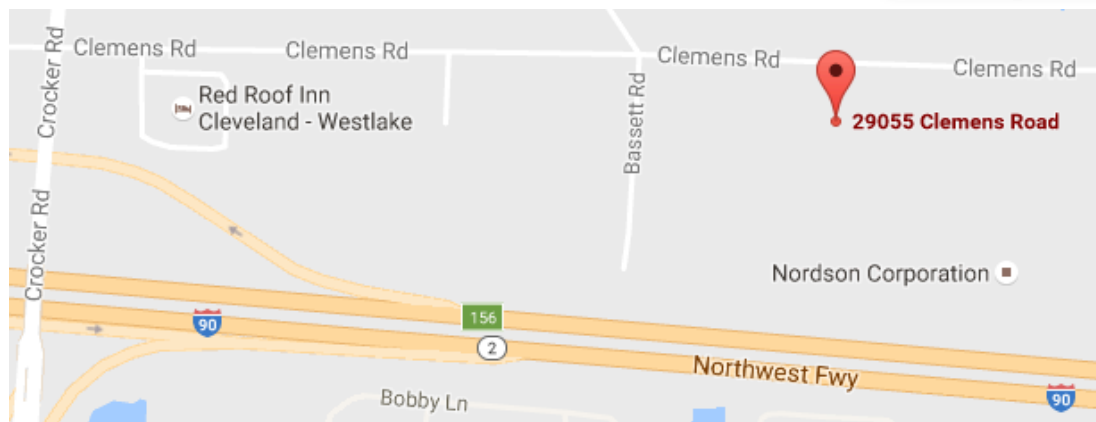




Pinnacle Real Estate Services, LLC

29055 Clemens Road Westlake, Ohio 44145

FOR SALE or LEASE



PROPERTY FEATURES

- One story office building
- HVAC upgraded to radiant heat
- Great location off I-90 at Crocker Road exit, north of Crocker Park

CONTACT

Donald M. Rudy
216-328-1555
donrudy@sbcglobal.net



ADDRESS:	29055 Clemens Road, Westlake, Ohio 44145
SALE PRICE:	\$1,999,995
TOTAL RENTABLE AREA:	14,934 square feet. One (1) story building.
SPACE AVAILABLE:	1,091 +/- SF
RENTAL RATE:	\$18.50 + utilities and janitorial
OCCUPANCY:	Upon completion.
METHOD OF MEASURE:	Usable – no common area factor.
UTILITIES:	By tenant.
TENANT IMPROVEMENTS:	Negotiable.
LEASE TERM:	Five (5) to ten (10) years.
JANITORIAL:	By tenant.
PARKING:	Building offers free and ample surface parking to tenants.
BUILDING HOURS:	Tenant has 24 hour control over upgraded HVAC that includes radiant heat.
HANDICAP ACCESSIBLE:	The building is handicap accessible.

Cell 216-233-0707 | Office 216-328-1555 | donrudy@sbcglobal.net

Pinnacle Real Estate Services, LLC | 4807 Rockside Road, Suite 270 | Independence, OH 44131 | www.PinnacleCleveland.com

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