

WATERFORD OFFICE PARK

Sheffield Village, Ohio 44035

Flexible Office Options for Lease



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AVAILABLE SPACES

ADDRESS	UNIT	AVAILABLE SF	RENTAL RATE	SPACE DETAILS
5054 Waterford Drive	103	2,350 SF	\$14.75/SF NNN	Existing medical buildout
5054 Waterford Drive	104	3,850 SF	\$14.75/SF NNN	Includes lower level breakroom & storage
5060 Waterford Drive	205-B	2,810 SF	\$14.75/SF NNN	Conference room, open space for workstations, kitchenette, in-suite restroom, storage
5081 Waterford Drive		6,700 SF	\$14.75/SF NNN	Proposed, Build-to-suit, 12 month lead time

PROPERTY HIGHLIGHTS

- Class A office space available for lease
- Move-in ready options or build-to-suit
- Building signage available
- 24/7 control of HVAC
- Efficient layouts with no add-on factor
- Direct Suite entrance off the parking lot
- Easy access to I-90

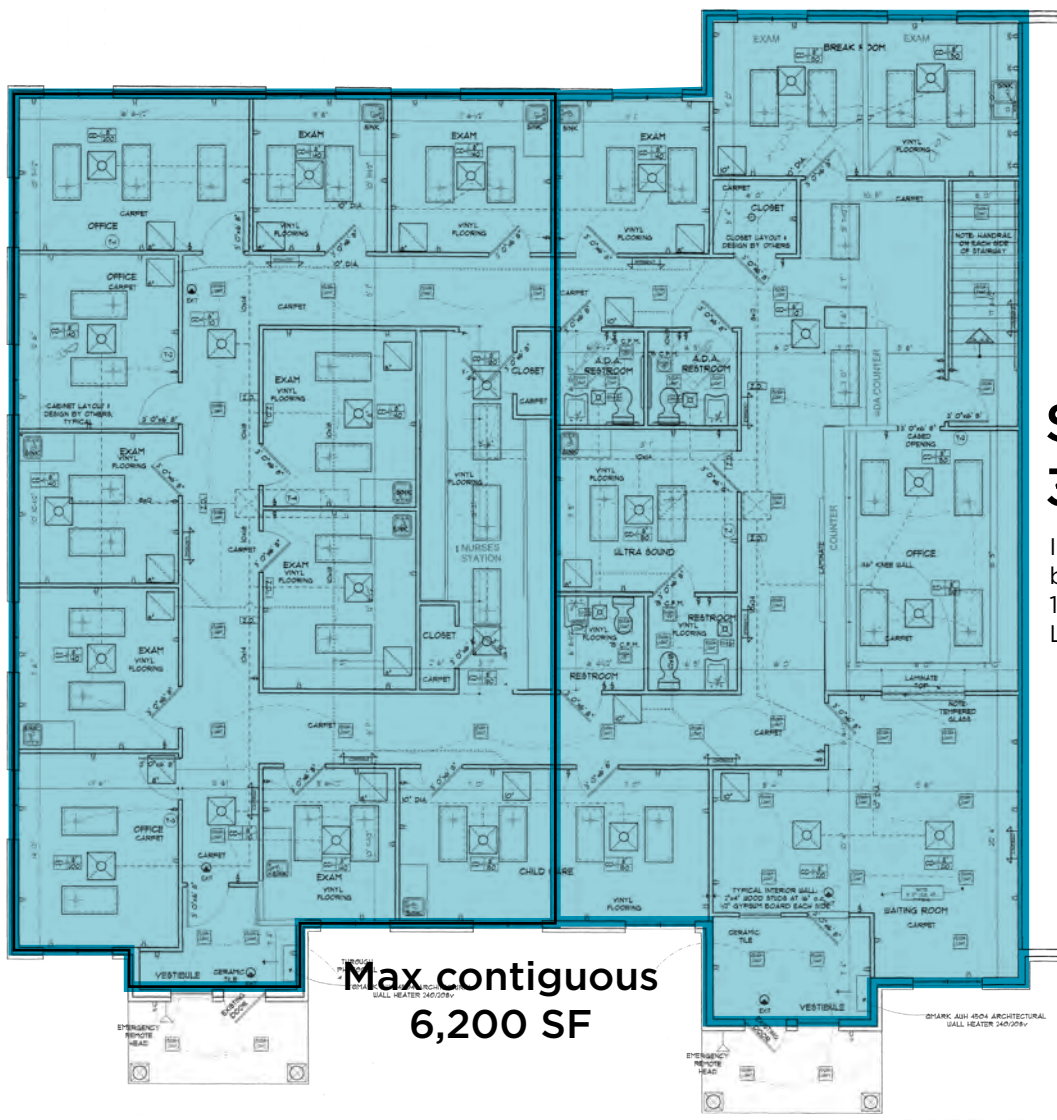


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5054 Waterford Drive

Suite 103
2,350 SF



Suite 104
3,850 SF

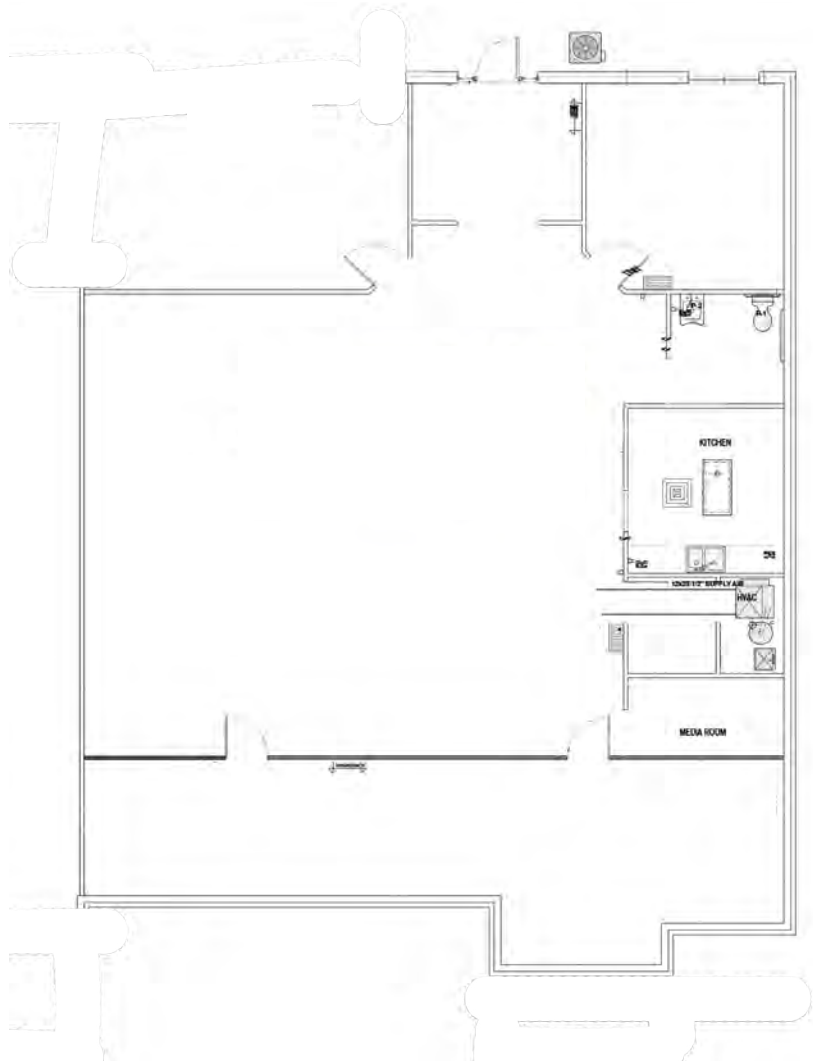
Includes lower-level
breakroom and storage
1st: 2,250 SF
LL: 1,600 SF

Max contiguous
6,200 SF

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5060 Waterford Drive

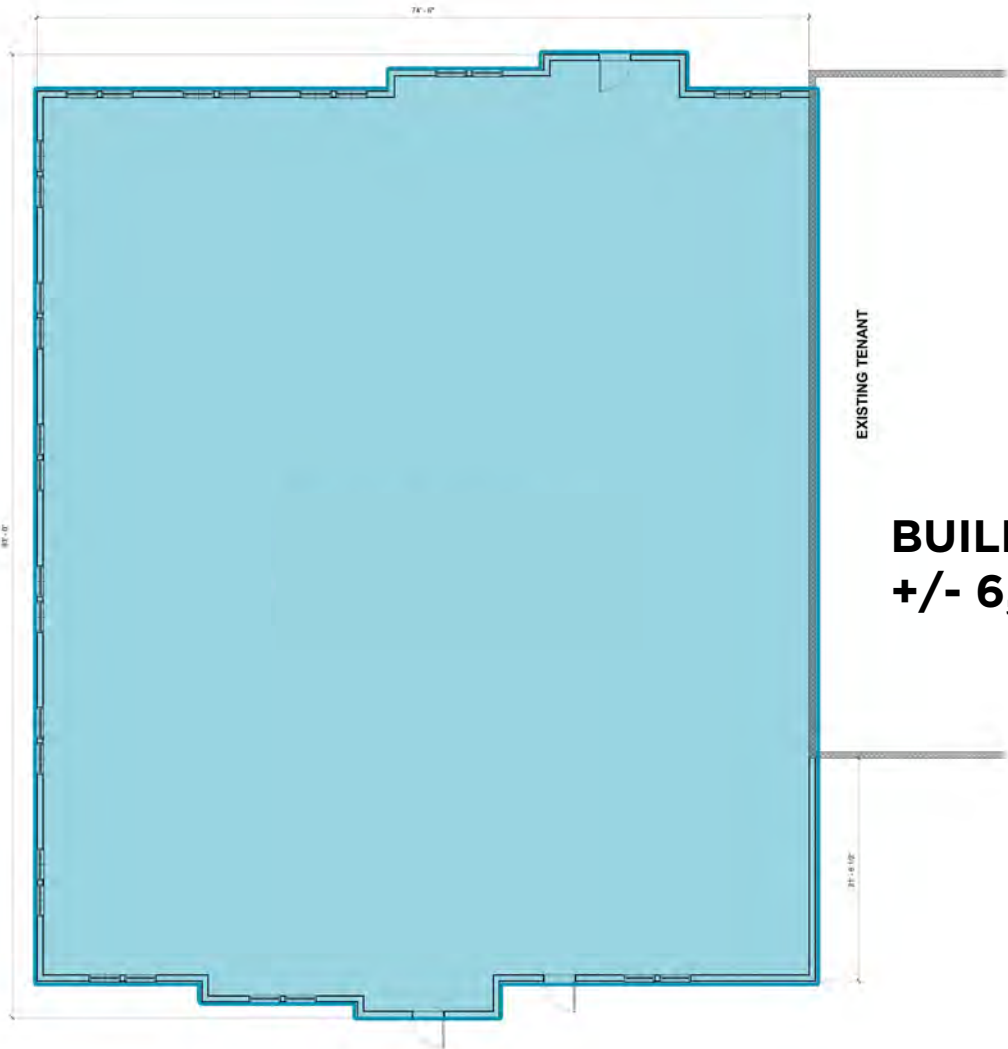


SUITE 205-B
2,810 SF

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5081 Waterford Drive



**BUILD-TO-SUIT
+/- 6,700 SF**

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