



Pinnacle Real Estate Services, LLC

**Commerce Place
7123 Pearl Road
Middleburg Hts., OH 44130**

FOR LEASE



CONTACT

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PROPERTY OVERVIEW

- Full Service Office Building
- Amenities include Conference Room, Deli, and Fitness Center
- Excellent access to I-71

See page 2 for more details

TOTAL RENTABLE AREA: 68,000 square feet, four (4) story building.

SPACE AVAILABLE: Suite 100 - 4,325 RSF **
Suite 102 - 1,660 RSF
Suite 103 - 1,320 RSF
Suite 109 - 1,559 RSF
Suite 110 - 1,050 RSF
Suite 301 - 1,971 RSF
Suite 400 - 3,108 RSF
Suite 401 - 1,230 RSF
Suite 402 - 10,483 RSF
Suite 408 - 3,081 RSF
Full 4th Floor - 18,169 RSF

Suite 200 - 1,640 RSF
Suite 201 - 9,525 RSF
Suite 204 - 4,190 RSF
Suite 201A - 779 RSF
Suite 201B - 523 RSF
} Or contiguous 15,355 RSF

RENTAL RATE: \$9.95 per square foot, full service lease, plus in-suite electric.

METHOD OF MEASURE: Rentable 10% factor.

ESCALATION: Any increases in operating expenses and real estate taxes over the base year will be passed through to each tenant on a pro rata basis.

TENANT IMPROVEMENTS: \$9.95/SF rental rate is “As Is”. Tenant improvements can be amortized over the lease term by the landlord.

LEASE TERM: Three (3) to five (5) years.

PARKING: Building offers free and ample surface parking to tenants.

BUILDING HOURS: Building hours of operation are:
8:00 a.m. – 6:00 p.m. Monday through Friday, and
8:00 a.m. – 1:00 p.m. on Saturday.

**Suite 100 4,325 RSF of dental space with plumbing - \$16.50/RSF

AMENITIES:
➤ Conference room
➤ Deli
➤ Fitness center with showers
➤ Bus line
➤ Located 10 minutes from Cleveland Hopkins Airport and 20 minutes from Downtown Cleveland.

HANDICAP ACCESSIBLE: The building is handicap accessible.

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