

HIGHLY VISIBLE LOCATION



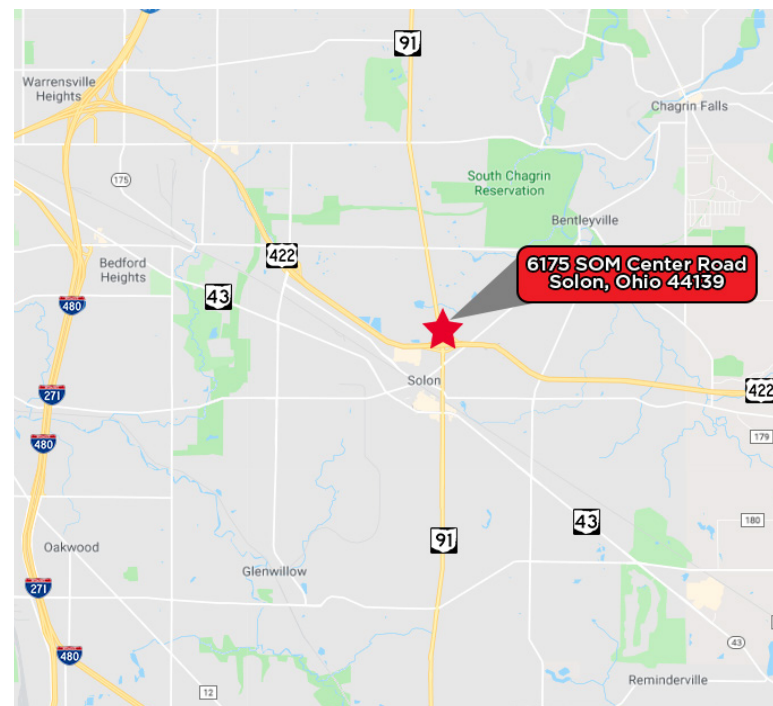
AVAILABLE UNITS FOR LEASE

Unit	Total SF	Available
100	2,420 SF	4th Quarter 2025
135*	1,115 SF	3rd Quarter 2025
140*	1,583 SF	3rd Quarter 2025
235	1,472 SF	Immediately

*Units 135 & 140 are currently combined (2,698 SF) and are proposed to be split.

PROPERTY SPECIFICATIONS:

TOTAL BUILDING SF	20,000 SF
CONSTRUCTED	1985 (Renovated 2019)
ROOF	EPDM/shingle
LIGHTING	LED
HEAT	Rooftop HVAC
AIR-CONDITIONING	100%
PARKING	70 spaces
Drive Time to I-422	3 minutes



