

7476 Ridge Road (SR 3) - Ridge Valley Plaza

Office Space Available For Lease

Parma, Ohio 44129 (Cuyahoga County)

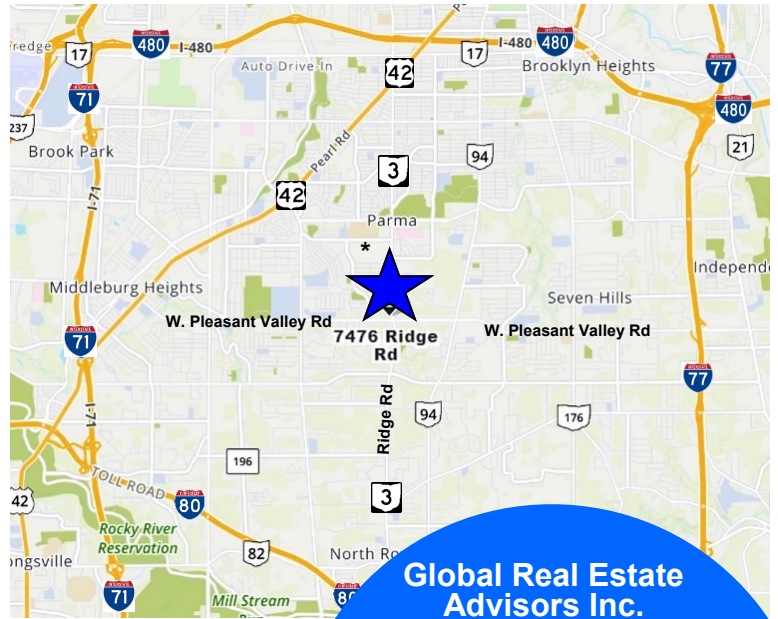


7476 Ridge Road, Parma, OH 44129

Property Features:

- 7,500± SF Total Two-Story Building
- 2,500± SF 2nd Floor Office Space Available
- 14 Offices, Data Room, Kitchen, Restroom
- Offices Can be Combined
- Fully Carpeted
- Rooftop Air Conditioning
- Monitoring System for Security
- 60 Parking Spaces
- Immediate Occupancy
- Monument Sign on Ridge Road
- All Utilities Included in Lease
- Tenant Pays for Own Cleaning
- Close Proximity to The Shoppes at Parma*
- Within Minutes to Major Highways

Lease Rate \$2,000.00 Monthly Gross



**Global Real Estate
Advisors Inc.**

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

Neil@GlobalCommercialRE.com



GLOBAL

www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

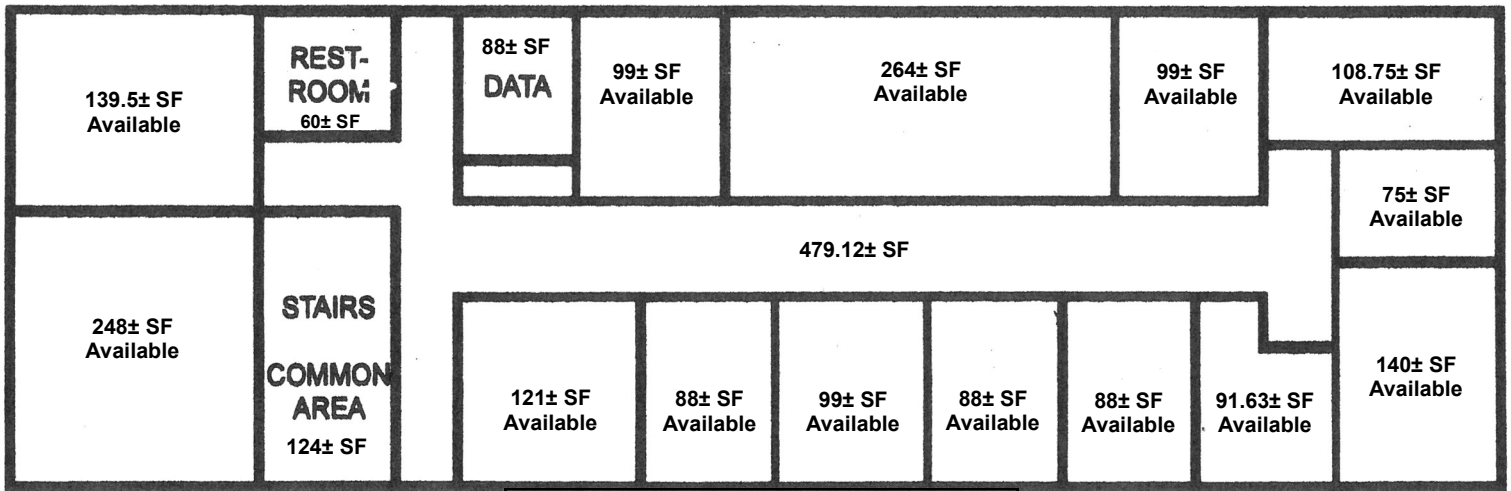
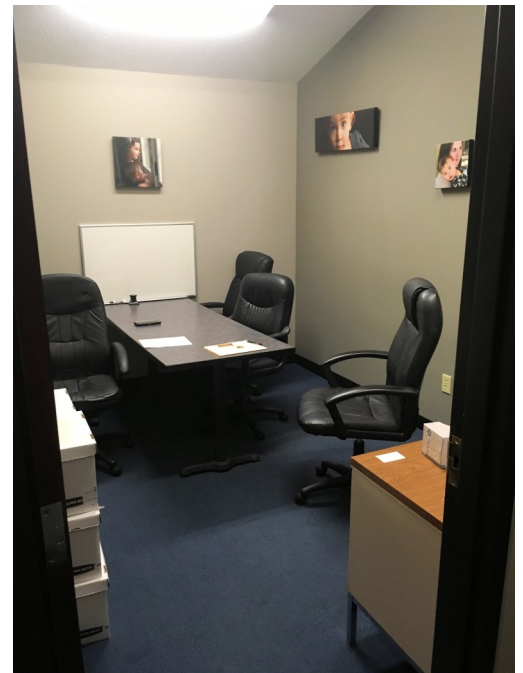
Real Estate Advisors Inc.
BROKER

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

7476 Ridge Road - Ridge Valley Plaza

Office Space Available For Lease

Parma, Ohio 44129 (Cuyahoga County)



Measurements are Approximate

Traffic Count by STDB	12,100
-----------------------	--------



GLOBAL

www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

Global Real Estate Advisors Inc.

Tim Sawicki
440-255-5552 x 222
440-283-5143 Cell
Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker
440-255-5552 x 221
Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.