



FOR LEASE

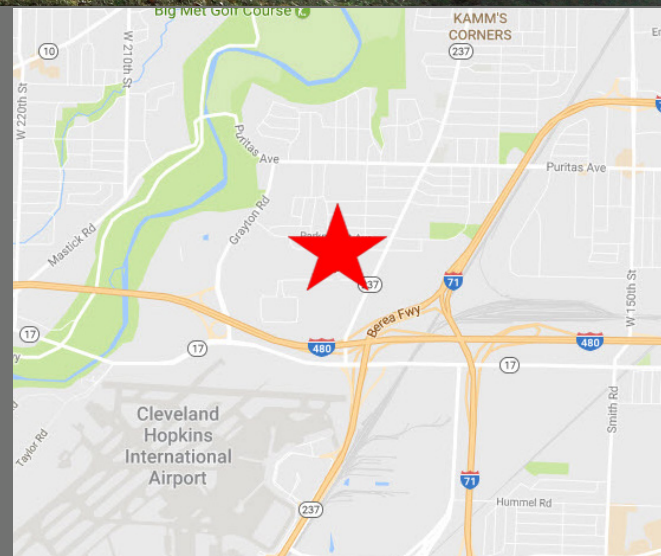
Cleveland Business Park | Bldg.1
18013 Cleveland Parkway
Cleveland, Ohio 44135

- OFFICE/FLEX SPACE
- FULLY AIR CONDITIONED
- WONDERFUL WINDOW LINES
- “CORNER” OF I-71 & I-480



Property Specifications

TOTAL AVAILABLE	16,001 RSF
MIN DIVISIBLE	6,000 SF
HEIGHT MAX	18'
EXISTING HEIGHT	10' Acoustic
CONSTRUCTED	1998
COLUMN SPACING	40' x 40'
LIGHTING	T-8 Recessed
PARKING	Plentiful
RENTAL RATE	\$10.50 to \$12.00/SF NNN
OPERATING EXPENSES	\$3.58/RSF
TENANT PAYS	Gas & Electric Cleaning
LOADING	1 Dock & Possibly 2 Drive-Ins