Rental Rate: \$17.00/SF MG

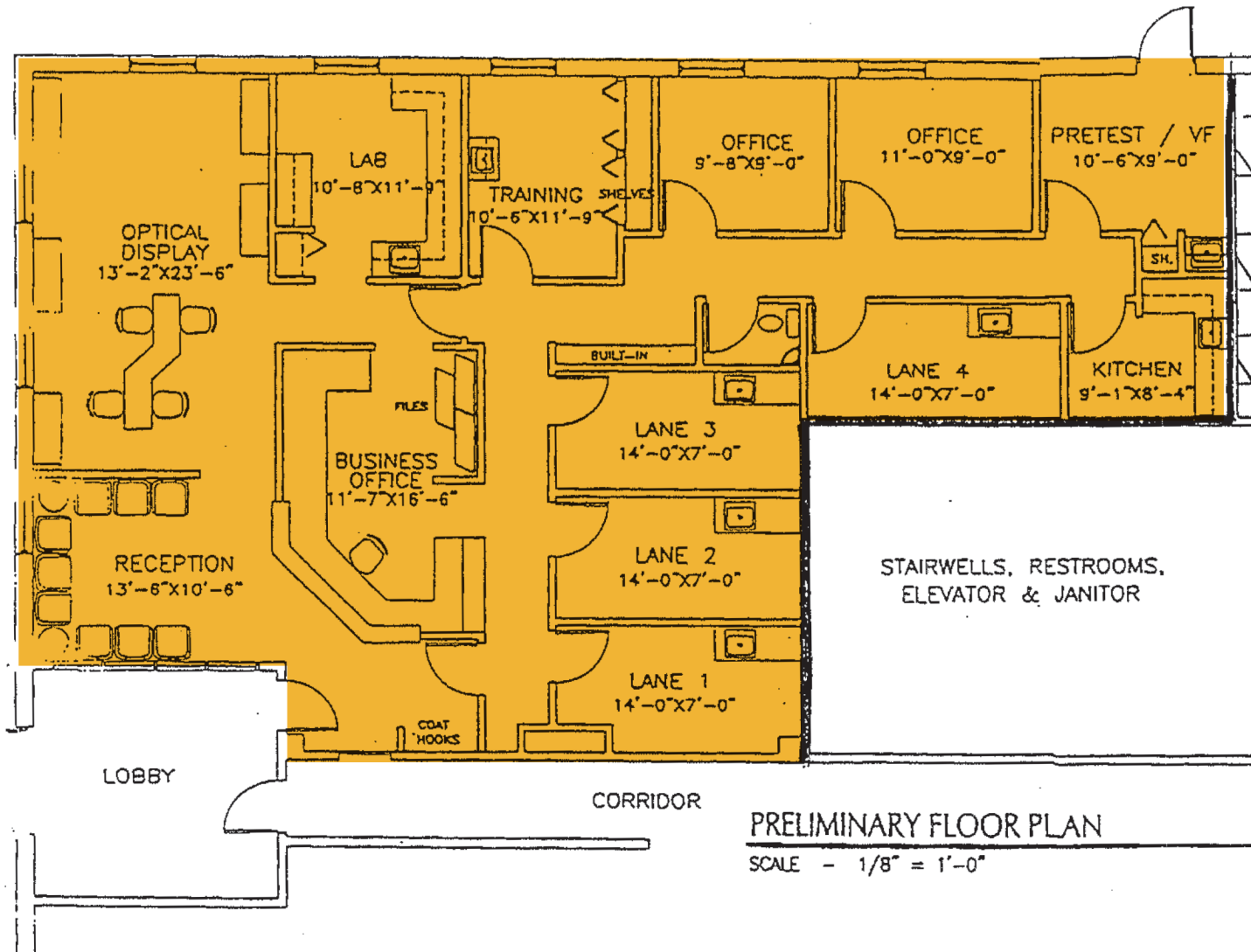
FIRST FLOOR



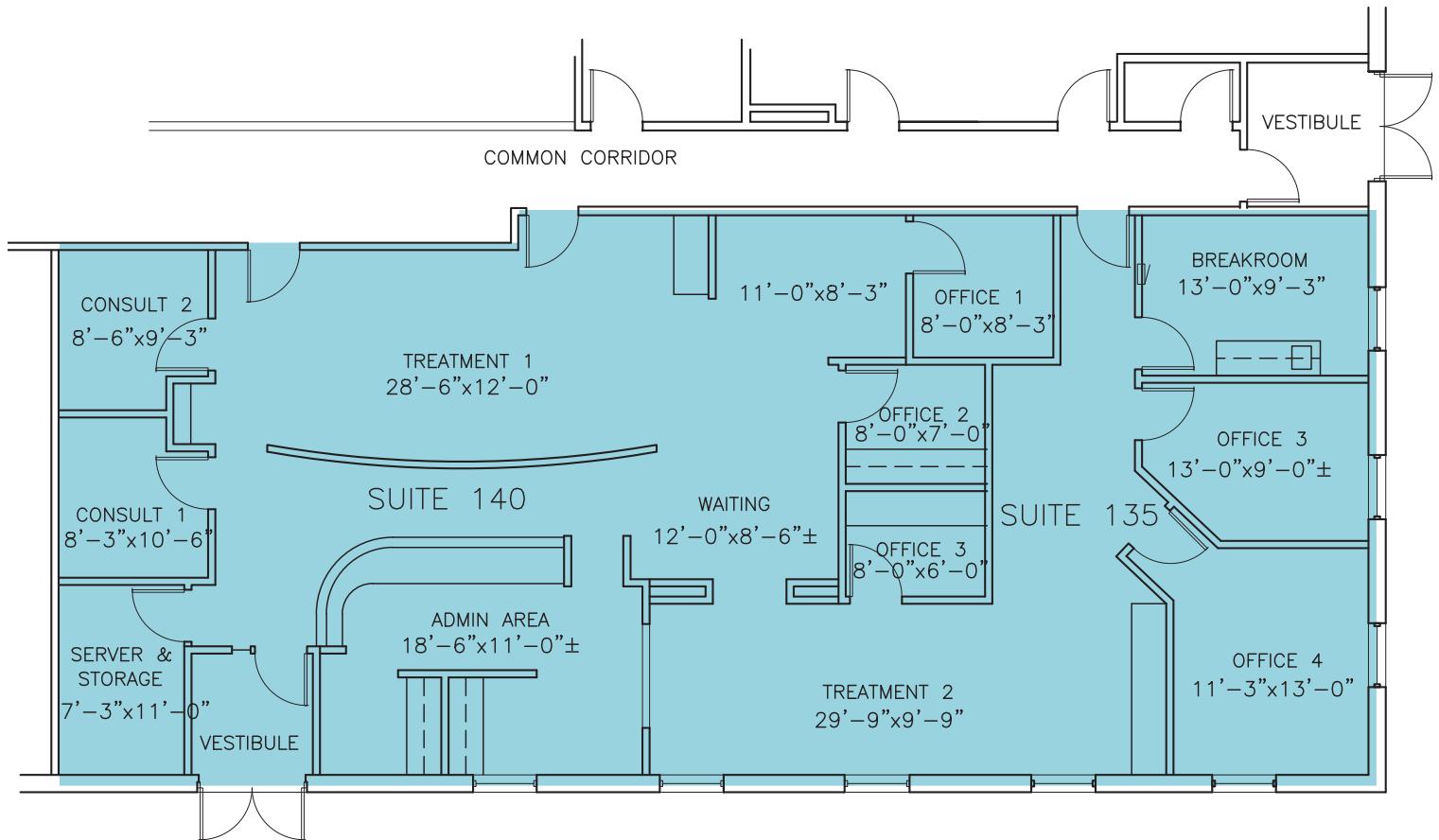
EXISTING FLOOR PLAN
NOT TO SCALE



SUITE 100



SUITES 135 & 140 (EXISTING)

