



## 46,450 SF Class A Office | Showroom | Light Warehouse Space

- Divisible to 7,200 SF
- Contemporary Design
- Built in 1997
- 6.3 Parking Spaces / 1,000 SF
- No Common Area Factor
- Back-up Generator
- Fully Air Conditioned
- Fully Sprinklered
- 18' Clear / 10' Ceiling Height
- Tenant Pays:
  - \$12.00 / SF Base Rent
  - \$4.13 Operating Expenses (2015)
  - In suite Electric & Gas
  - In suite Cleaning
- West Building:
  - 31,750 SF
  - T8 Lighting
- North Building:
  - 14,700 SF
  - Parabolic T-12 Lighting

**Thomas M. West**  
Senior Vice President  
216.525.1475  
twest@crescorealestate.com

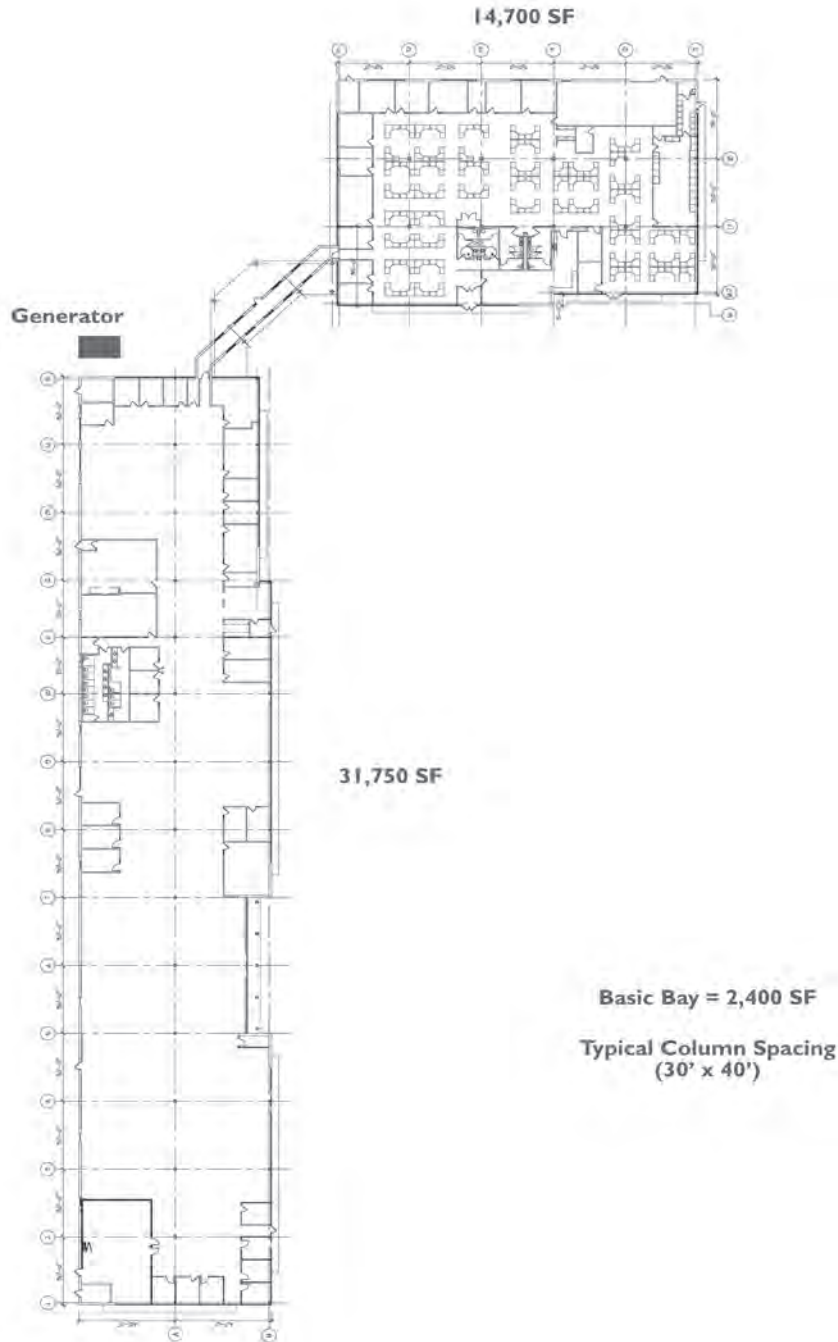
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2/8/2017

