

# AMBROSE CROSSING

## 976 PEARL ROAD

BRUNSWICK, OHIO 44212

COMING FALL 2019 - For Lease



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## PROPERTY HIGHLIGHTS

- Brand new development, moments from the well-traveled Route 303 commercial district
- Traffic count at Pearl Road and Route 303 is 25,476 VPD
- Generous tenant improvement allowance packages
- High image branding opportunity - potential for signage along Pearl Road
- Design your own suite
- Ideal for healthcare users - co-locate with the St. Ambrose multi-purpose sports facility and Littlest Angels Preschool

## PROPERTY SPECIFICATIONS

|              |                       |            |             |
|--------------|-----------------------|------------|-------------|
| TOTAL SF     | Up to 8,500 SF        | ROOF       | Rubber      |
| LAND         | 2.3 acres             | PARKING    | 90 (shared) |
| CONSTRUCTED  | 2019                  | LEASE RATE | \$19.50 NET |
| CONSTRUCTION | Brick / Block / Metal |            |             |



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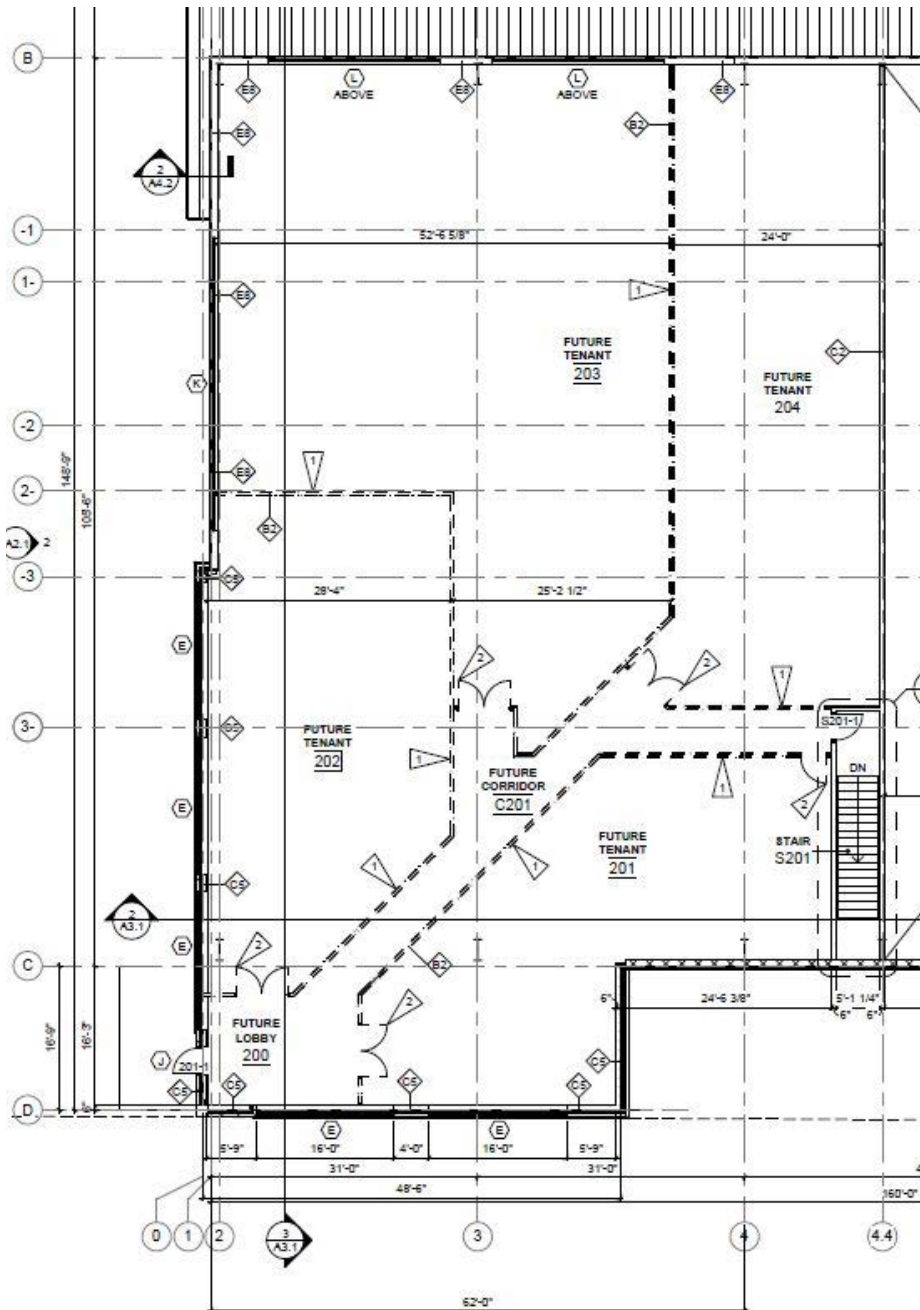
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FLOORPLAN



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MAP



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