

6001 COCHRAN ROAD  
SOLON, OHIO 44139



**NANCI V. FERRANTE, MCR**  
Senior Vice President  
216.525.1496  
nferrante@crescorealestate.com

**CONNOR REDMAN**  
Sales Associate  
216.525.1493  
credman@crescorealestate.com



**CUSHMAN &  
WAKEFIELD**



# 51,800 SF High Image Office Complex

Newly renovated lobby and common corridors.  
Offers tenant access to a paved parking lot, key card security system and a back-up generator.

24-hour availability, banking, bus line, conferencing facility,  
and on-site property management.

| Suite | Total SF | Office SF | Comments                            |
|-------|----------|-----------|-------------------------------------|
| 102   | 1,889 SF | 1,889 SF  | 5 offices and open area             |
| 103   | 2,017 SF | 2,017 SF  | 5 offices and open area             |
| 202   | 3,142 SF | 3,142 SF  | 5 offices, open area and coffee bar |
| 301   | 2,371 SF | 2,371 SF  | 6 offices, open area and work area  |

WELCOME TO  
**6001 COCHRAN ROAD**  
SOLON, OHIO

**SALE / LEASE**



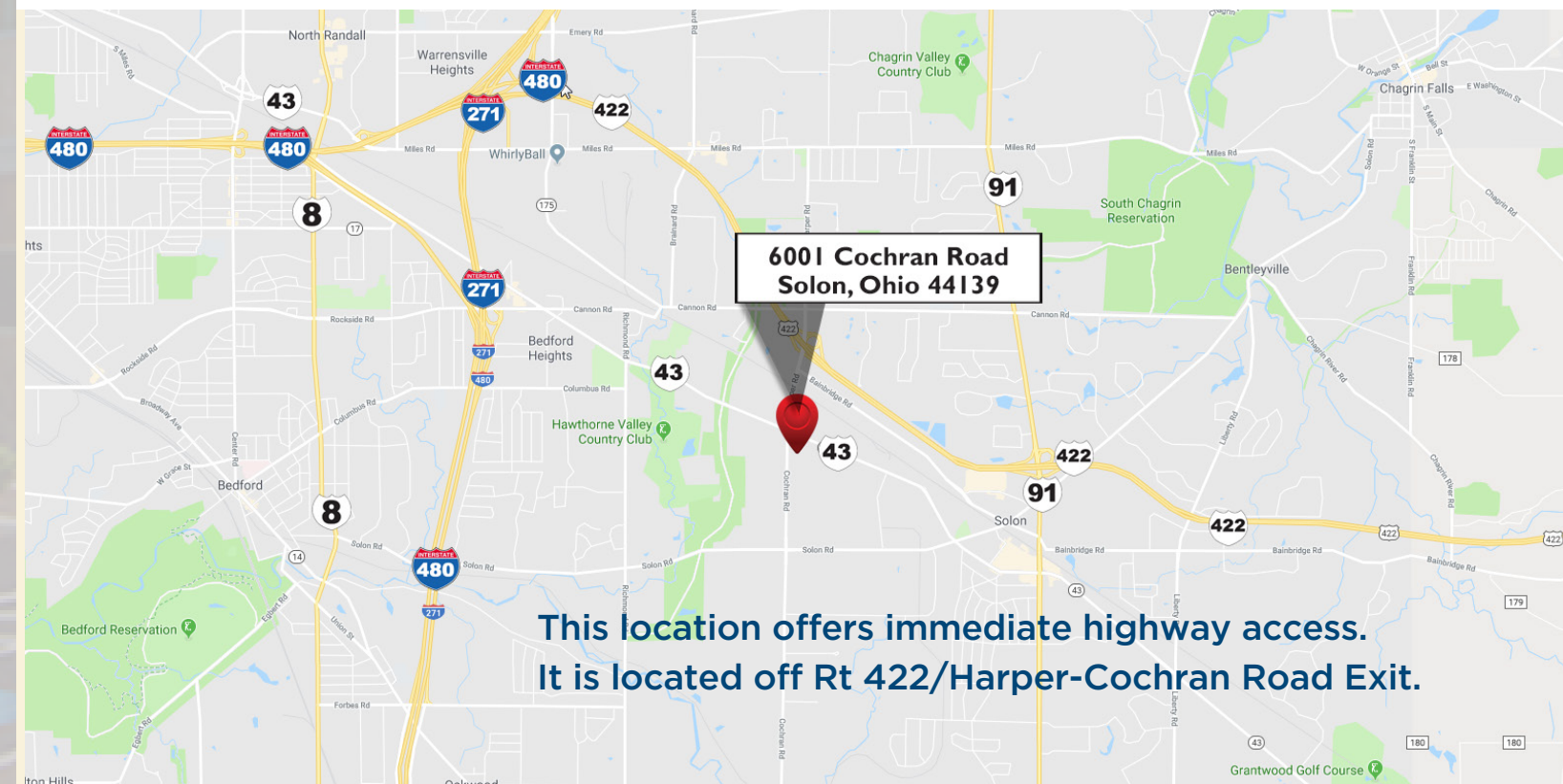
6001 COCHRAN ROAD  
SOLON, OHIO 44139

