



FOR LEASE

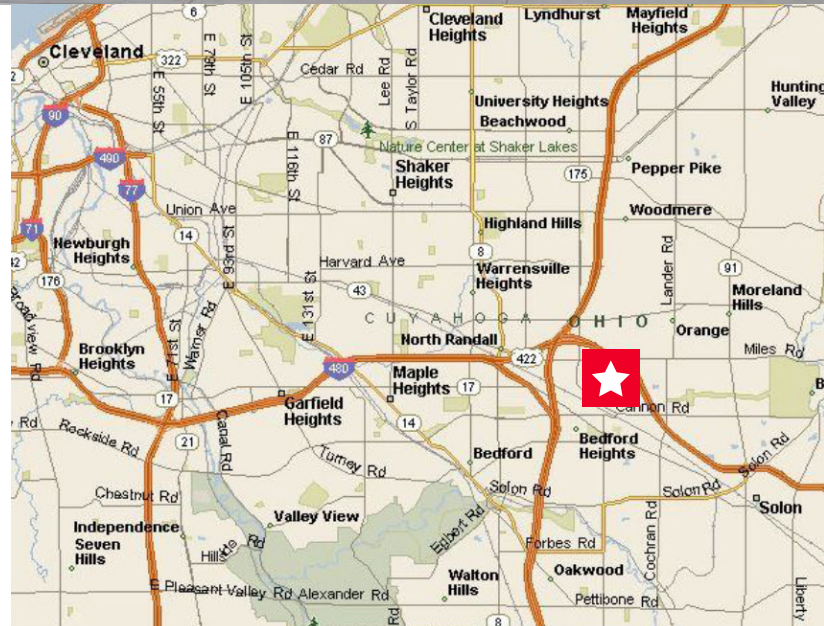
5380 Naiman Parkway Solon, Ohio

OFFICE | WAREHOUSE



Building Specifications

Total Building:	25,144 SF
Ceiling Height:	15'
Year Built:	1979
Column Spacing:	25' x 36'
Construction:	Precast
Sprinkler:	100% Wet
Lighting:	Fluorescent
Heat:	Gas
Air-Conditioning:	Office
Floors:	One (1)
Roof:	EPDM (Rubber)
Parking:	Ample



