

**From 3,000 to 38,486 SF of
Office & Lab Available**



Property Specifications

TOTAL BUILDING	89,676 SF
TOTAL AVAILABLE	38,486 SF
YEAR BUILT	1989
CONSTRUCTION	Pre-cast Concrete/Insulated Metal/ Masonry & Glass
HVAC	Central Zoned System
COMMUNICATION	Fiber/Fully Wired
PARKING	5.5/1000 SF (Plus)
BASE RENT	\$15 to \$18.50 / SF FSG
ADDITIONAL COSTS	Electric Cleaning
COMMON AREA	11.17% Factor

This cornerstone of the Aerospace Technology Park is a state-of-the-art office/research facility with advanced communications capabilities, is designed with ultra quiet construction and a continuous-glass-line. HVAC is individually zoned VAV.

The building is located adjacent to NASA's Glenn Research Facility, near Cleveland Hopkins Airport, minutes from I-71, I-480, hotels, restaurants and shopping areas.

Thomas M. West, SIOR
Sr. Vice President
216.525.1475
twest@crescorealestate.com

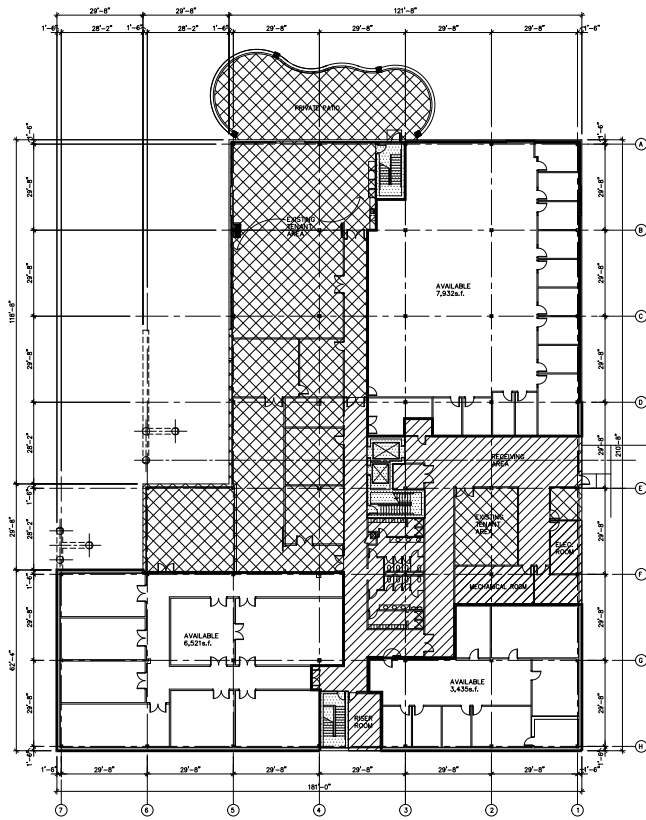
3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

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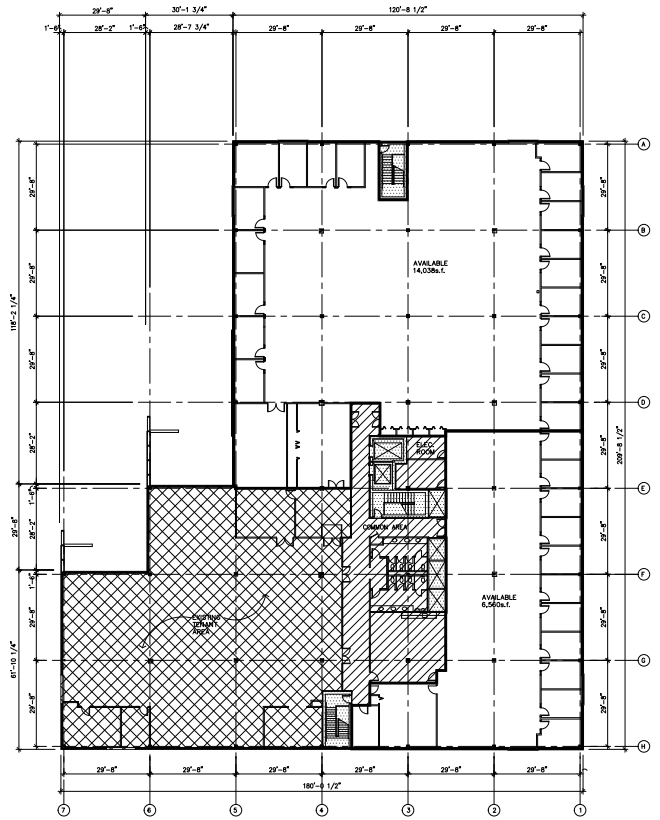
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10/18/2017

Space Available



AVAILABLE LOWER LEVEL PLAN 17,887 S.F. - RENTABLE AREA
SCALE: N.T.S.



AVAILABLE SECOND LEVEL PLAN 20,598 S.F. - RENTABLE AREA
SCALE: N.T.S.



