



FOR LEASE

3380 Brecksville Road
Richfield, Ohio 44286

5,000 SF CLASS A OFFICE



Property Highlights

- Class A office space available for lease.
 - 1st Floor: 4,448 SF
Available 5/1/2017
 - 2nd Floor: 5,546 SF
 - 3rd Floor: 2,200 - 5,046 SF
- Landlord will work with Tenant to create ideal build-out.
- Excellent exposure with monument signage on Brecksville Road.
- Conveniently located at the I-77 & I-271 interchange.

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Billing Information

Rentable Building Area:	Approximately 23,900 SF
Office Space Available:	1st Floor: 4,448 SF 2nd Floor: 5,546 SF 3rd Floor: 2,200 - 5,046 SF (unfinished)
Number of Floors:	Three (3)
Land Area:	2 Acres
Surface Parking:	Up to 55 spaces
Parking Ratio:	3 spaces / 1,000 SF
Rent:	\$19.00/SF including maintenance, real estate taxes, insurance and HVAC
Additional Charges:	Increase over base year operating expenses and real estate taxes
Tenant Improvement:	\$25.00/RSF tenant finish allowance (for unfinished space)
Utilities:	Tenant shall pay for the cost of electricity for in-suite lights and plugs. The suite shall be separately metered. Water/sewer and HVAC are included in the rental rate.
In-Suite Cleaning:	5 nights per week available upon request
HVAC:	Individual zone controlled heating and air conditioning through VAV zone boxes communicating through a DDC building automations system
Elevators:	One elevator serves the building
Security:	Key card access to the building. Tenant, at Tenant's sole expense shall be permitted to install its own security system
Signage:	Monument signage available
Fiber Optic:	Connection is available in immediate area. Area served by 3 circuits and local utility is establishing a "smart grid" which would provide automatic switching from one circuit to another in case of power outage

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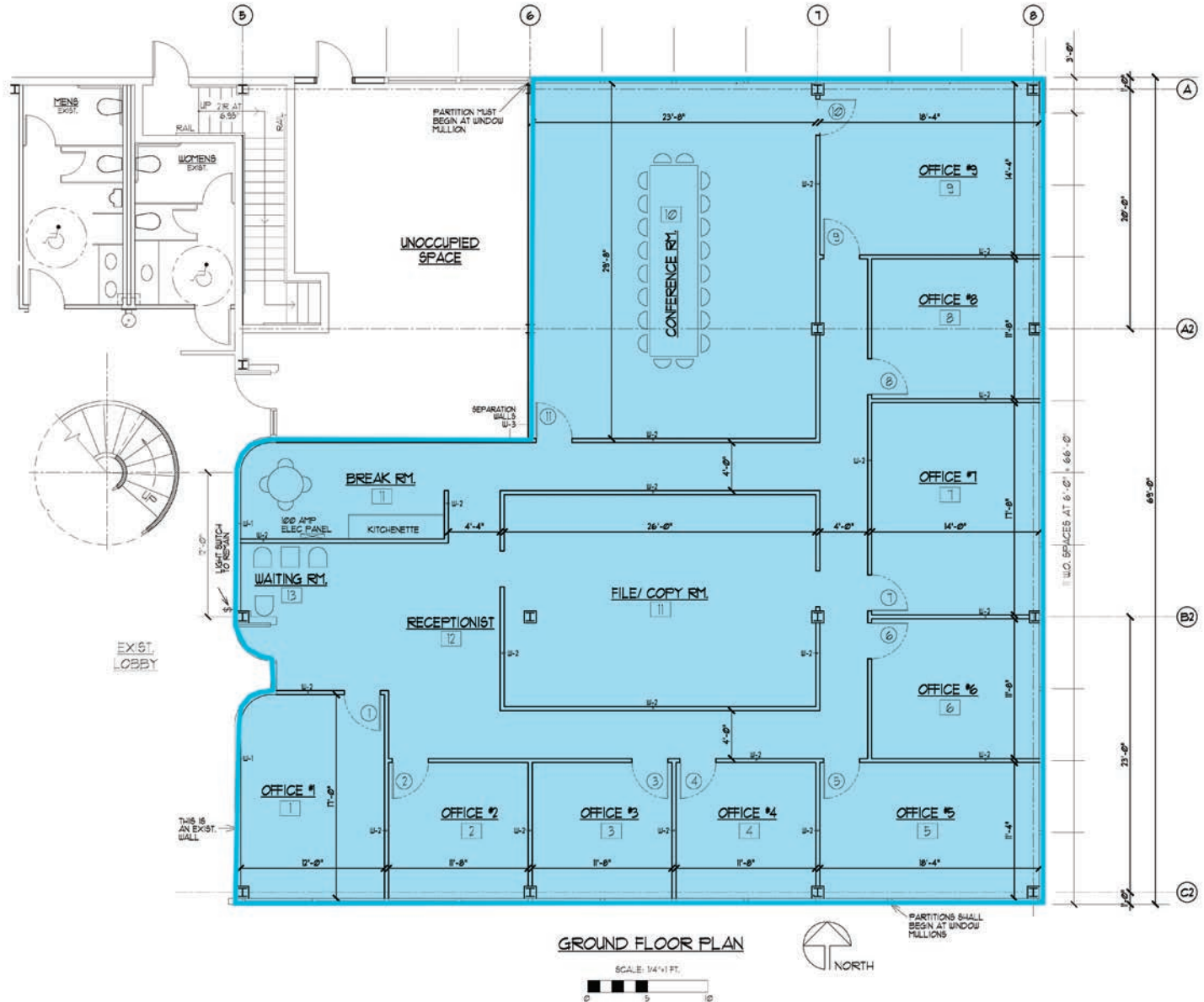
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**1st Floor - Suite 101 - 4,448 SF
AVAILABLE 5/1/2017**




