



**BRADNOSAN**

A wide-angle photograph of a modern, single-story brick office building with large windows and a flat roof. The building is surrounded by a well-maintained green lawn and several mature trees. The sky is bright blue with scattered white clouds.

# **Flex Units Available at Bentley Park Solon**

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For Lease | 5970 Cochran Road, Solon, Ohio 44139

# 5970 Cochran Road

- Ideal flex / office / storage space perfect for small contractors and small businesses
- Storage area for vehicle, RV, jet ski, boats, etc.
- At the desirable corner of Aurora Road and Cochran Road in Solon
- 12' clear height
- Drive-in doors
- Excellent access to Rt. 422 with 56,022 VPD
- Minutes away from major highway systems including I-271 & I-480

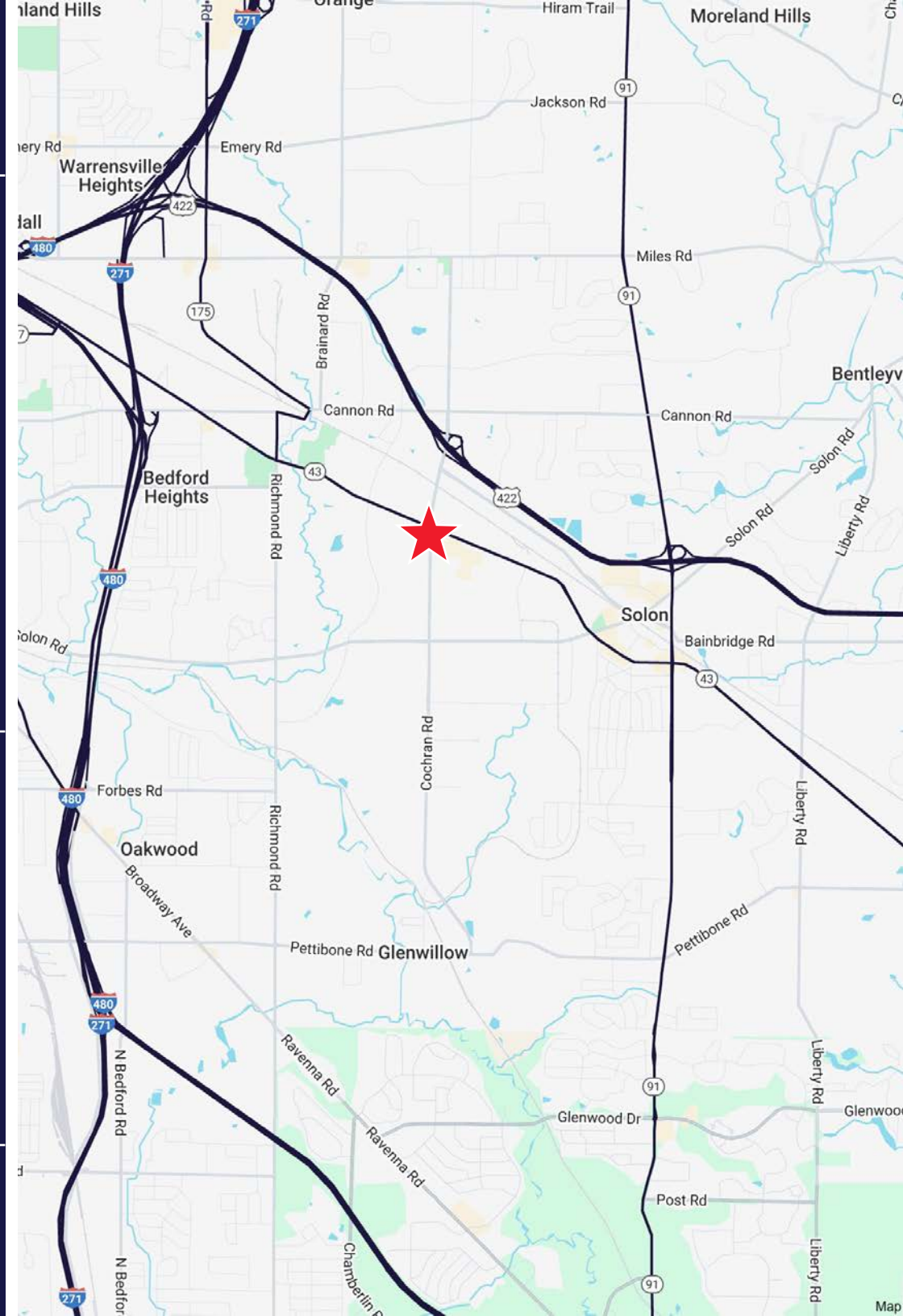
## Availability

Unit	Size	Max Contiguous	Space Type
Unit 3	1,881 SF	5,603 SF	Flex
Unit 5	1,851 SF	3,702 SF	Flex
Unit 6	1,851 SF	3,702 SF	Flex