Floor		Total SF	Max Contig.	Min Div.	Price/SF
LL	Office	7,932	17,888	7,932	\$15 - \$18.50
LL	Lab	6,521	17,888	3,000	\$15 - \$18.50
LL	Office	3,435	17,888	3,435	\$15 - \$18.50
2nd	Office	14,038	20,598	4,000	\$15 - \$18.50
2nd	Office	6,560	20,598	6,560	\$15 - \$18.50

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Interior Photos

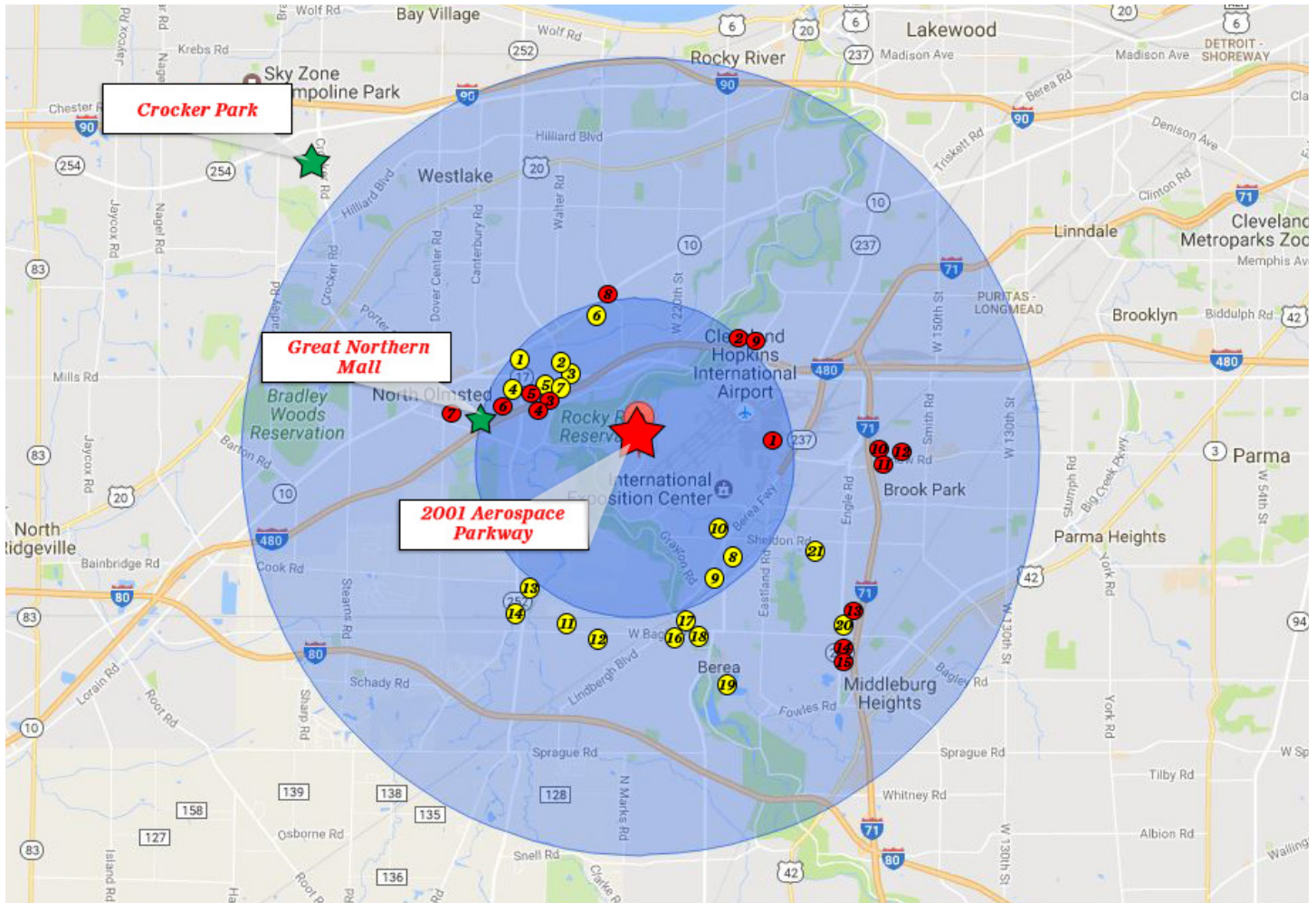


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HOTELS

1. Sheraton
2. WoodSpring Suites
3. Hampton Inn
4. Candlewood Suites
5. Radison Hotel
6. La Quinta Inn
7. Extended Stay America
8. Economy Inn
9. Hilton Garden Inn
10. Howard Johnson Inn
11. Best Western
12. Holiday Inn Express
13. Comfort Inn
14. Courtyard
15. TownPlace Suites

RESTAURANTS

1. Bob Evan's
2. Penn Station
3. Jimmy John's
4. Subway
5. Romano's Macaroni Grille
6. Marco's Pizza
7. Chili's Bar & Grill
8. Grindstone Tap House
9. Burger King
10. Donte's Restaurant & Pizza
11. Tree Hugger's Cafe
12. Tony K's Bar & Grille
13. Moosehead Hoof & Ladder
14. Le Bistro Du Beaujolais
15. Maya Restaurant
16. Subway

17. McDonalds
18. Georgio's Oven Fresh Pizza
19. Cornerstone Brewery Co.
20. Olive Garden
21. Fat Head's Brewery & Tap House

	2 Mile	5 Mile
Hotels	11	36
Restaurants	18	113
Shopping	4.5 miles to Great Northern Mall	

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