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INTERIOR VIEWS



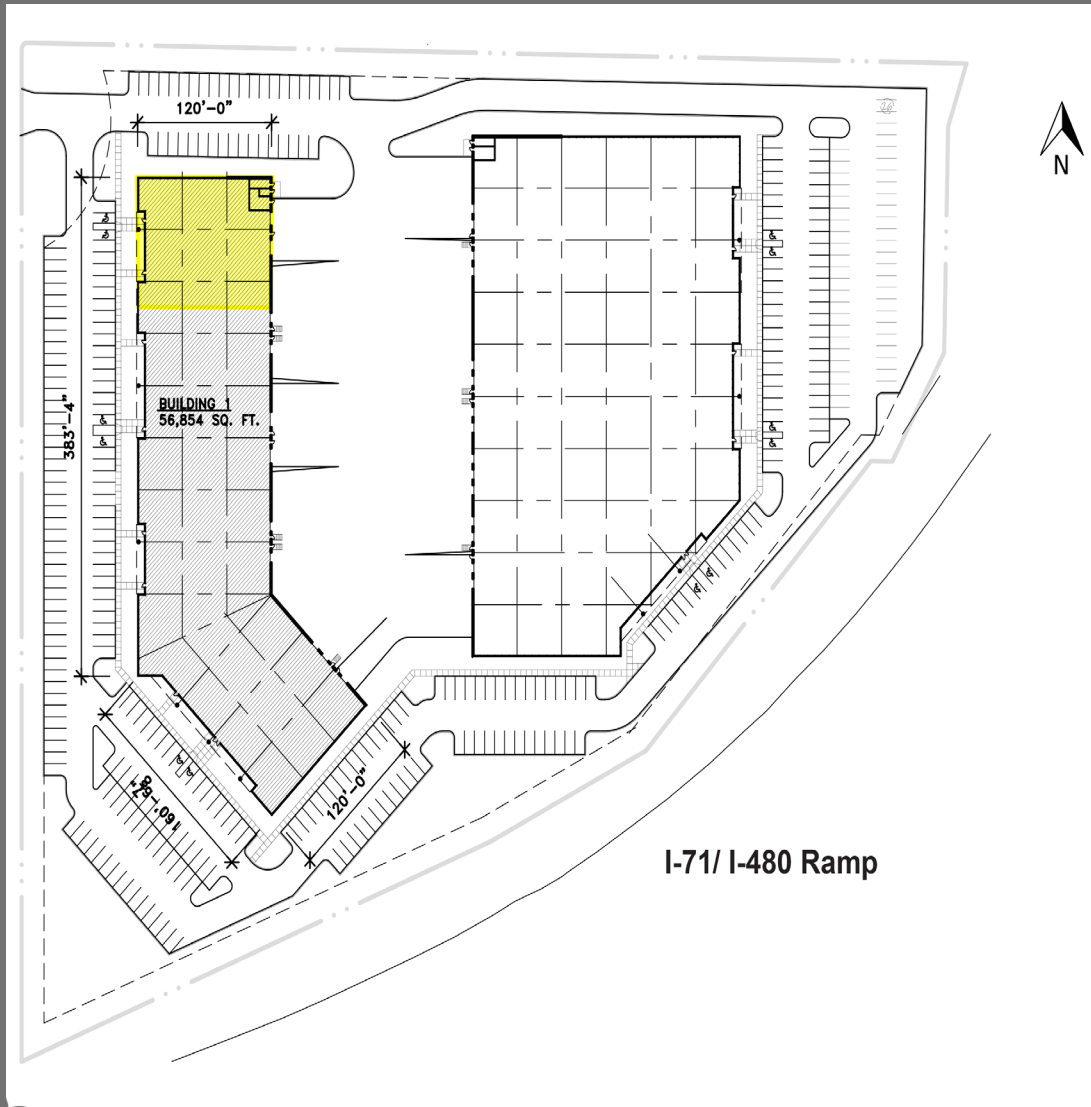


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Site Plan