INTERIOR  
*gallery*



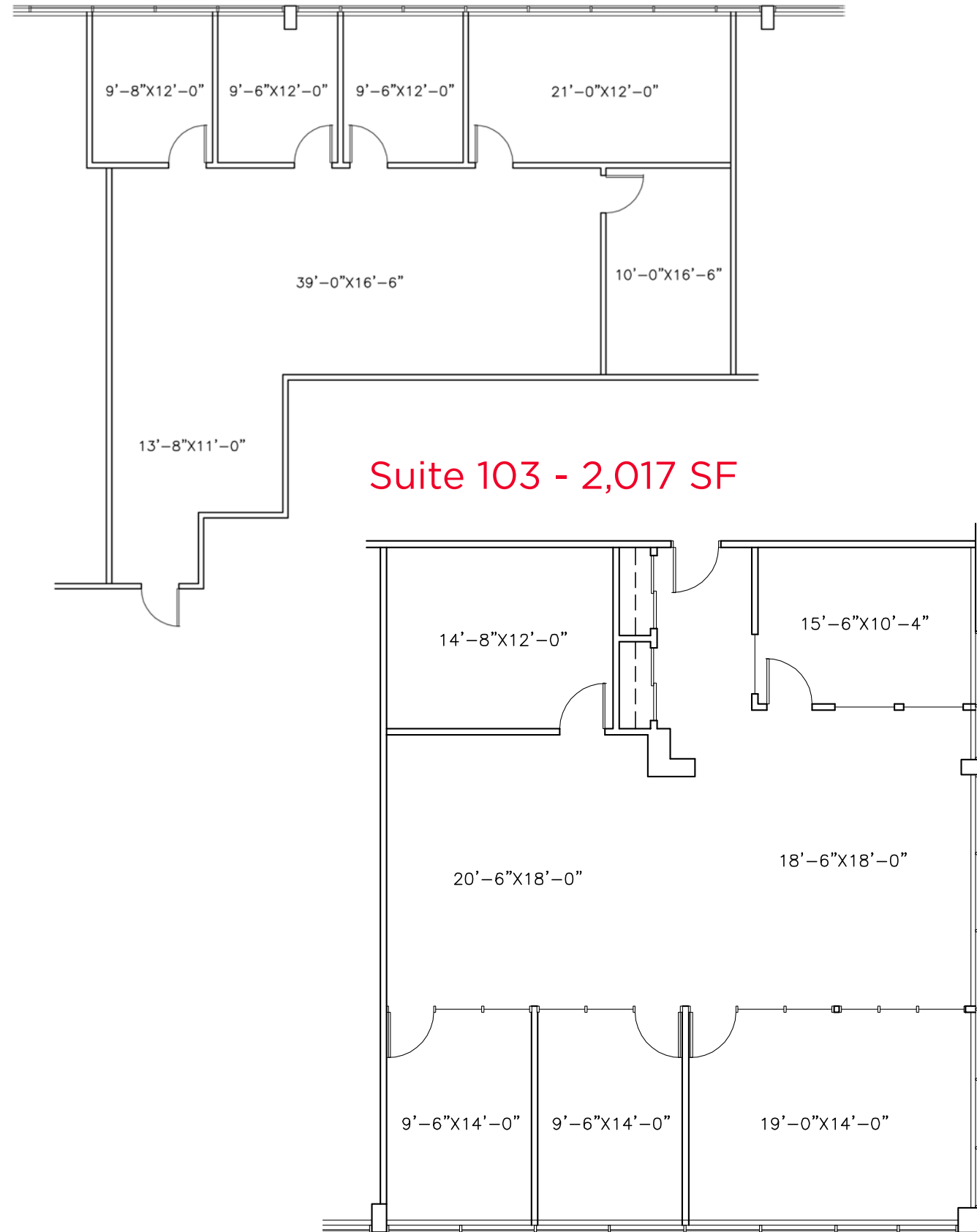
## Building Highlights

|                            |  |
|----------------------------|--|
| <b>Building SF:</b>        | 51,800 SF  |
| <b>Number of Floors:</b>   | Four (4)   |
| <b>Land Area:</b>          | 2.39 acres   |
| <b>Surface Parking:</b>    | 207 free surface spaces  |
| <b>Parking Ratio:</b>      | 4.00/1,000 SF  |
| <b>Rent:</b>               | \$15.00/SF per year (including maintenance, real estate taxes, insurance and HVAC) |
| <b>Additional Charges:</b> | Electric for overhead lights and outlets   |
| <b>Tenant Improvement:</b> | Negotiable   |
| <b>Utilities:</b>          | HVAC utilities included in rent  |
| <b>In-Suite Cleaning:</b>  | 5 nights per week included in rent   |
| <b>HVAC:</b>               | Individual zone controlled heating and air conditioning through VAV                |
| <b>Elevators:</b>          | Two elevators serve the building   |
| <b>Security:</b>           | Key card access to the building  |
| <b>Signage:</b>            | Monument signage available   |
| <b>Back-up Generator:</b>  | Yes  |