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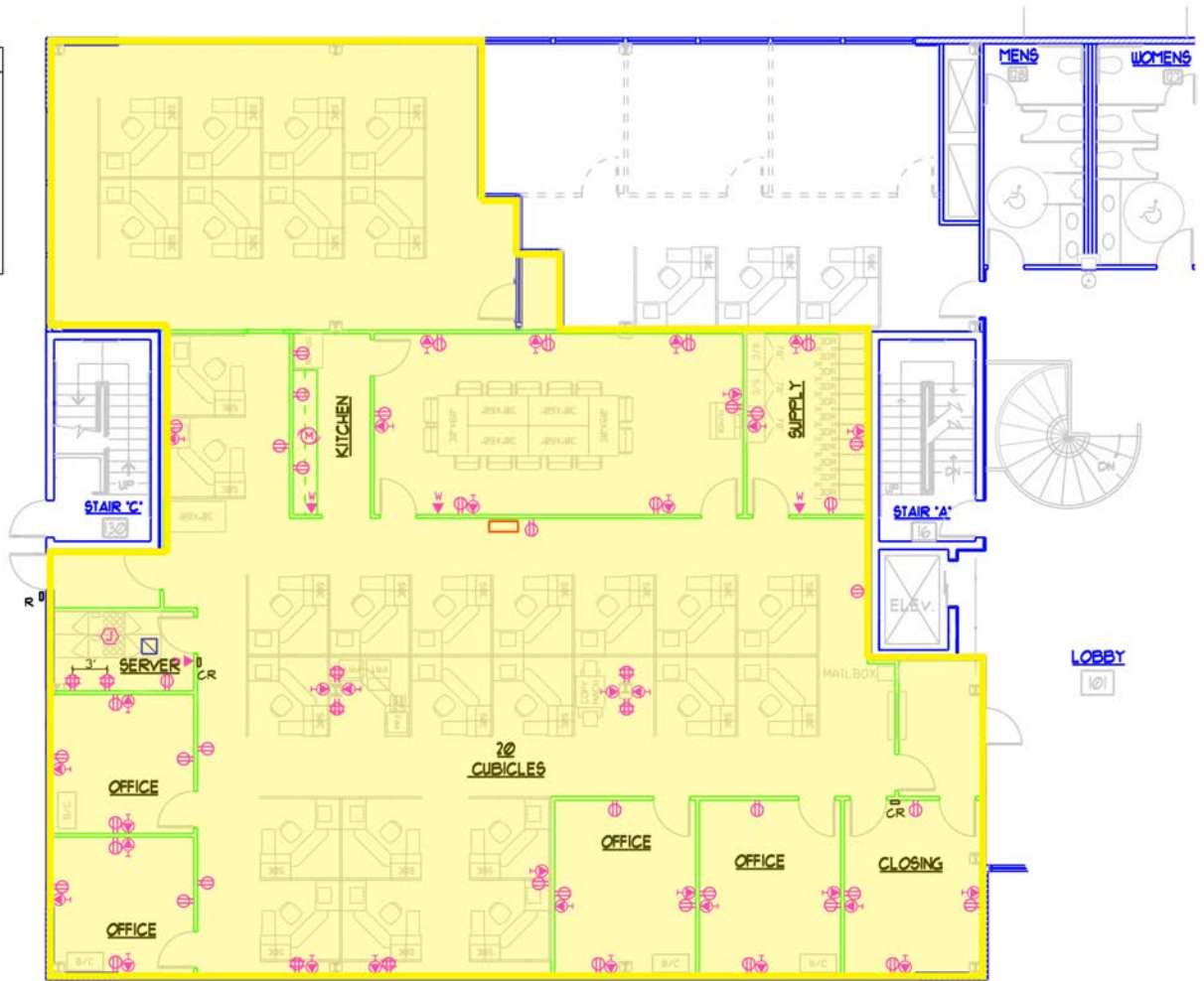
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2nd Floor - 5,546 SF

LEGEND	
	DATA AND TELEPHONE SINGLE GANG BOX
	DUPLEX OUTLET
	QUAD DUPLEX OUTLET
	WALL TELEPHONE 54" A.F.F.
	JUNCTION BOX
	EXHAUST FAN