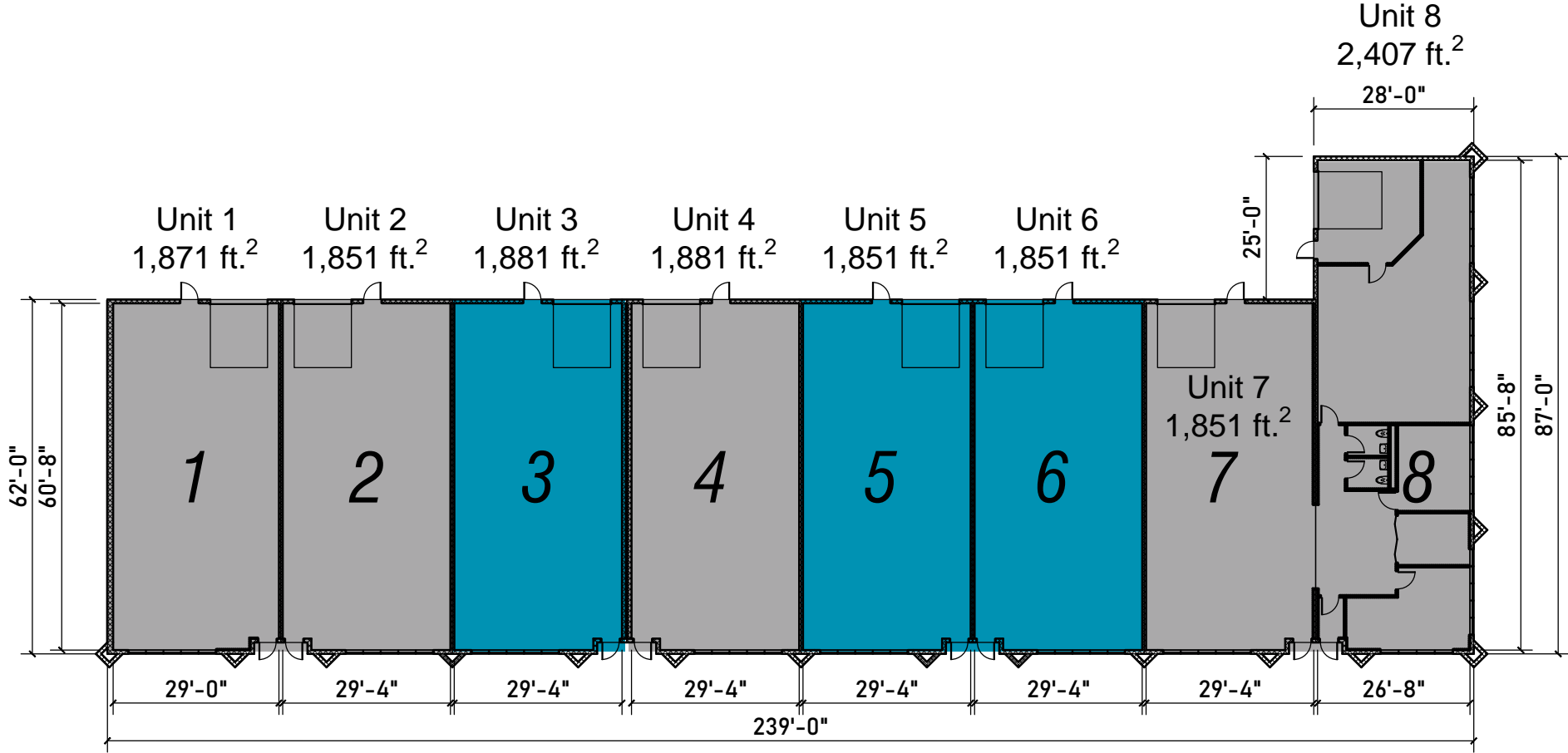
## Lease Rate

**Office:** \$12.00/SF NNN

**Warehouse:** \$6.50/SF NNN

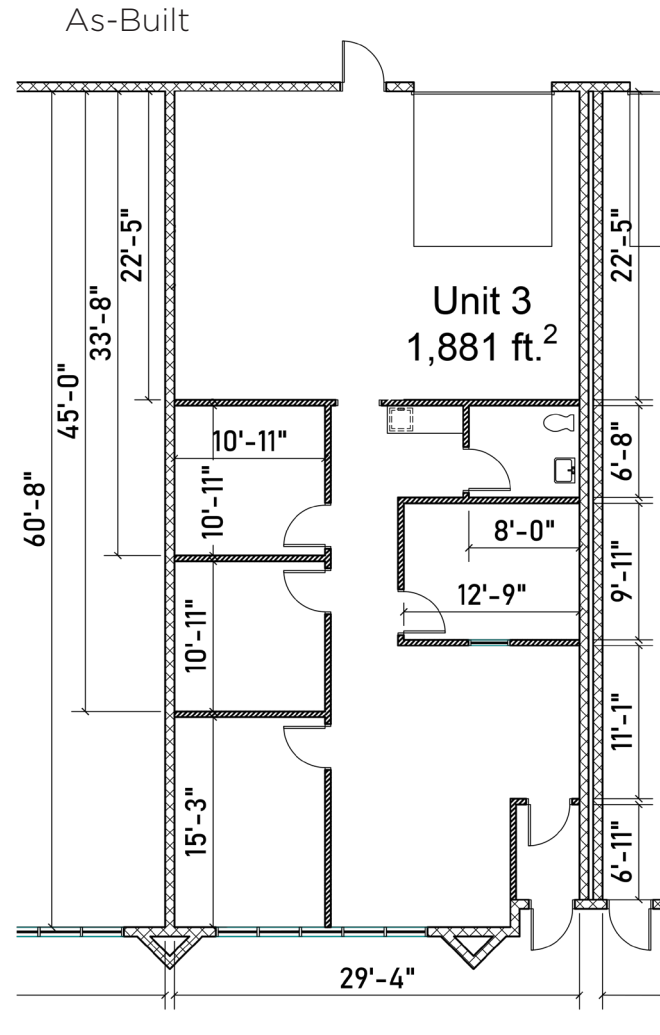


# Site Plan



 = Available     = Leased

# Unit Plans – Unit 3 1,881 SF

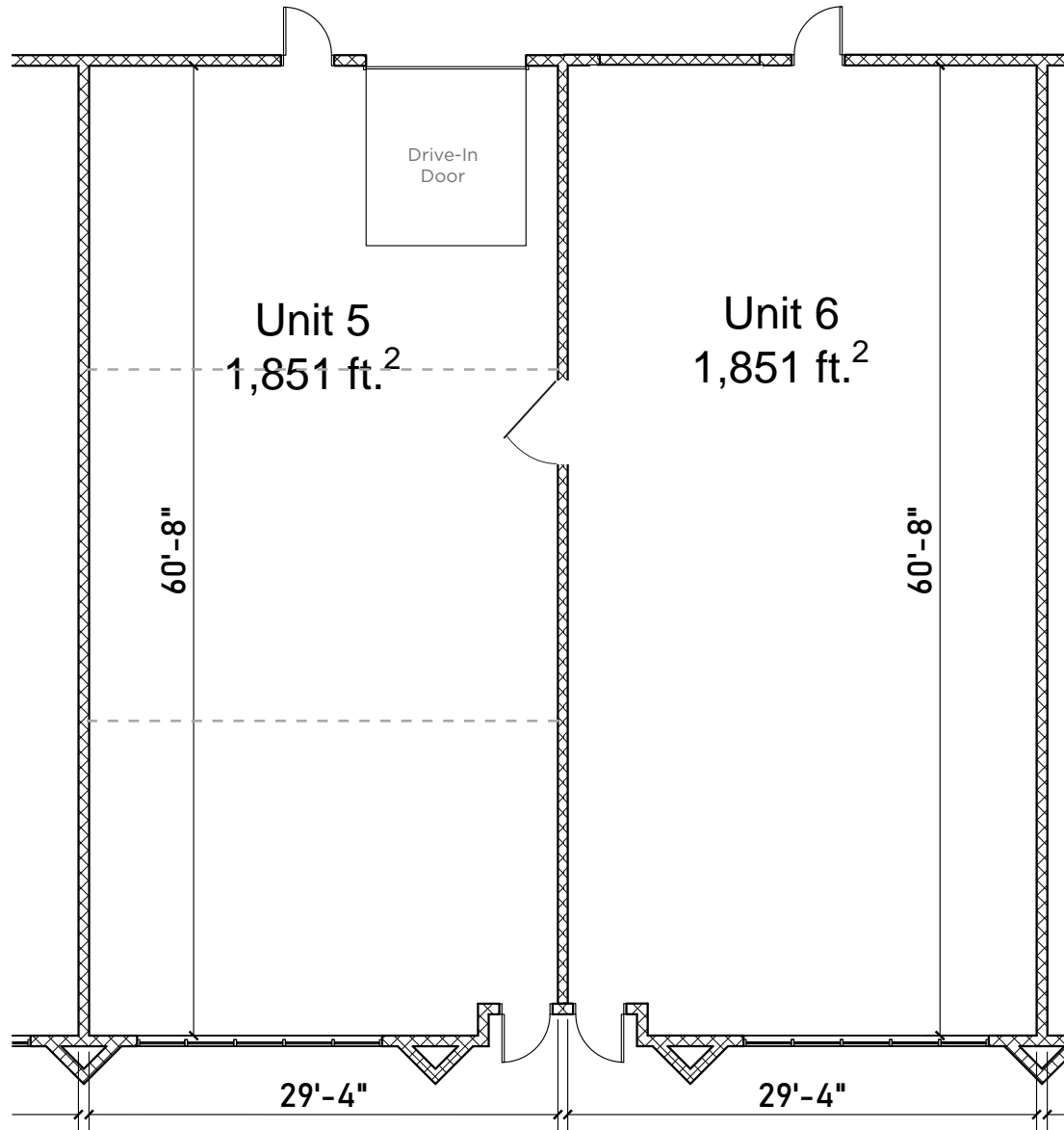


## Unit Notes

- 4 offices
- Bullpen
- Restroom
- Kitchenette
- 700 SF warehouse with 12' drive in door

ALL-IN PRICING  
**\$2,200/month!**  
*before utilities*

# Unit Plans – Units 5 & 6 3,702 SF



## Unit Notes

- Flex space
- 1 office
- 630 SF workshop climate controlled
- 630 SF warehouse with 12' drive in door climate controlled
- Reception area
- Connects to unit 6; can be demised

## Unit Notes

- 1851 SF open warehouse with no office
- Fully Climate controlled
- Can be demised

----- = Demising Wall

ALL-IN PRICING  
**\$3,800/month!**  
*before utilities*



Office



Warehouse



112,812

Population  
(2025 | 5 Mile)

42.0

Median Age  
(2025 | 5 Mile)

48,372

Households  
(2025 | 5 Mile)

