

CONDO FOR LEASE OR SALE

# SIGNATURE OF FAIRLAWN

822 KUMHO DRIVE

Fairlawn, Ohio 44333



## PROPERTY DETAILS

Attractive modern multi-tenant office building offers a ready-to-occupy and a build-to-suit shell suite for lease or sale. Covered parking spaces in lower level garage and storage spaces also available for sale or lease.

### FIRST CLASS FINISHES IN COMMON AREA:

- + Waterfall feature in entry atrium
- + Marble floors in common areas
- + Carpeted stairs
- + Heated parking garage (monthly rates)
- + Lower level heated storage units (units for lease)
- + Security cameras on each floor

### LOCATION:

- + Fairlawn Corporate Park
- + Close to Montrose restaurants and services
- + Easy highway access to I-77
- + Monument signage

### OTHER FEATURES:

- + Key fob entry system
- + Fiber optics to building
- + Free surface parking



## CONTACT US

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**CBRE**



**SUITE 204 – SHELL SPACE-NEEDS BUILDOUT – 2,843 RSF**

**Lease Options:**

- + \$9.50 per SF NNN “as-is” with LL providing financing at 4% for the term of the lease for the build out
- + Tenant pays utilities and in-suite cleaning



**Purchase Options:**

**Suite 204 – Parcel 0904139 – 2,843 RSF**

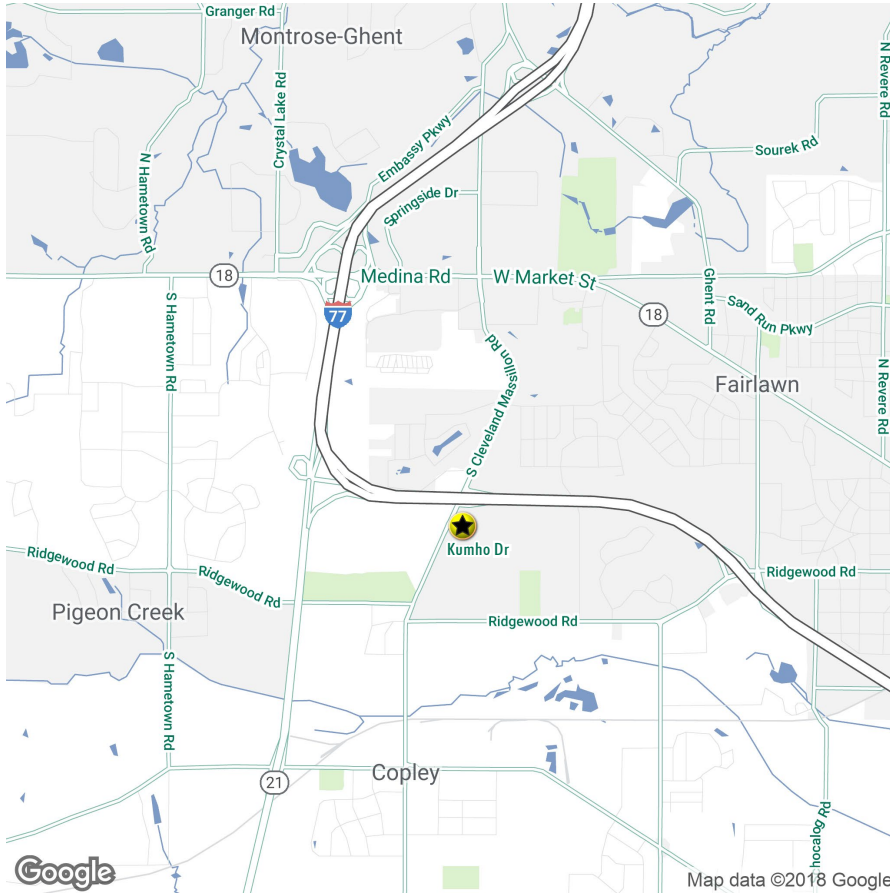
Second Floor Condo Unit	\$110/RSF
Parking Garage Spaces	\$11,000/ Each
Storage - Lower Level	\$35.00/SF

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## MAP



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