



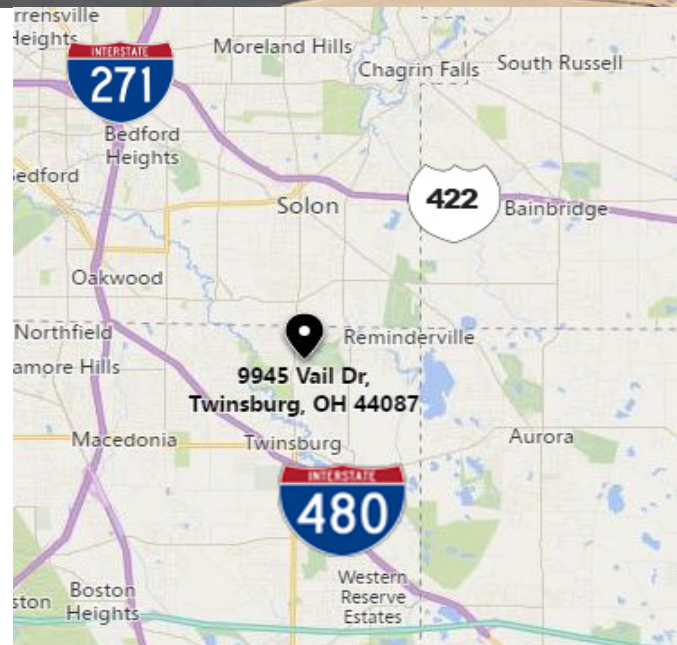
**FOR SALE/LEASE**  
**9945 VAIL DRIVE**  
**Twinsburg, Ohio 44087**

**Sale Price Reduced**



### Property Highlights

- Total Building: 10,300 SF
- Finished suites ranging from 1,500 SF - 7,500 SF
- Modern building with abundant glass lines
- Parking: 52 spaces
- Lease rates include base year taxes, insurance & CAM charges
- Some suites are ready for occupancy
- Immediate access to Darrow Road
- Uniquely positioned between Solon & Twinsburg
- Built in 2000



**MATTHEW E. BEESLEY**  
Principal  
216.525.1466  
mbeesley@creSCOREalestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**creSCOREalestate.com**

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## Existing Suites

1	2,800 SF	Dental suite	2020 lease exp
2	1,500 SF	Unfinished space	\$15-\$20/SF MG
3/4	3,000 SF	Office - open floor plan	\$15/SF MG
5	1,500 SF	Former dental suite	\$20/SF MG
6	1,500 SF	Dental suite	\$20/SF MG



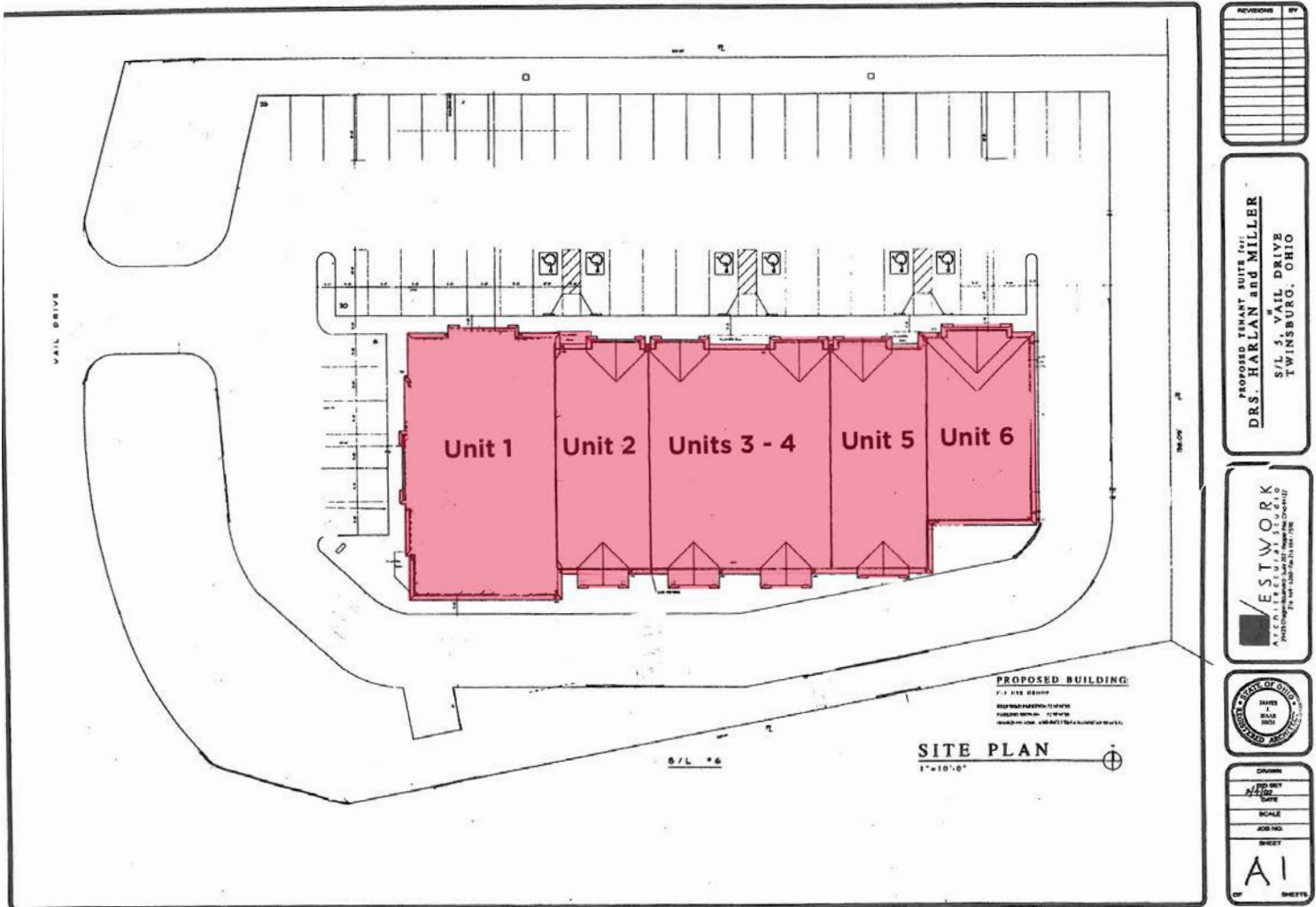
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**Space Plan**



