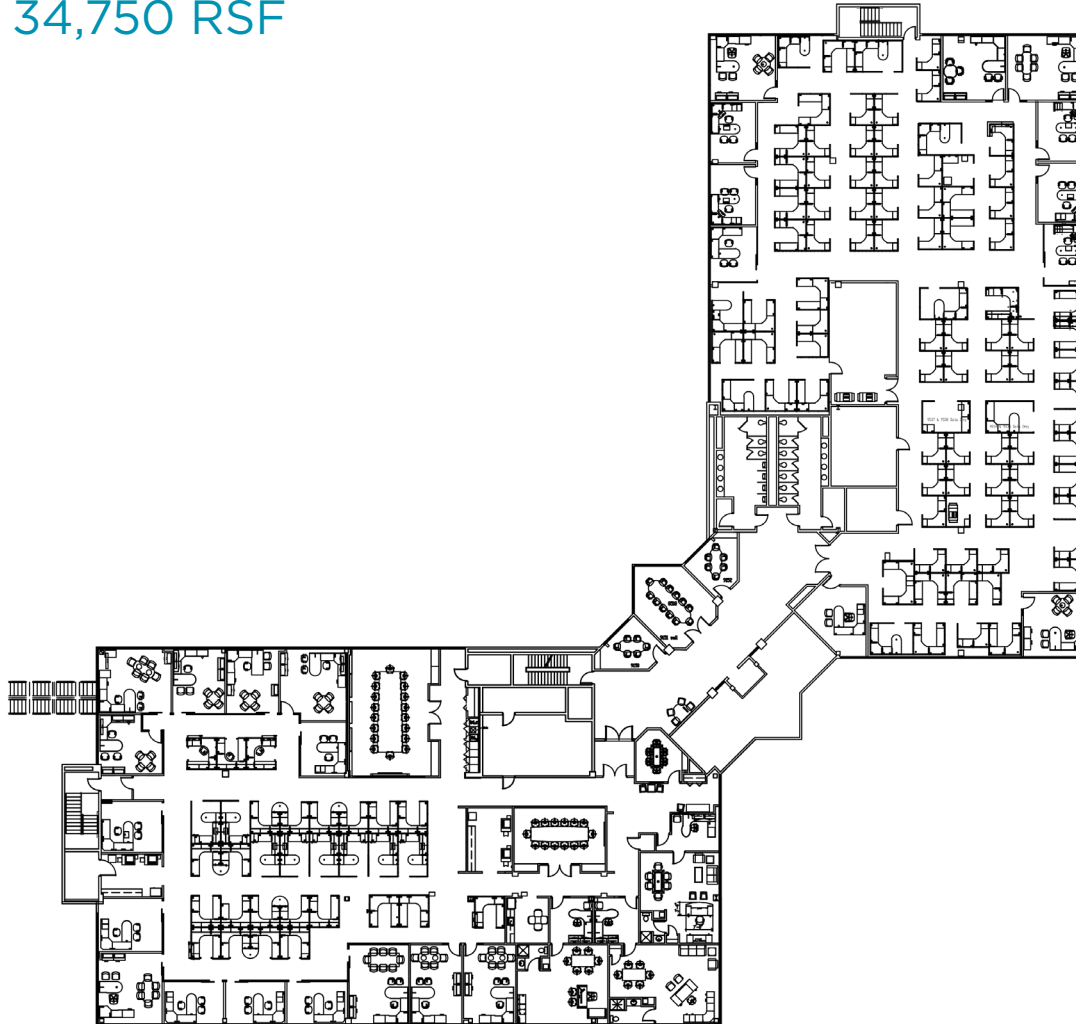




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THIRD LEVEL: 34,750 RSF



**WING A:**  
17,038 SF

**WING B:**  
17,712 SF



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