Availability

UNIT	TOTAL SF	WHSE SF	OFFICE SF	DOCKS	DRIVE-IN
A	7,245	7,245	0	4	0
E	5,400	3,750	1,650	1	2
H*	1,944	1,458	486	0	1

*Sublease opportunity

Prepared by Bob Garber, SIOR
Revised 4/2017

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Bob Garber, SIOR

Principal

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Suite 200

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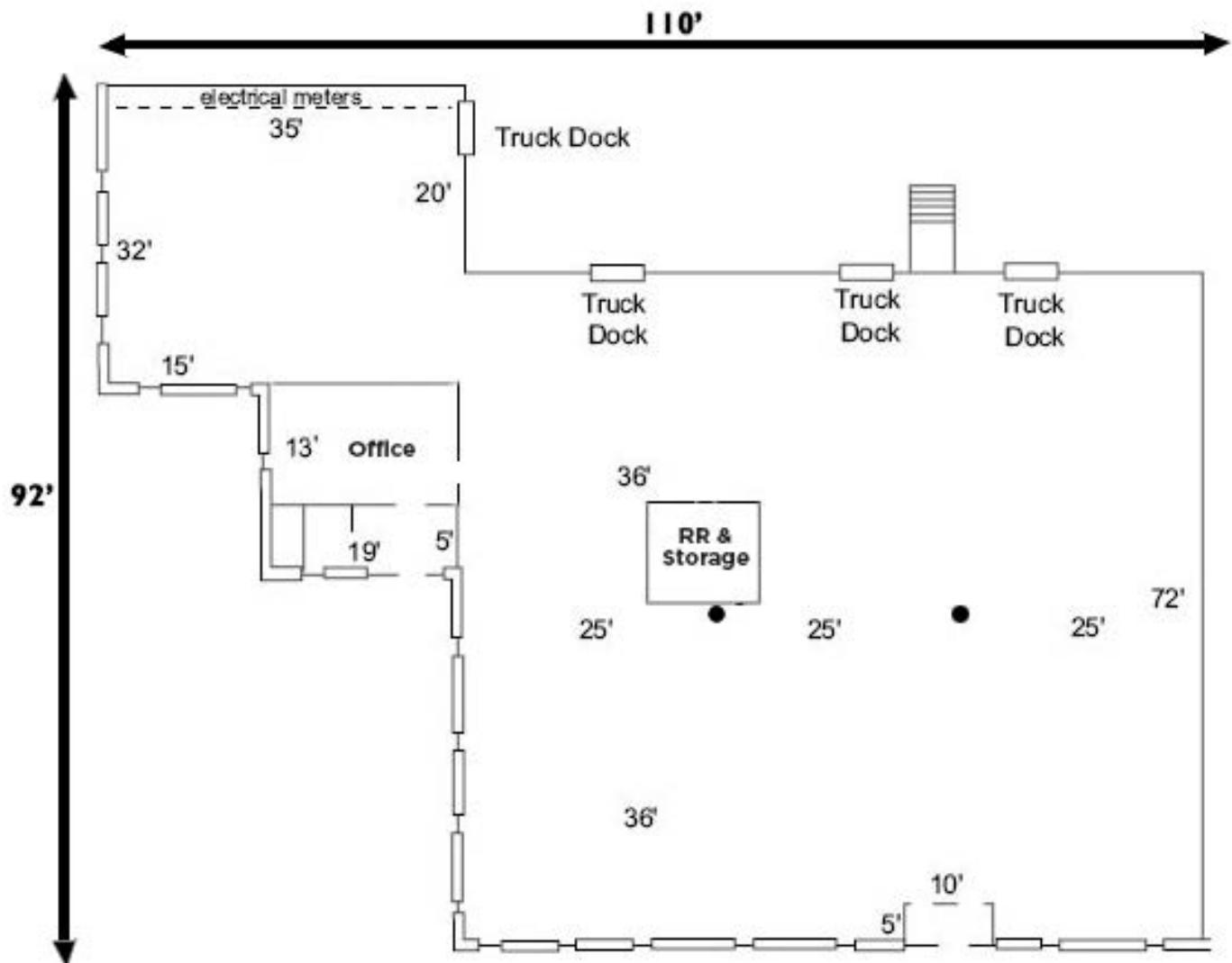


**CUSHMAN &
WAKEFIELD**



FOR LEASE
5380 Naiman Parkway
Solon, Ohio

Unit A



All Dimensions Are Approximate

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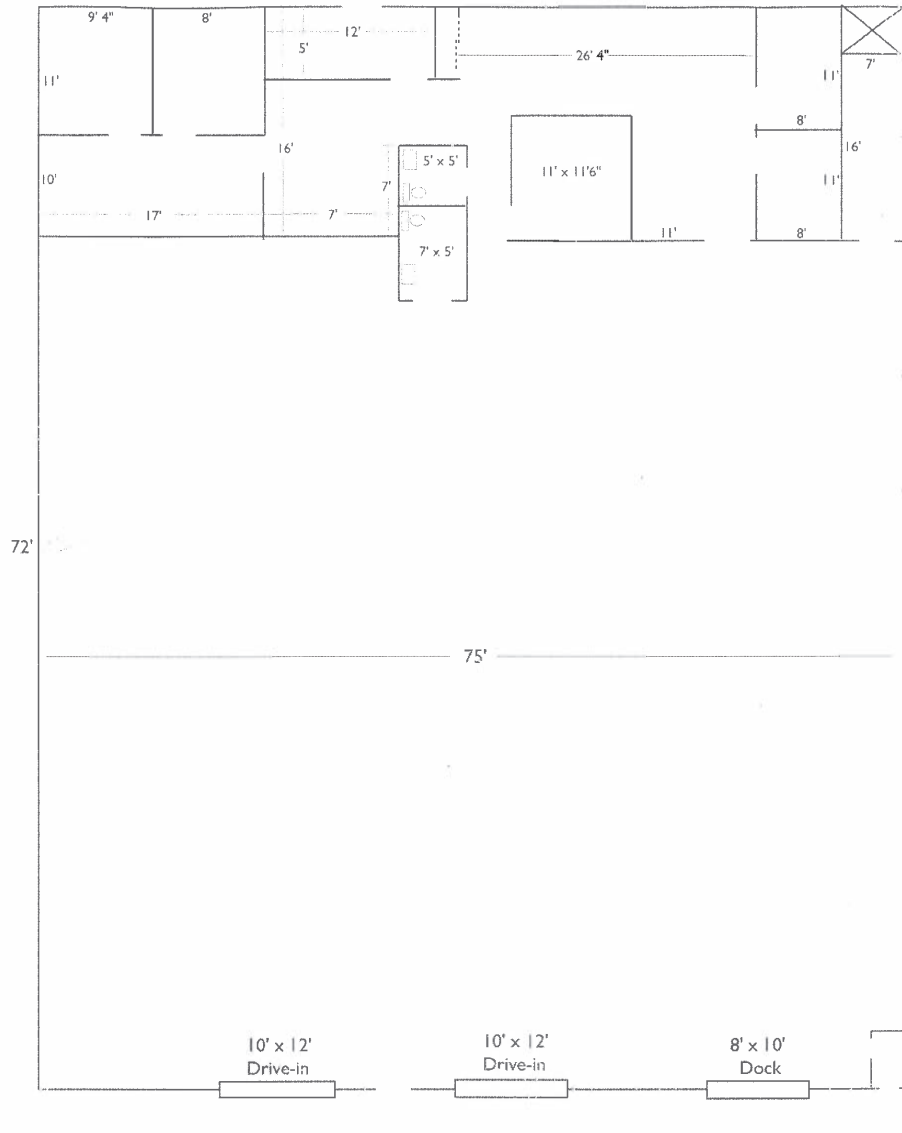


