



EGAR
ASSOCIATES INC.

JEFFERSON PARK OF RICHMOND ROAD



4635 Richmond Road, Cleveland, Ohio 44128

LOCATION:	Close to I-271 ramp and I-480. Near Beachwood, Orange and Solon.	
RENT:	\$14.00 per rentable square foot (RSF). \$19.50 per RSF for medical.	
BUILDING SIZE:	Approximately 12,385 RSF.	
ESCALATIONS:	Tenant shall pay increases over the base year for taxes, insurance and maintenance.	
TERM:	Three to Ten years depending on improvements and credit worthiness.	
AVAILABILITY:	Suite 100:	2,483 RSF
	Suite 104:	1,588 RSF.
	Suite 105:	1,753 RSF
COMMON AREA FACTOR:	7.5%	
IN-SUITE GAS & ELECTRICITY:	Tenant pays for in-suite electricity. Approx. .12 cents month PSF.	
CLEANING:	Landlord pays for cleaning	
IMPROVEMENTS:	Landlord shall provide an improvement allowance based on lease term, and financial review of Tenant.	
SECURITY DEPOSIT:	Typically one month's rent payable upon lease execution.	
PARKING:	Ample surface parking close to Tenants entry door or center hallway.	
INFORMATION:	Steven Egar, Broker. segar@egaronline.com , 216 789-9090.	

**COMMERCIAL
REAL ESTATE
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