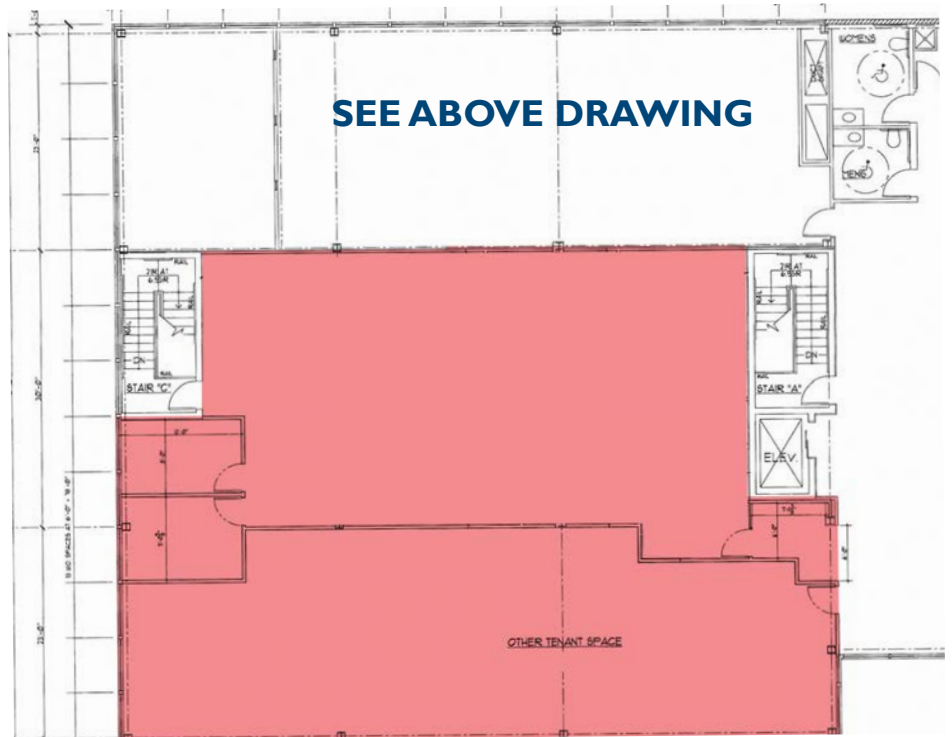
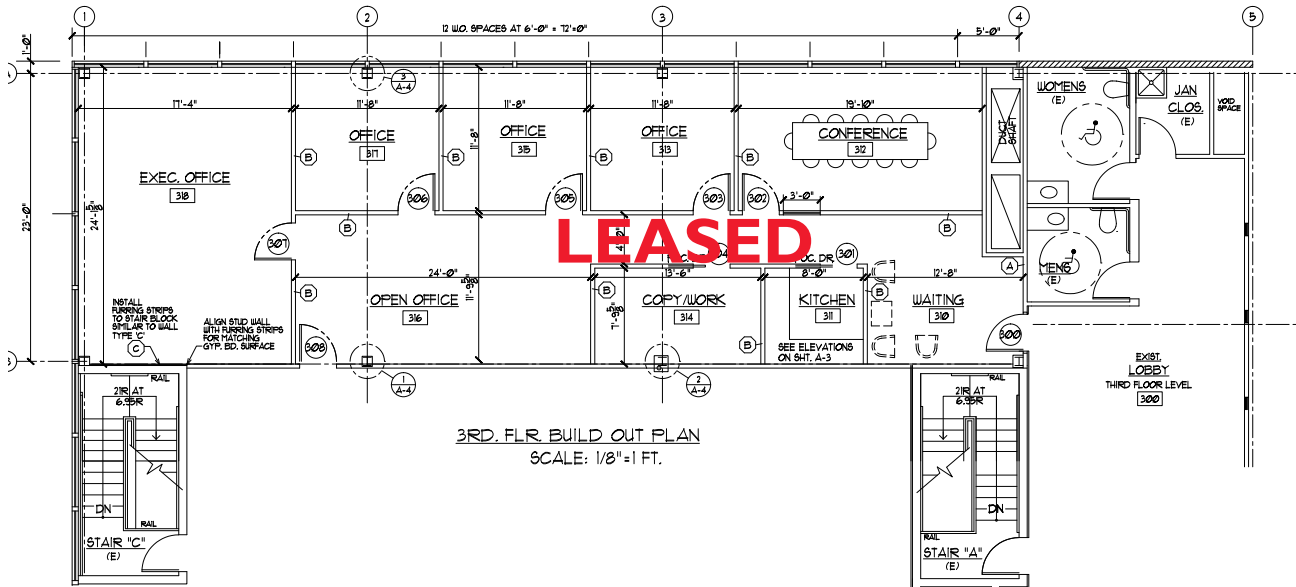
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3rd Floor - 2,200 - 5,046 SF



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