\$133,795

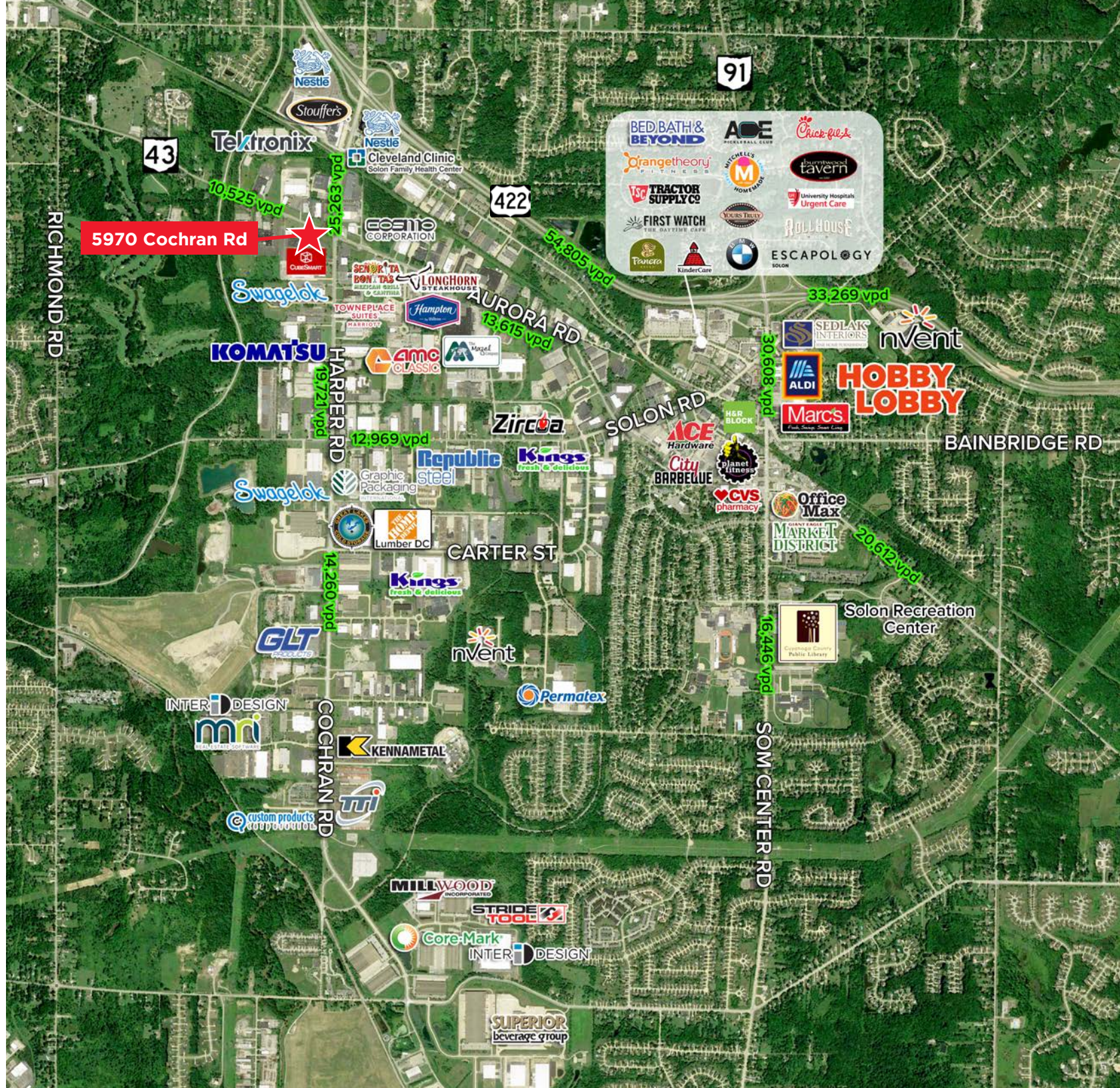
Household Income  
(2025 | 5 Mile)

7,869

Total Businesses  
(2025 | 5 Mile)

105,790

Total Employees  
(2025 | 5 Mile)





# BRADNOSAN



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