



CBRE

# Arbor Court II

30575 Bainbridge Road, Solon, OH 44139

MODERN CLASS A OFFICE SPACE FOR LEASE

# PROPERTY INFORMATION

Arbor Court II is situated on Bainbridge Road, Solon's premier business location, home to other established companies such as Nestle, Cleveland Clinic, and Swagelok. Additionally, the close proximity to US-422 (0.5 miles) makes any commute convenient

## Floor Plates:

1st floor approximately 25,000 SF

2nd floor approximately 25,000 SF

3rd floor approximately 12,000 SF

## Rental Rate:

\$18.50/RSF, Modified Gross

Tenant pays lights and plugs, pro rata share of HVAC, pro rata share of common area lights and plugs

## Parking:

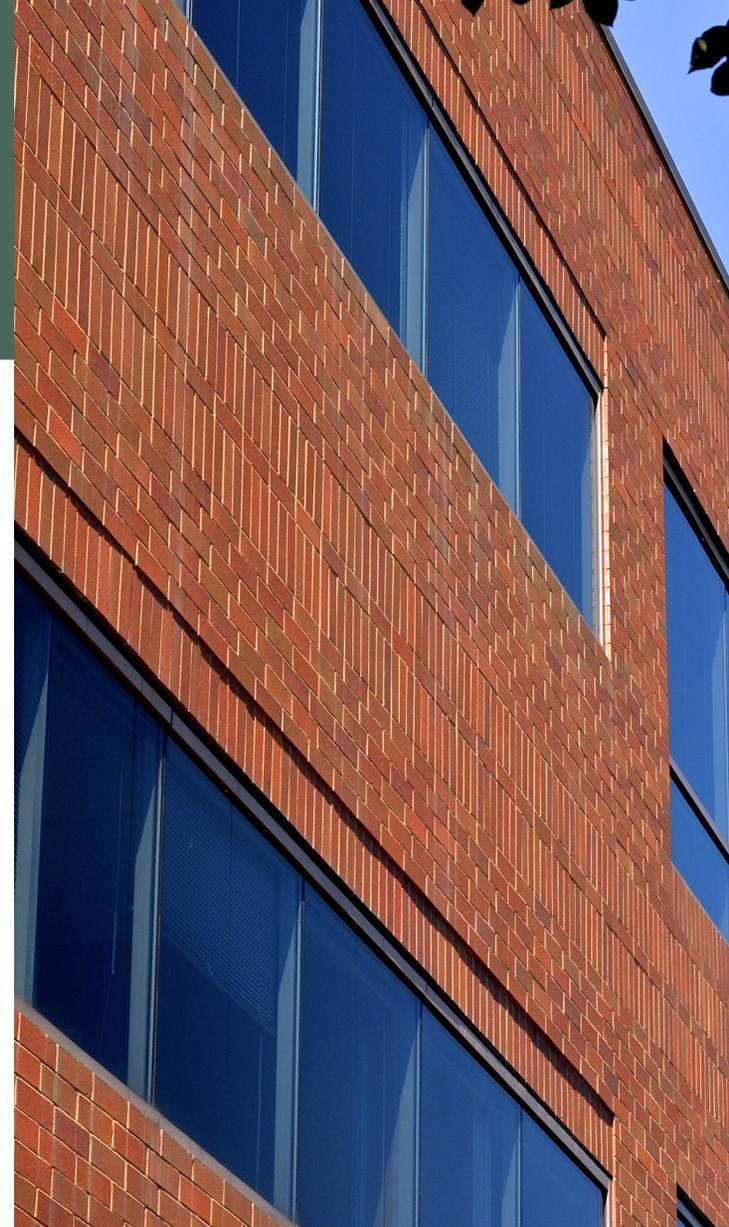
175 free surface spaces

## Security:

Keypad access after hours

## Janitorial:

Five (5) nights per week provided by the Landlord



# Location Information

## MAJOR AREA EMPLOYERS

Swagelok Company

MRI Software, LLC

Nestle

National Enterprise Systems

CVS Caremark

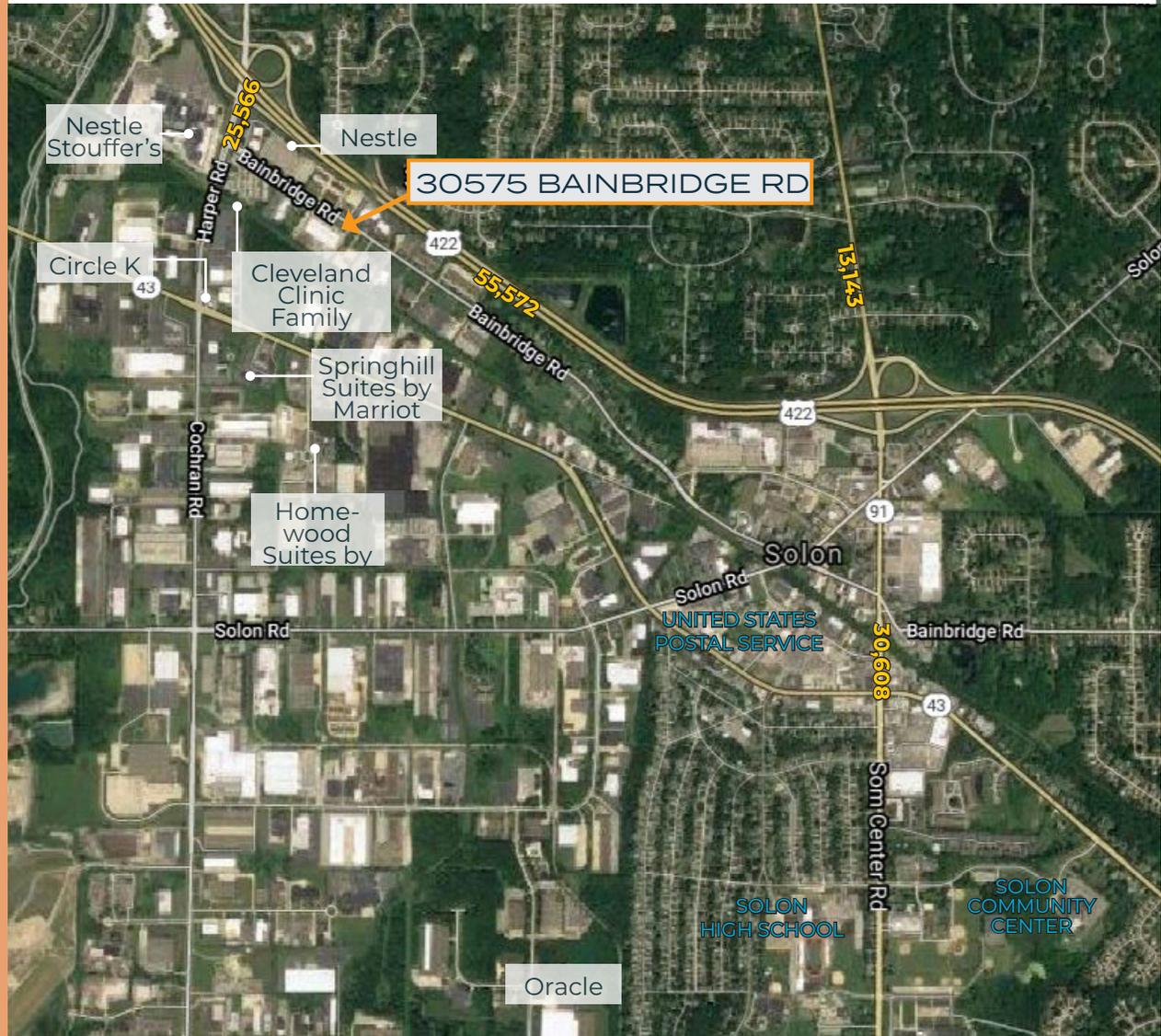
Cleveland Clinic Family Health

Pentair

Kennametal, Inc.

InterDesign, Inc.

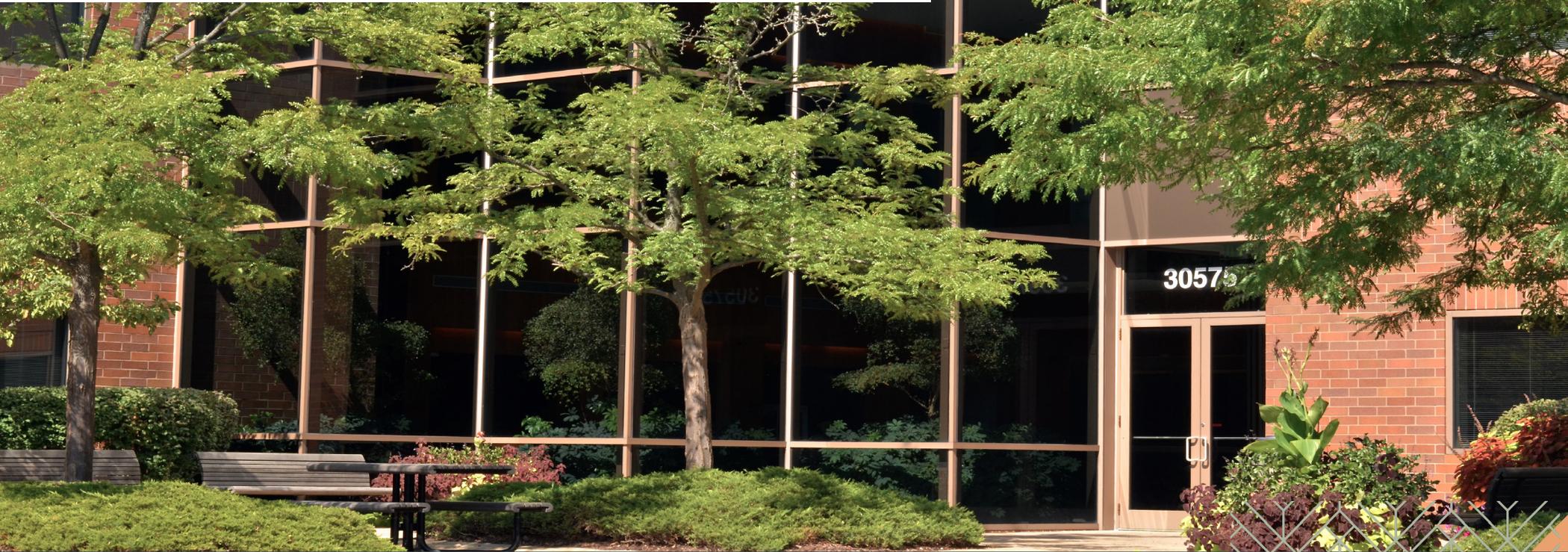
Oracle America, Inc.





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## Contact

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