

AVAILABLE FOR LEASE

UP TO 14,029 SF FULL FLOOR CLASS A OFFICE SPACE

Plaza South Office Park
Middleburg Heights, OH 44130



HIGHLIGHTS

- New ownership
- Major renovations
- Attractive new rental rates now being offered
- No operating expense escalations in the lease
- Located in a professionally landscaped, park-like setting
- Ample parking
- Spectrum cable and internet service available
- Locally managed



For leasing information contact:

Marc Braun
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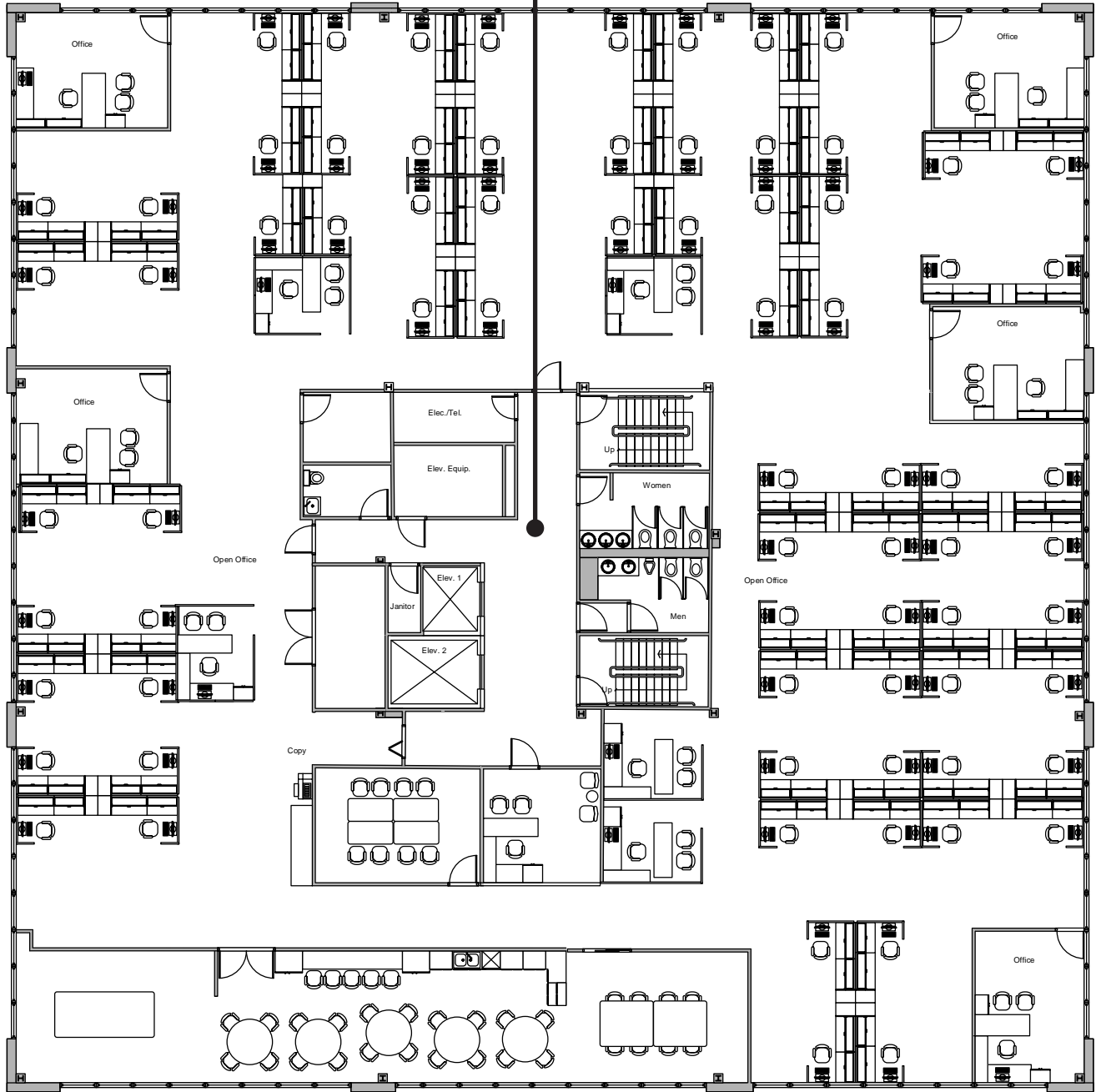
Licensed Real Estate Salesperson