**Floor Plan**



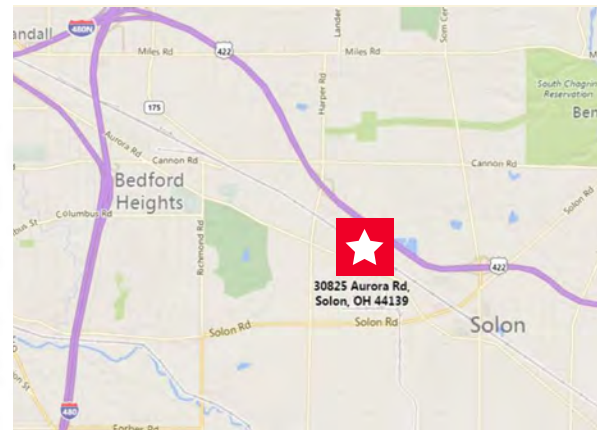
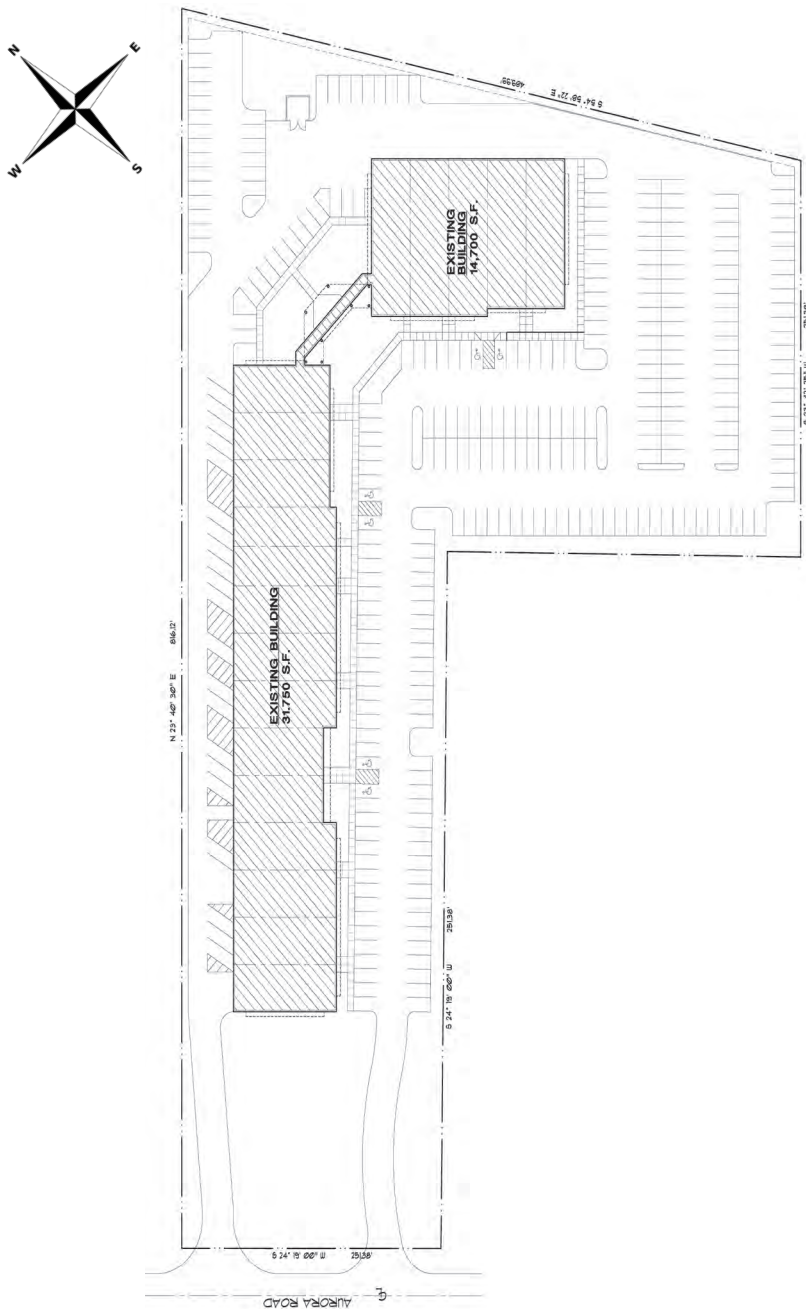
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**Site Plan**



**Area Amenities**

- Restaurants, lodging, shopping, day care & cinema complex
- Located on the RTA bus line
- Only minutes from Interstates I-480 and I-271 via U.S. Route 422

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**Property Photos**