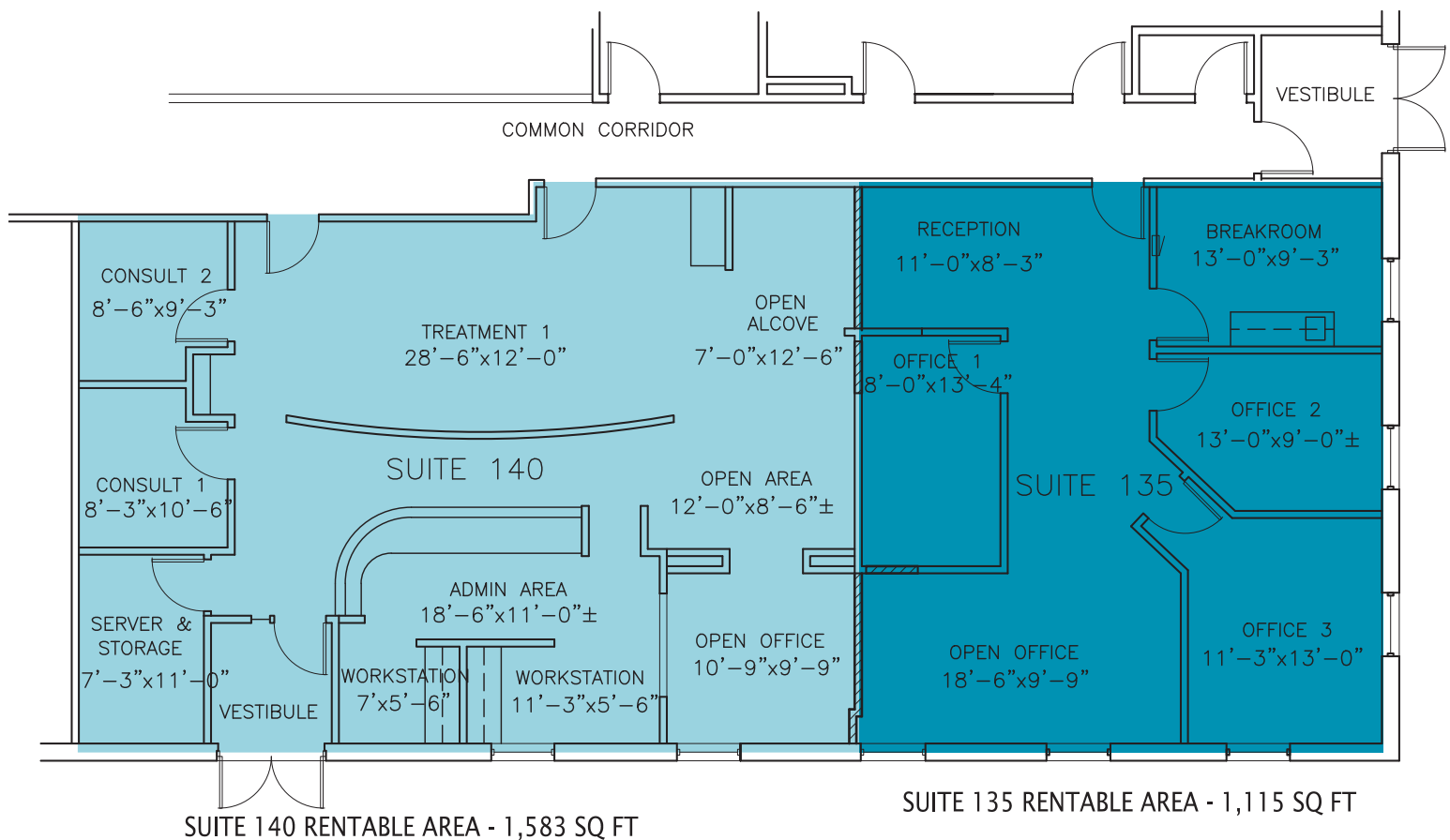


PRELIMINARY PLAN

NOT TO SCALE



SUITES 135 & 140 (PROPOSED)