**CUSHMAN &
WAKEFIELD**



FOR LEASE
5380 Naiman Parkway
Solon, Ohio

Unit E



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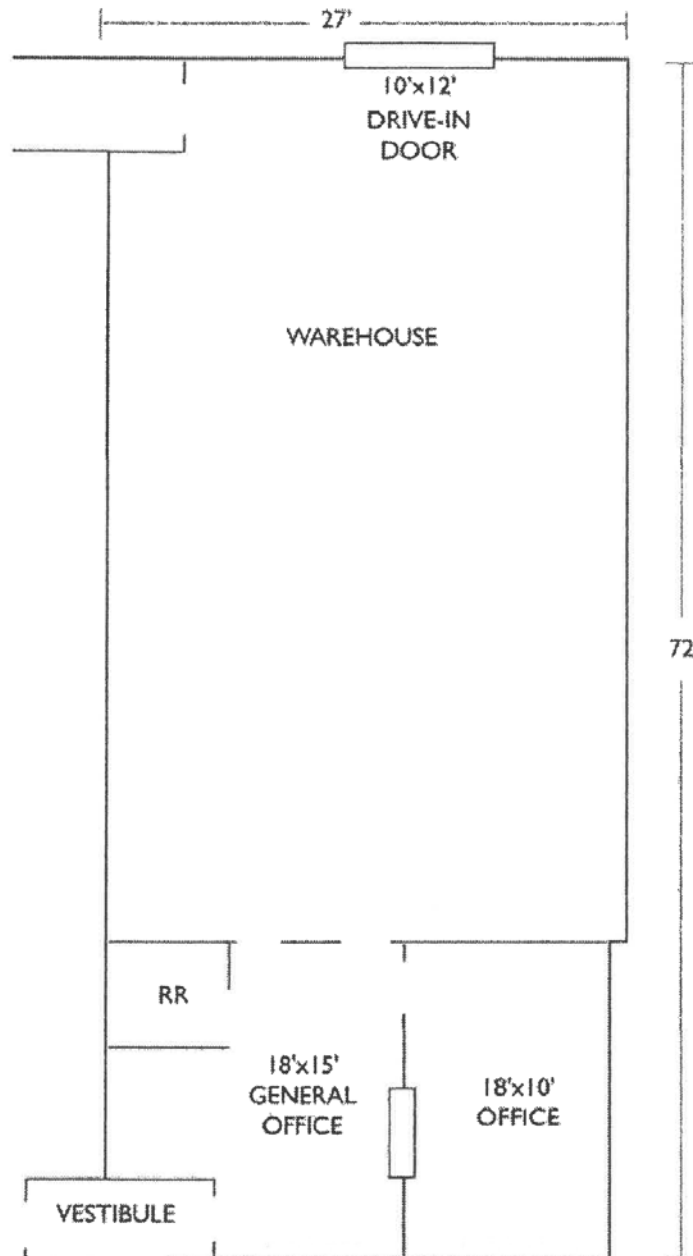