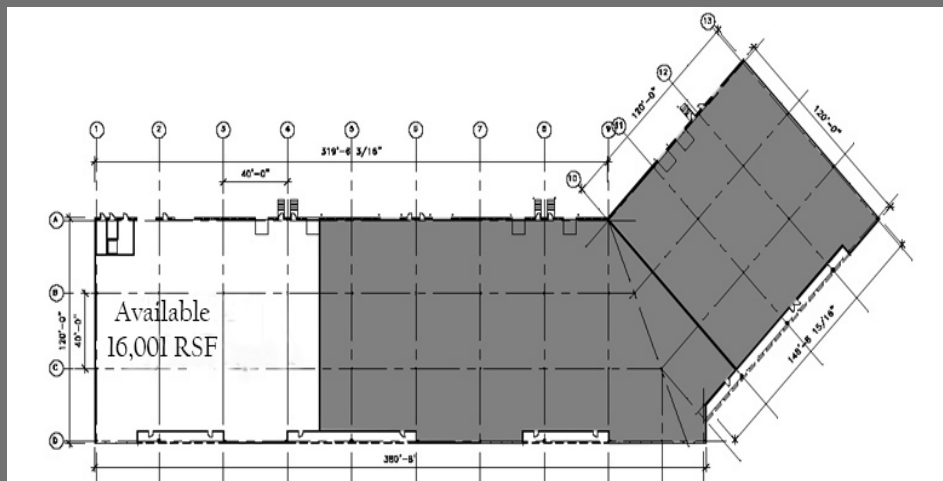
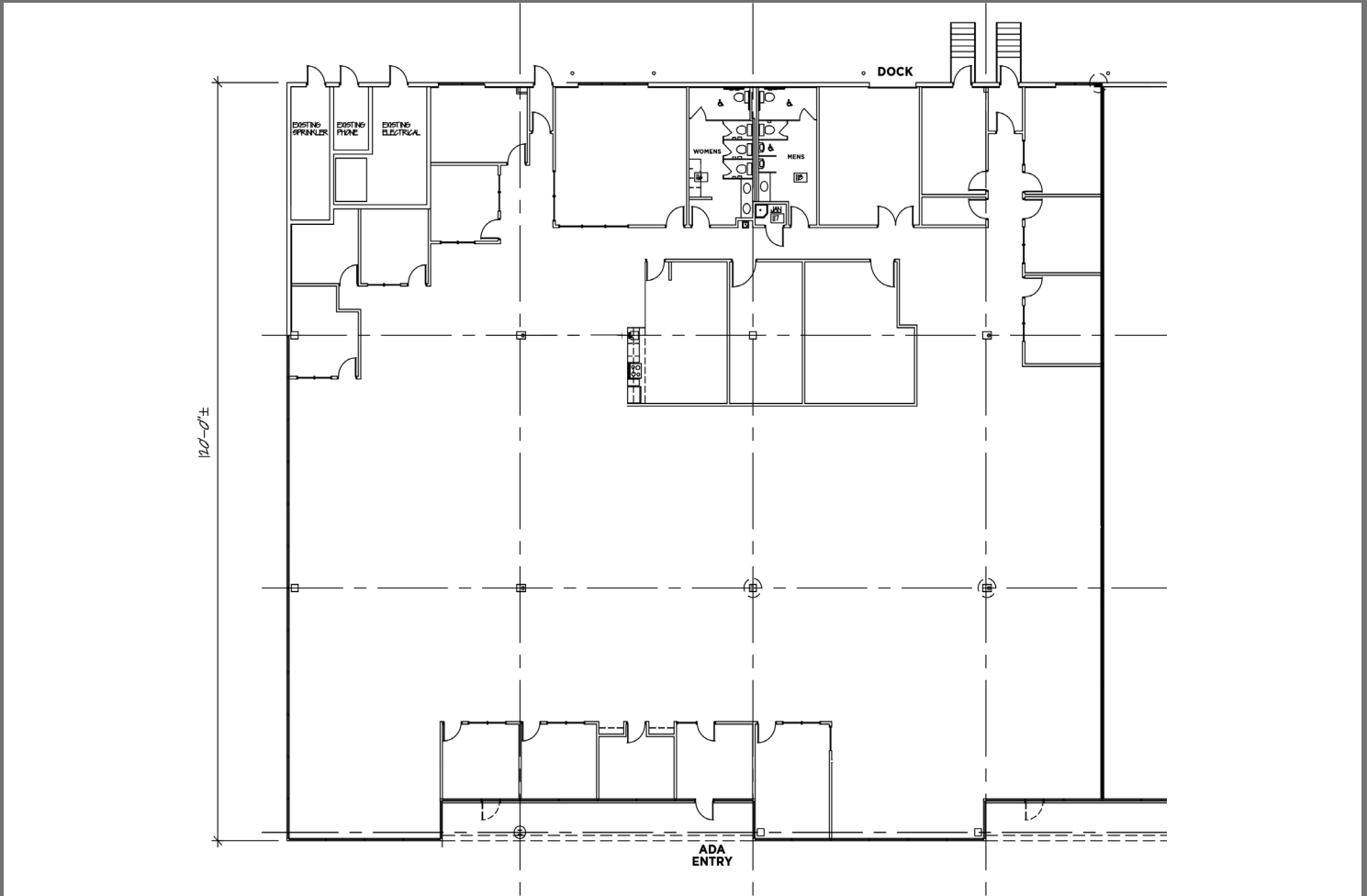
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Floor Plan