NEWMARK

nmrk.com

FLOOR PLAN

Plaza South One - Second Floor 14,029 SF



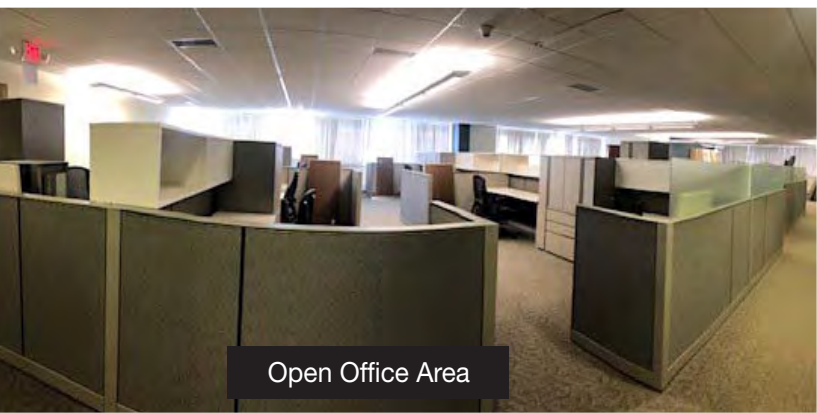
INTERIOR PHOTOS



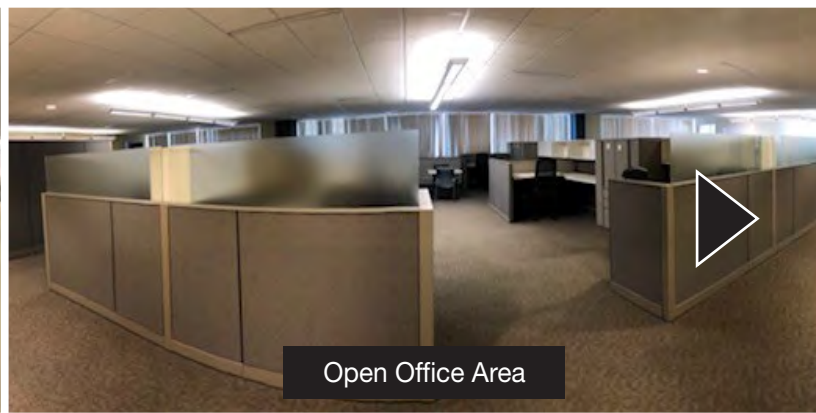
Reception Desk



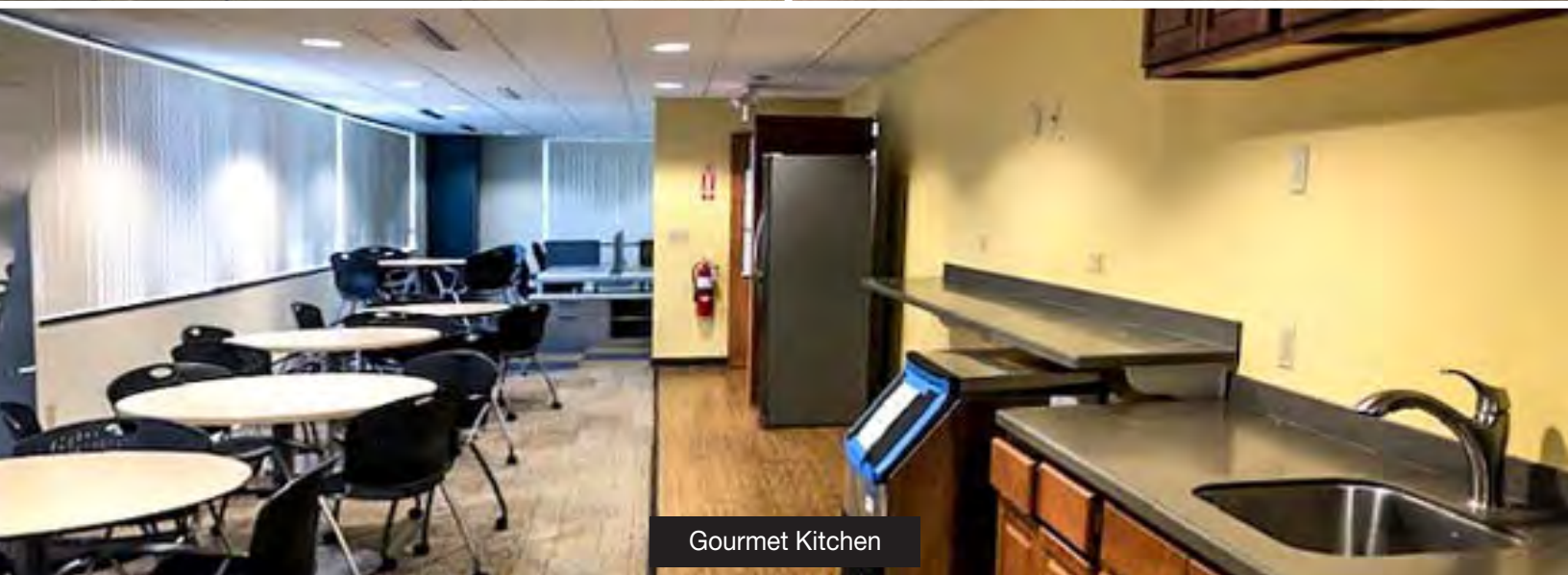
Executive Office



Open Office Area

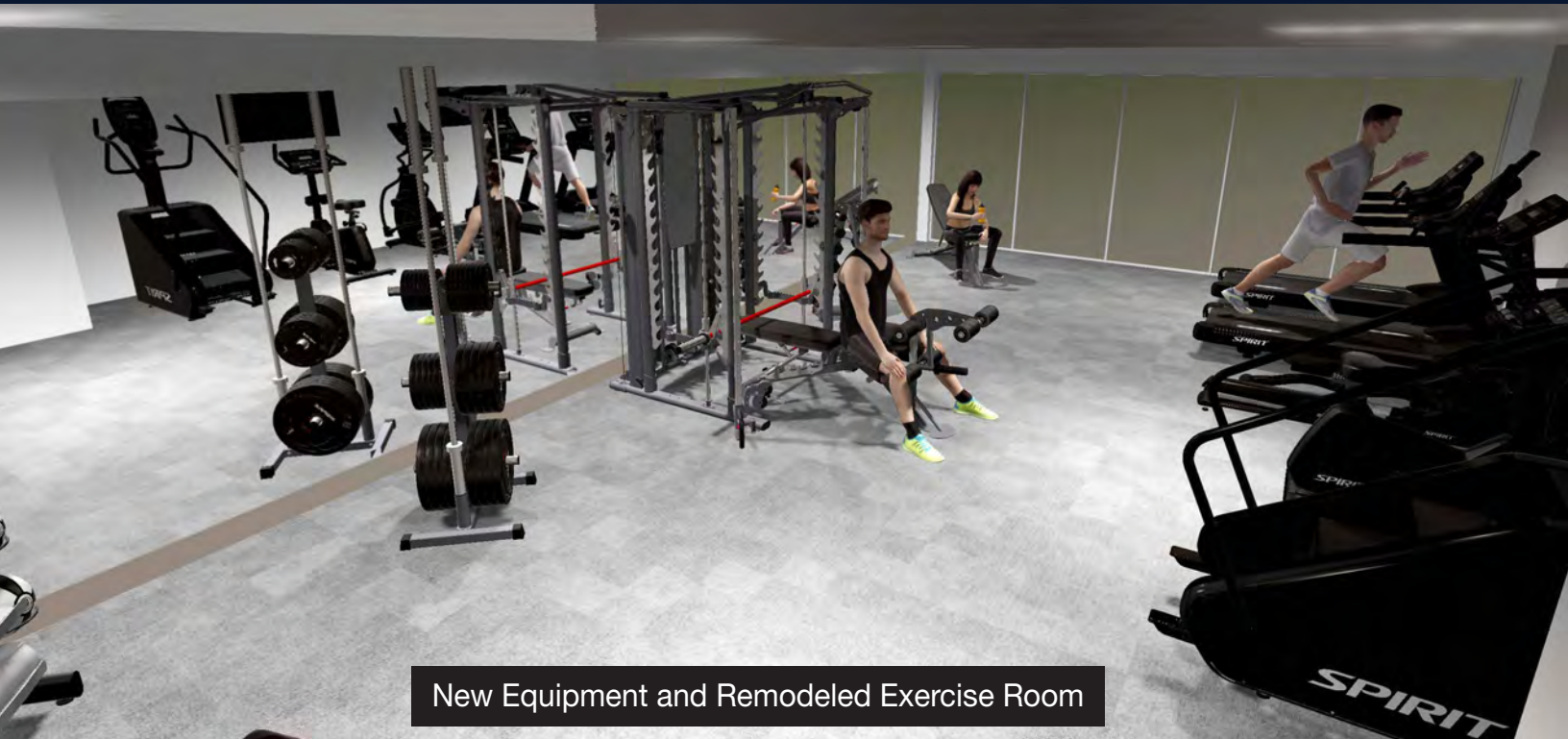


Open Office Area



Gourmet Kitchen

BUILDING AMENITIES



New Equipment and Remodeled Exercise Room