PROPOSED FLOOR PLAN

NOT TO SCALE



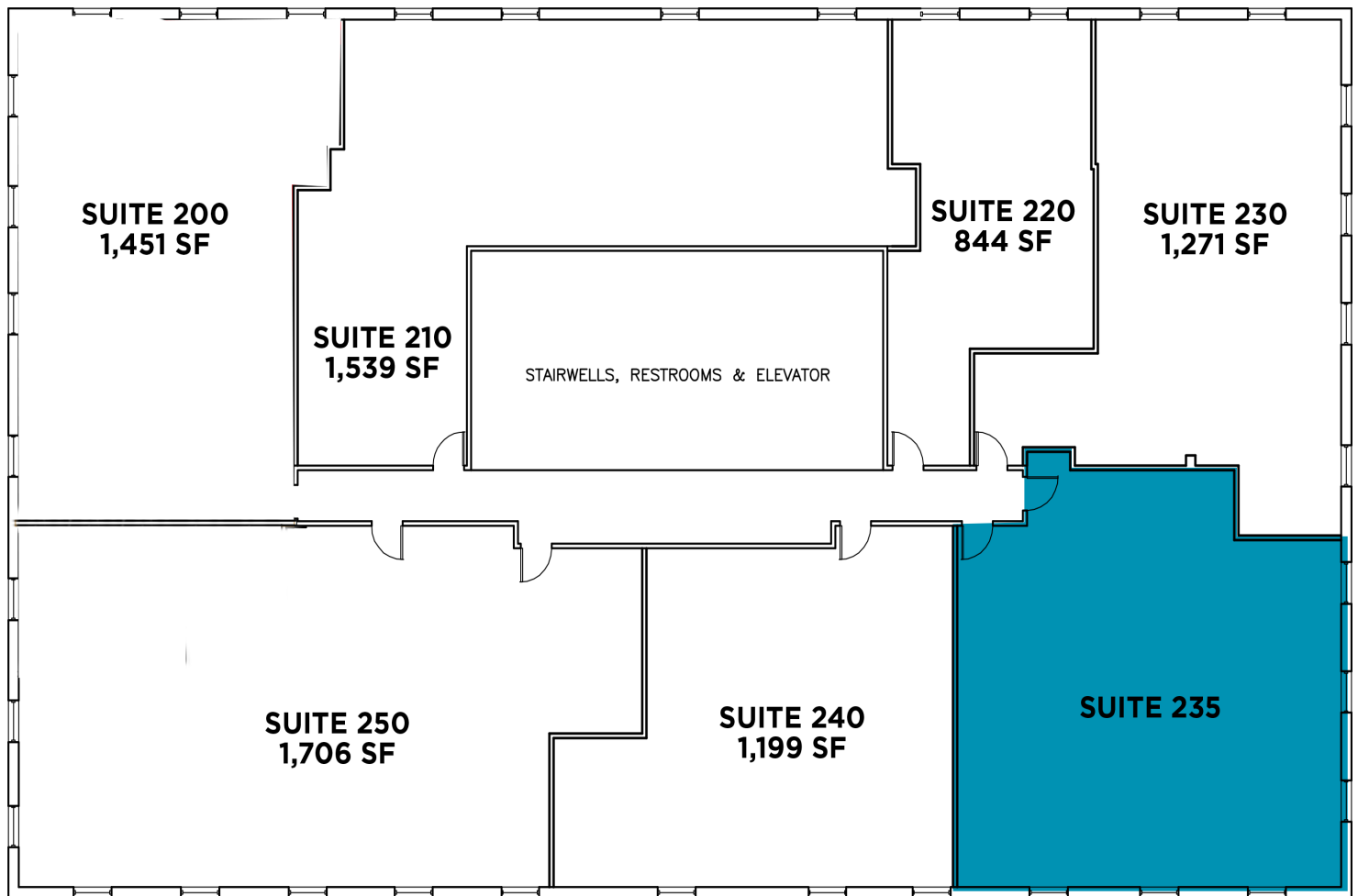


6175 SOM CENTER ROAD

Solon, Ohio 44139

FOR LEASE

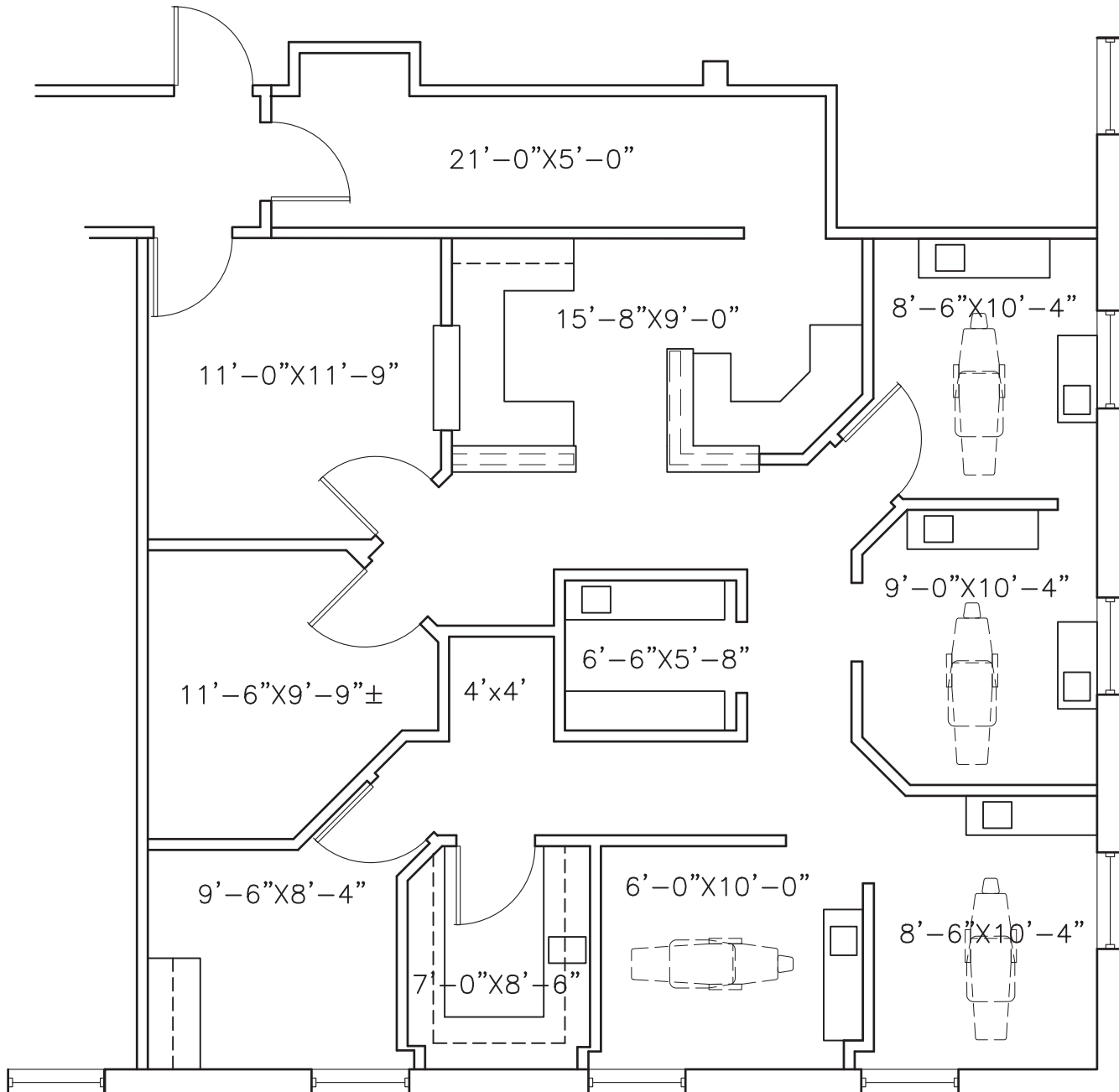
SECOND FLOOR



EXISTING FLOOR PLAN
NOT TO SCALE

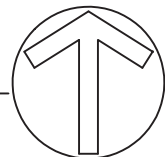


SUITE 235



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"





6175 SOM CENTER ROAD

Solon, Ohio 44139

FOR LEASE



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