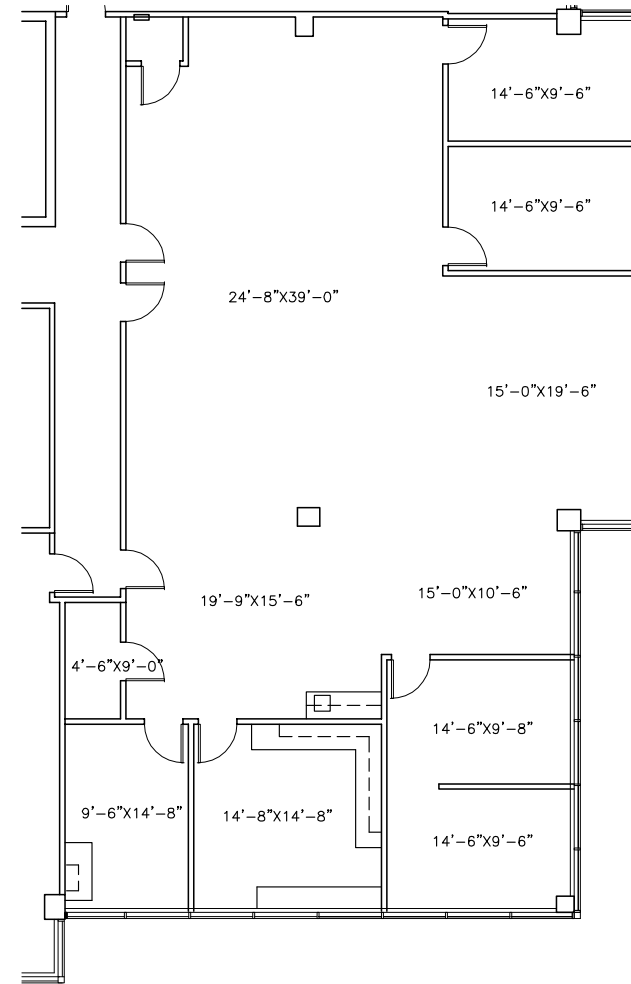
This location offers immediate highway access.  
It is located off Rt 422/Harper-Cochran Road Exit.

Suite 102 - 1,889 SF

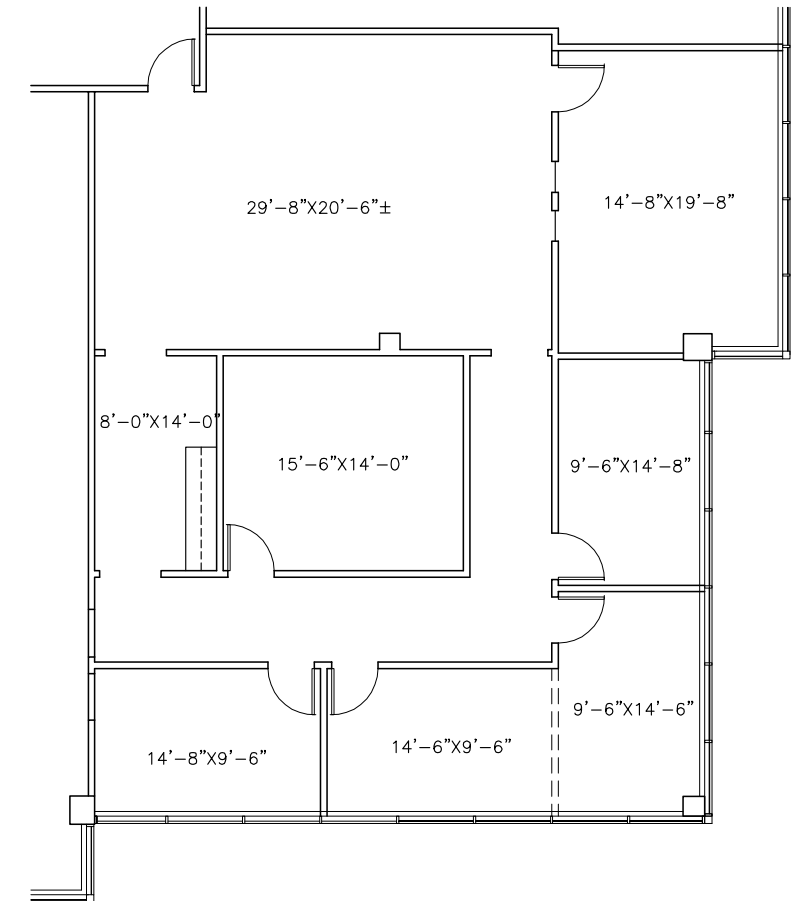


Floorplans

Suite 202  
3,142 SF



Suite 301  
2,371 SF





# 6001

## COCHRAN ROAD

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WAKEFIELD**



3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
216.520.1200  
[crescorealestate.com](http://crescorealestate.com)

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