Conference Room



Cafe

- 2 conference rooms, cafe and on-site fitness room with showers & locker rooms
- HVAC and maintenance included in base rent
- Electronic after-hour entry system

LOCATION AMENITIES

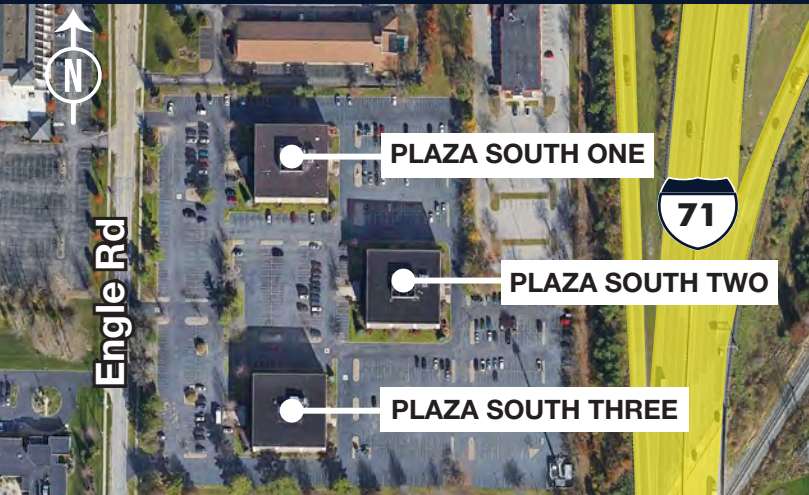


- No traffic congestion
- Close proximity to 25 restaurants and 7 hotels
- Readily available labor supply in the adjacent communities

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AVAILABLE SPACE

PLAZA SOUTH ONE
From 668 to 14,029 SF

PLAZA SOUTH TWO
From 1,771 to 13,360 SF

PLAZA SOUTH THREE
From 2,502 to 28,433 SF



LOCATION HIGHLIGHTS

- Easy access to I-71, I-480, I-80 (Ohio Turnpike), Cleveland Hopkins International Airport, the I-X Center and downtown Cleveland
- Conveniently located between two I-71 cloverleaves in Middleburg Heights



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