

FOR LEASE

Bainbridge Park 31500 Bainbridge Road

Solon, Ohio 44139



BILL SALTZMAN, CCIM, SIOR
Executive Vice President
216.525.1499
bsaltzman@crescorealestate.com

DAVID LEB
Sales Associate
216.525.1488
dleb@crescorealestate.com



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

Bainbridge Park 31500 Bainbridge Road

Solon, Ohio 44139

Highlights

Features

- 31,200 SF available for lease
- Rare large block of single-story office space in the heart of Solon
- Excellent space for corporate headquarters
- Sleek, modern finishes with lots of natural light from glass line on all sides of the building
- Abundant surface parking; ratio of 5.7/1,000 SF
- Easy access to I-271 / I-480 via Route 422 at Harper Road and SOM Center Road
- Close to shopping and dining options
- Adjacent parcel for expansion capability - up to an additional 31,000 SF +
- For Lease at \$14.00/SF NNN



BILL SALTZMAN, CCIM, SIOR
Executive Vice President
216.525.1499
bsaltzman@crescorealestate.com

DAVID LEB
Sales Associate
216.525.1488
dleb@crescorealestate.com



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

Bainbridge Park 31500 Bainbridge Road

Solon, Ohio 44139

Location Map & Property Aerials



BILL SALTZMAN, CCIM, SIOR
Executive Vice President
216.525.1499
bsaltzman@crescorealestate.com

DAVID LEB
Sales Associate
216.525.1488
dleb@crescorealestate.com



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

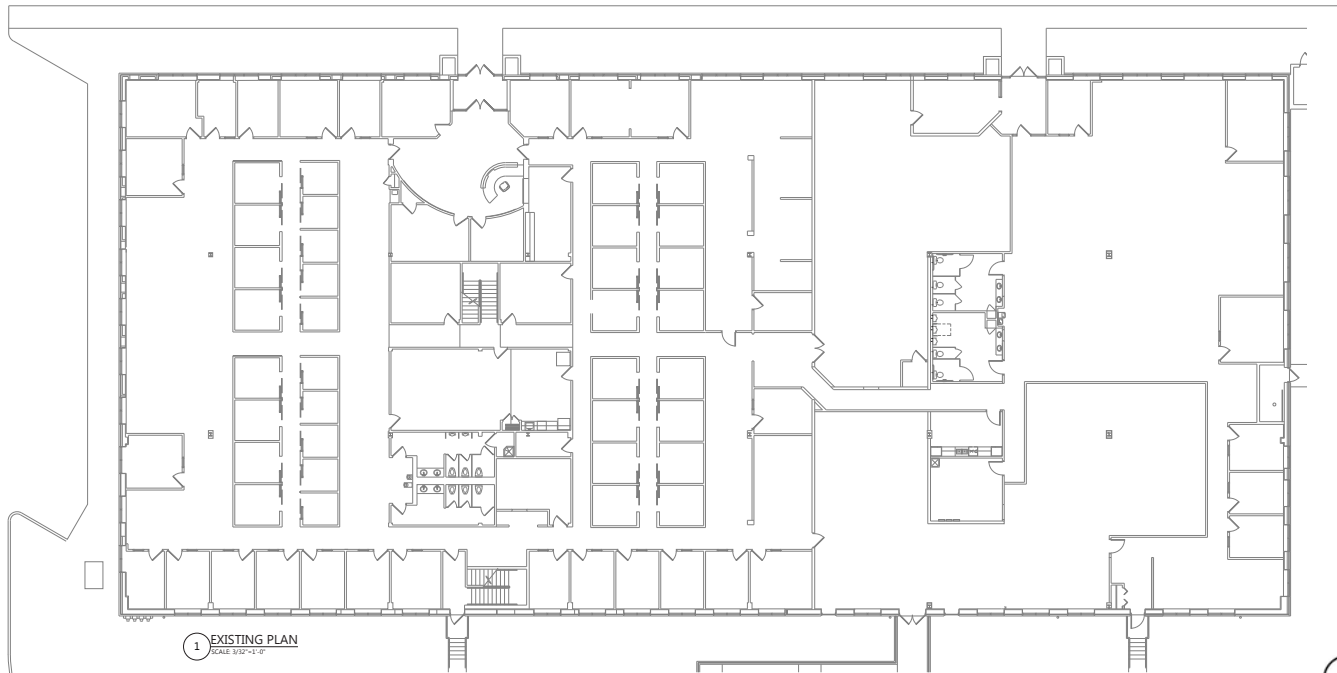
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

Bainbridge Park 31500 Bainbridge Road

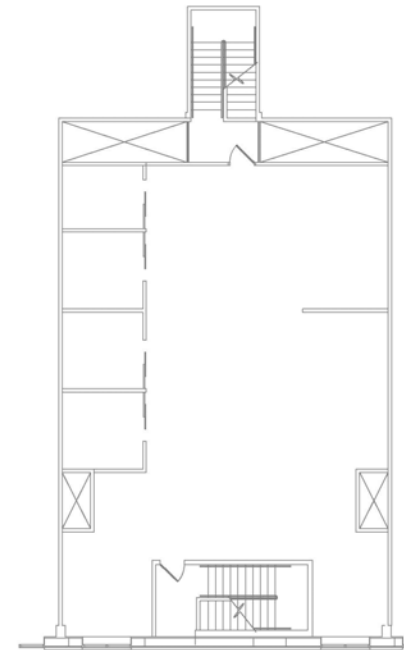
Solon, Ohio 44139

Floor Plan - 31,200 SF
Mezzanine - 2,067 SF
(Not included in building SF)



1 EXISTING PLAN
SCALE: 1/32"=1'-0"

2 MEZZANINE
SCALE: 3/32"=1'-0"



BILL SALTZMAN, CCIM, SIOR
Executive Vice President
216.525.1499
bsaltzman@crescorealestate.com

DAVID LEB
Sales Associate
216.525.1488
dleb@crescorealestate.com



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE

Bainbridge Park 31500 Bainbridge Road

Solon, Ohio 44139

Photos



BILL SALTZMAN, CCIM, SIOR
Executive Vice President
216.525.1499
bsaltzman@crescorealestate.com

DAVID LEB
Sales Associate
216.525.1488
dleb@crescorealestate.com



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.