**CUSHMAN &
WAKEFIELD**



FOR LEASE
5380 Naiman Parkway
Solon, Ohio

Unit H



*Prepared by Bob Garber, SIOR
Revised 3/2017*

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7/7/2017

Profile 1 of 1

Summary (33629)



RAINTREE PARK

5380 Naiman Parkway
Suite A
Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	2.07 Acres
Available SF:	7,245 SF
Building SF:	25,144 SF
Industrial SF:	7,245 SF

General Listing/Transaction Information

Asking Rate:	MG
Office Asking Rate:	\$8.75
Warehouse Rate:	\$4.75
Min Avail SF:	7,245 SF
Max Contig SF:	7,245 SF
Transaction Type:	Lease

Parking

Loading & Doors

# GL/DID:	4
Total Doors:	4

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1979
ConstructionType:	Precast
Roof Type:	Rubber
Lighting Type:	Fluorescent
Sprinkler:	Wet
Heat:	Gas
AC:	Office
Ceiling Ht:	15' (Min) 15' (Max)
Column Spacing:	25x72

Utilities

Power:	120/208 v 100 a 3 p
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Site

Land SF:	90,169 SF
Zoning:	Distr

Crane

# Cranes:	0
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Comments

7/7/2017

Profile 1 of 1

Summary (33630)



RAINTREE PARK

5380 Naiman Parkway
Suite E
Solon, OH 44139

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	2.07 Acres
Available SF:	5,400 SF
Building SF:	25,144 SF
Industrial SF:	3,750 SF
Office SF:	1,650 SF

General Listing/Transaction Information

Asking Rate:	MG
Office Asking Rate:	\$8.75
Warehouse Rate:	\$4.75
Min Avail SF:	5,400 SF
Max Contig SF:	5,400 SF
Transaction Type:	Lease

Parking

Loading & Doors

# GL/DID:	2
#DH/Truck-level Doors:	1
Total Doors:	3

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1979
ConstructionType:	Precast
Roof Type:	Rubber
Lighting Type:	Fluorescent
Sprinkler:	Wet
Heat:	Gas
AC:	Office
Ceiling Ht:	15' (Min) 15' (Max)
Column Spacing:	25x72

Utilities

Power:	208 v 120 a 3 p
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Site

Land SF:	90,169 SF
Zoning:	Distr

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0
Crane Comments:	Crane Capacity: Crane Clear Height:

Comments

4/3/2017

Profile 1 of 1

Summary (34133)



Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1979
ConstructionType:	Precast
Roof Type:	Rubber
Lighting Type:	Fluorescent
Sprinkler:	Wet
Heat:	Gas
AC:	Office
Ceiling Ht:	15' (Min)
Column Spacing:	25x72

Utilities

Power:	208 v 120 a 3 p
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Site

Land SF:	90,169 SF
Zoning:	Distr

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0
Crane Comments:	Crane Capacity: Crane Clear Height:

Comments

Listing Comments: Available for Sublease through 8/31/19.
Rental rate increases to \$6.85/SF on 9/1/17 and \$7.05/SF on 9/1/18.

RAINTREE PARK

**5380 Naiman Pky., Ste
H
Solon, OH 44139**

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	2.07 Acres
Available SF:	1,944 SF
Building SF:	25,144 SF
Industrial SF:	1,458 SF
Office SF:	486 SF

General Listing/Transaction Information

Asking Rate:	\$6.65 MG Per Year
Min Avail SF:	1,944 SF
Max Contig SF:	1,944 SF
Transaction Type:	Lease
Vacancy Type:	Sublease

Parking

Loading & Doors

# GL/DID:	1
Total Doors:	1

Contacts

Listing Broker(s)	Robert Garber, SIOR 216.525.1467 bgarber@crescorealestate.com
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