



FOR LEASE

5655 Hudson Drive
Hudson, Ohio

CLASS A OFFICE SPACE



13,890 SF Class "A" Contiguous Office Space
5,175 SF Unfinished
8,715 SF Fully Finished

Property Highlights

- Divisible space
- Landlord will customize space to tenant's specs
- Competitive class "A" lease rates & tenant improvement allowances
- Ample surface parking
- Generous glass lines with great views



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Hudson, Ohio

Property Highlights:

Total Building Area:	Approximately 73,000 SF
Available Office:	13,890 SF on 3rd Floor
Number of Floors:	Three (3)
Surface Parking:	Ample surface parking available
Rent:	\$26.50/SF Gross includes base year in suite electric, HVAC and Janitorial
Additional Charges:	Base year stop on operating expenses
Tenant Improvement:	\$50.00/RSF tenant finish allowance for unfinished space. Remodel & retrofit allowance for finished space. All allowances are subject to term & credit
In-Suite Cleaning:	Included in the rent
Elevators:	Two passenger elevators serve the building
Security:	Tenant, at Tenant's sole expense, shall be permitted to install its own security system
Signage:	Available to all tenants on interior marquis and individual entrances
Fiber Optic:	Connection is available in immediate area
Building Hours:	7:00 am to 6:00 pm Monday - Friday 7:00 am to 1:00 pm Saturday

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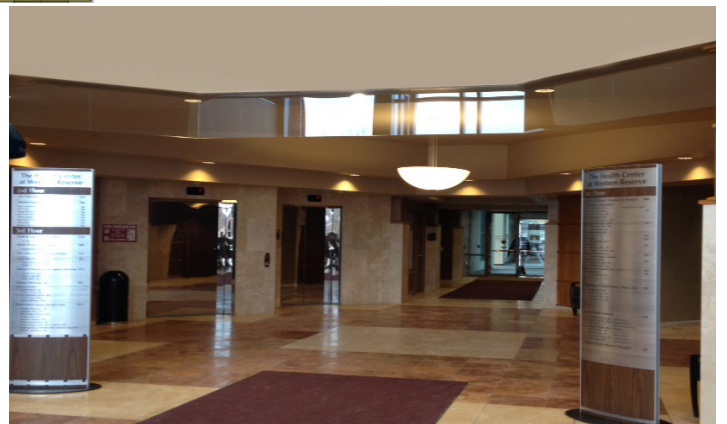
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FOR LEASE

5655 Hudson Drive
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Suite 302 - 5,175 SF Unfinished Space
Suite 315 - 8,715 SF Finished Space



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Summary (34764)



5655 HUDSON DRIVE

5655 Hudson Dr.
Hudson, OH 44236

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Available SF:	13,890 SF
Building SF:	73,000 SF
RSF:	73,000 SF
Office SF:	13,890 SF

Building/Space

Construction Status:	Existing
Primary Use:	Office
Building Class:	A+
Year Built:	2005
# Buildings:	1
ConstructionType:	Brick/Stone/Glass
Exterior Type:	Brick
# Floors:	3
Multi-Tenant:	Multi-Tenant
# Passenger Elevators	2
# Freight Elevators:	1
Roof Age:	2005
Sprinkler:	Yes
Floor Type:	Concrete
Gas:	City
Water:	City
Sewer:	City

General Listing/Transaction Information1

Asking Rate:	\$26.50 MG Per Year
Min Avail SF:	2,000 SF
Max Contig SF:	13,890 SF
Transaction Type:	Lease

Parking

Parking Comments:	Abundant surface parking.
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Contacts

Listing Broker(s)	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@cescorealestate.com
	Patrick M. Reardon, SIOR CRESCO Real Estate 216.525.1465 preardon@cescorealestate.com

Comments

Listing Comments: Class A office space for lease. 3rd floor up to 13,890 SF available. Landlord will customize space to tenant specs. Competitive lease rates & tenant improvement allowances. Generous glass lines with great views. Open enrollment available to full Summa Wellness Institute.