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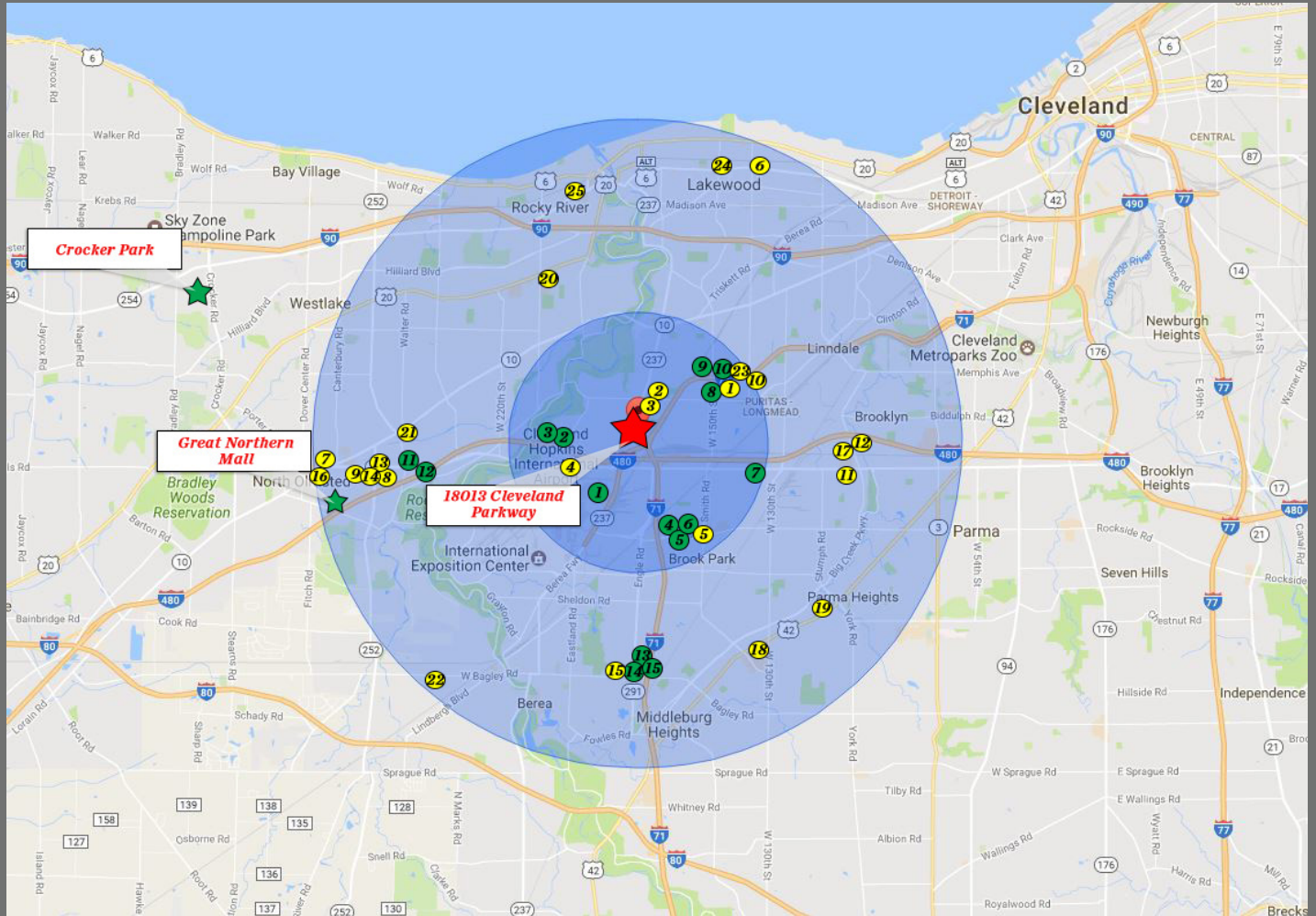
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HOTELS

1. Sheraton
2. Hilton Garden
3. WoodSpring Suites
4. Howard Johnson Inn
5. Best Western Inn & Suites
6. Holiday Inn Express
7. America's Best Value Inn
8. Cleveland Airport Marriot
9. La Quinta Inn
10. Holiday Inn
11. Radison
12. Courtyard
13. Comfort Inn
14. Crown Plaza
15. Days Inn

RESTAURANTS

1. Somer's Place
2. Chipotle
3. Si Senior Mexican Restaurant
4. The 100th Bomb Group
5. Bob Evan's
6. Lizardville
7. Boston Market
8. Lonestar Steakhouse
9. Red Lobster
10. Denny's
11. IHop
12. TGI Friday's
13. Roman's Macaroni Grill
14. Chili's Grill & Bar
15. Max & Erma's
16. Ruby Tuesday's
17. Carraba's
18. Applebee's
19. Pizza Hut Olive Garden
20. The Melting Pot
21. Fat Head's Brewery & Saloon
22. Tony K's Bar & Grill
23. AMP 150
24. Melt Bar & Grilled
25. BOMBA Tacos & Rum

	2 Mile	5 Mile
Hotels	12	37
Restaurants	13	118