

46,450 SF Office/Flex/ Showroom

Solon Business Park North

30825 Aurora Road
Solon, Ohio 44139

Lease Rate: \$11.00 NNN



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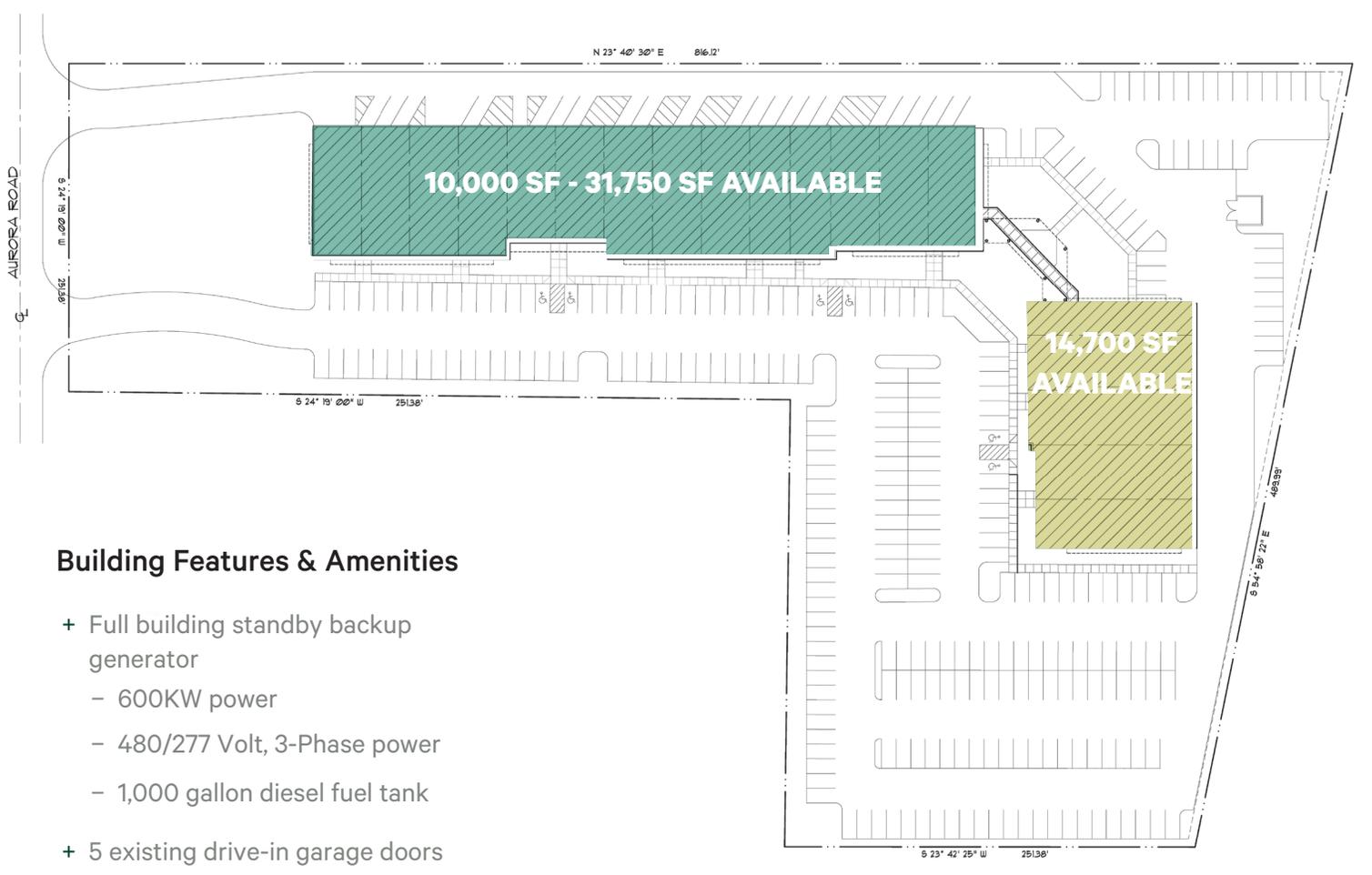
For Lease

Space Features

- + Possible Uses:
 - Office
 - Medical
 - Showroom
 - Classrooms
 - Light Industrial
- + Single story office/flex/showroom building
- + 46,450 total SF
- + Divisible to 10,000 SF
- + High ceilings
- + Huge parking field
- + Tremendous contiguous window line
- + 5 existing drive-in doors
- + Multiple points of access
- + Self-contained unit
- + Tenant has full control of HVAC units
- + Year built - 1997
- + Rental Rate: \$11.00 PSF NNN



Site Plan



Building Features & Amenities

- + Full building standby backup generator
 - 600KW power
 - 480/277 Volt, 3-Phase power
 - 1,000 gallon diesel fuel tank
- + 5 existing drive-in garage doors
 - 4 - 10' x 10' doors
 - 1 - 12' x 12' door
- + 9'10" to dropped ceiling height
- + 19'5" to joists
- + 7/1000 parking ratio
- + Power; 800 amp 480/277
- + Located on RTA bus line
- + Easy access to I-480; I-271 and US 422
- + Rental Rate is \$11.00 per SF (NNN)