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mbeesley@creSCOREalestate.com

3 Summit Park Drive  
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**creSCOREalestate.com**

Profile 1 of 1

## Summary (32101)



**9945 Vail Drive  
Twinsburg, OH 44087**

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	10,300 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	10,300 SF

### General Listing/Transaction Information

Asking Price:	\$849,900.00 \$82.51 Per SF
Min Avail SF:	1,500 SF
Transaction Type:	Sale

### Parking

### Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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### Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle

### Utilities

Gas:	City
Water:	City
Sewer:	City

### Site

Land SF:	49,658 SF
Parcel Number:	64-07758
Zoning:	PUD

### Comments

**Listing Comments:** Built in 2000 with attractive design and quality construction. Professional space for lease with ample parking. Situated at entrance to residential community (1,300 homes). Close proximity to downtown Solon and Twinsburg. Georgian design with abundant parking. Neighbors include dentist, daycare facilities, Heinen's, and more. Great opportunity for tenant or owner/user. Owner occupied and managed.

8/16/2019

Profile 1 of 1

## Summary (35816)



### 9945 Vail Drive, Ste 2 Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	1,500 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	1,500 SF

#### General Listing/Transaction Information

Asking Rate:	\$15 - \$20/SF MG Per Year
Transaction Type:	Lease

#### Parking

# Spaces:	52
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#### Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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#### Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

#### Comments

**Space Comments:** Lease rates include base year taxes, insurance and CAM.  
Excellent Twinsburg location with immediate access to Darrow Road.  
Close proximity to retail, upscale residential, and South Solon, Abundant Parking.

**Listing Comments:** \$15 - \$20/SF MG

Summary (32102)



9945 Vail Drive, Ste 3-4

Twinsburg, OH 44087

County: Summit  
 Market: SE-Z2  
 Sub Market: Summit County North/Portage County  
 Land Size (Acres): 1.14 Acres  
 Available SF: 3,000 SF  
 Building SF: 10,300 SF  
 RSF: 10,300 SF  
 Office SF: 3,000 SF

General Listing/Transaction Information

Asking Rate: \$15.00 MG Per Year  
 Min Avail SF: 3,000 SF  
 Max Contig SF: 7,500 SF  
 Transaction Type: Lease

Parking

Contacts

Listing Broker(s) Matthew Beesley  
 CRESCO Real Estate  
 216.525.1466  
 mbeesley@crescorealestate.com

Building/Space

Construction Status: Existing  
 Primary Use: Office  
 Year Built: 2000  
 ConstructionType:  
 Multi-Tenant: Multi-Tenant  
 Roof Type: Shingle  
 Gas: City  
 Water: City  
 Sewer: City

Comments

Listing Comments: Lease rates include base year taxes, insurance and CAM.  
 Excellent Twinsburg location with immediate access to Darrow Road. Close proximity to retail, upscale residential, and South Solon, Abundant Parking.

## Summary (35817)



### 9945 Vail Drive, Ste 5 Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	1,500 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	1,500 SF

#### General Listing/Transaction Information

Asking Rate:	\$20.00 MG Per Year
Transaction Type:	Lease

#### Parking

#### Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescoreal estate.com
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#### Building/Space

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

#### Comments

**Listing Comments:** Lease rates include taxes, insurance, & CAM. Excellent Twinsburg location with immediate access to Darrow Road. Close proximity to retail, upscale residential, and south Solon. Abundant parking.

Summary (35854)



**9945 Vail Drive, Ste 6  
Twinsburg, OH 44087**

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.14 Acres
Available SF:	1,500 SF
Building SF:	10,300 SF
RSF:	10,300 SF
Office SF:	1,500 SF

**General Listing/Transaction Information**

Asking Rate:	\$20.00 MG Per Year
Min Avail SF:	1,500 SF
Max Contig SF:	7,500 SF
Transaction Type:	Lease

**Parking**

**Contacts**

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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**Building/Space**

Construction Status:	Existing
Primary Use:	Office
Year Built:	2000
ConstructionType:	
Multi-Tenant:	Multi-Tenant
Roof Type:	Shingle
Gas:	City
Water:	City
Sewer:	City

**Comments**

**Listing Comments:** Lease rates include taxes, insurance, & CAM. Excellent Twinsburg location with immediate access to Darrow Road. Close proximity to retail, upscale residential, and south Solon. Abundant parking.