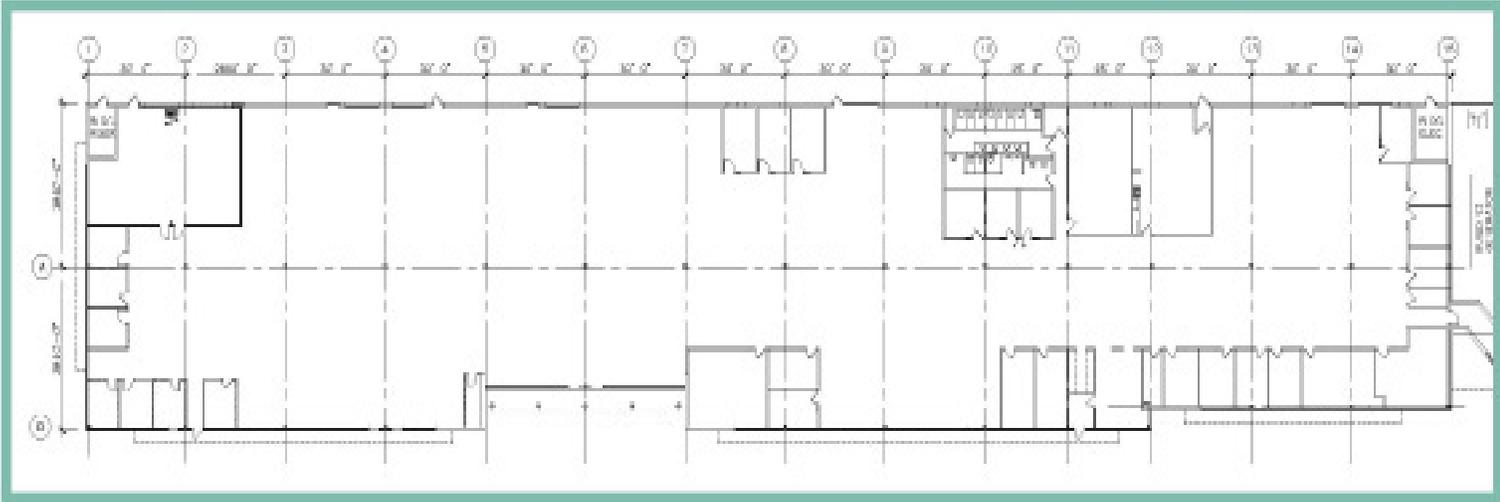
46,450
Total SF Available

5.31
Acreage

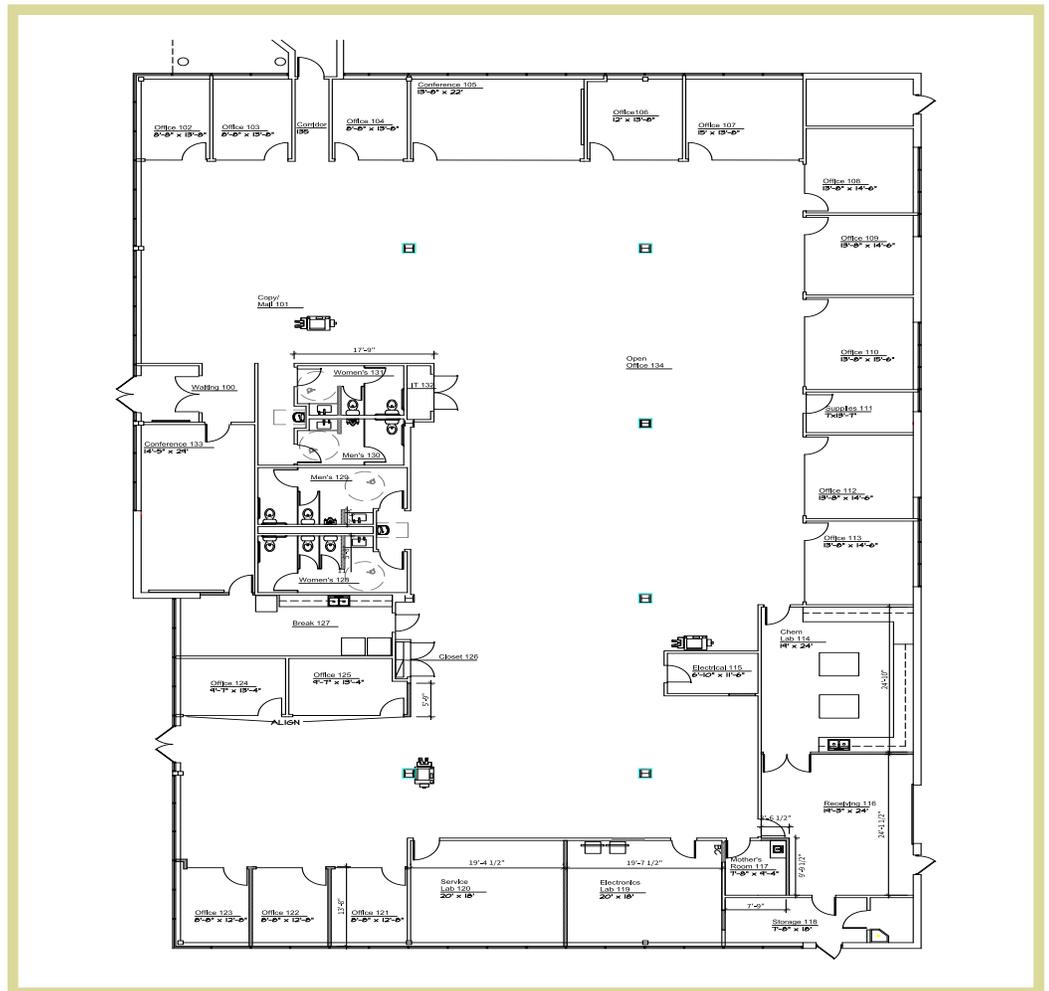
1997
Year Built

Floor Plans

Building 1 - 10,000 SF - 31,750 SF



Building 2 - 14,700 SF



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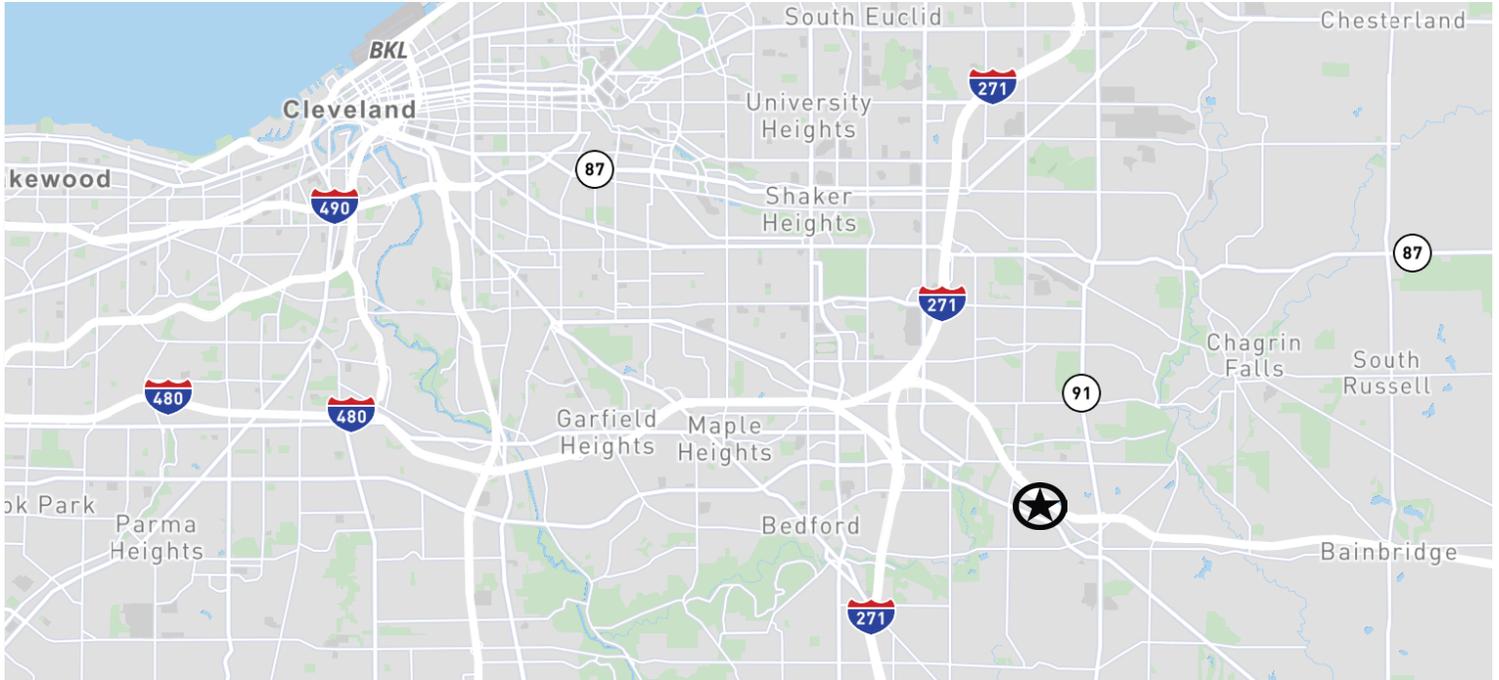
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Location Map & Demographics



Demographic Comprehensive	1 Mile	3 Miles	5 Miles	10 Miles
Population	1,922	34,608	105,788	472,961
Daytime Population	10,534	49,325	139,137	502,355
Average Household Income	\$196,255	\$142,196	\$126,346	\$115,257
Average Home Value	\$435,250	\$360,117	\$332,580	\$303,818
% of Population Employed (age 16+)	98.5%	96.6%	96.5%	95.5%
% of Population w/ Bachelor's Degree or Higher	69.4%	49.9%	45.5%	46.1%

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