

Available For Lease

20,000-50,000 SF Modernized Office Space in a 641,830 SF Building
7711 East Pleasant Valley Road | Independence, Ohio



Available Space

Modern Office Space: 30,000 SF

Additional Space: 20,000 SF

Total Available: 50,000 SF

Lease Rate: \$5.25/SF Gross

Highlights



Modern Office Space

30,000 SF with Exterior Windows
Surrounding Courtyard



Furnishings

Included



Security

24/7 Security Guard Monitored
Entrance



Additional Area

- 20,000 SF Interior Space
- Possible Showroom



Parking

100+ Allocated Spaces



Layout

Common Area, Exercise Facility, Lunch
Room, Large Boardroom/Training Area
with Modular Tables



Terry Coyne

Executive Vice Chairman
216.218.0259

Terry.Coyne@nmrk.com

Licensed Real Estate Broker



Claire Coyne

Director
216.453.3015

Claire.Coyne@nmrk.com

Licensed Real Estate Salesperson

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Terry **COYNE**.com



Power
480V 3-Phase



Sprinkler System
Wet



Year Built
1974



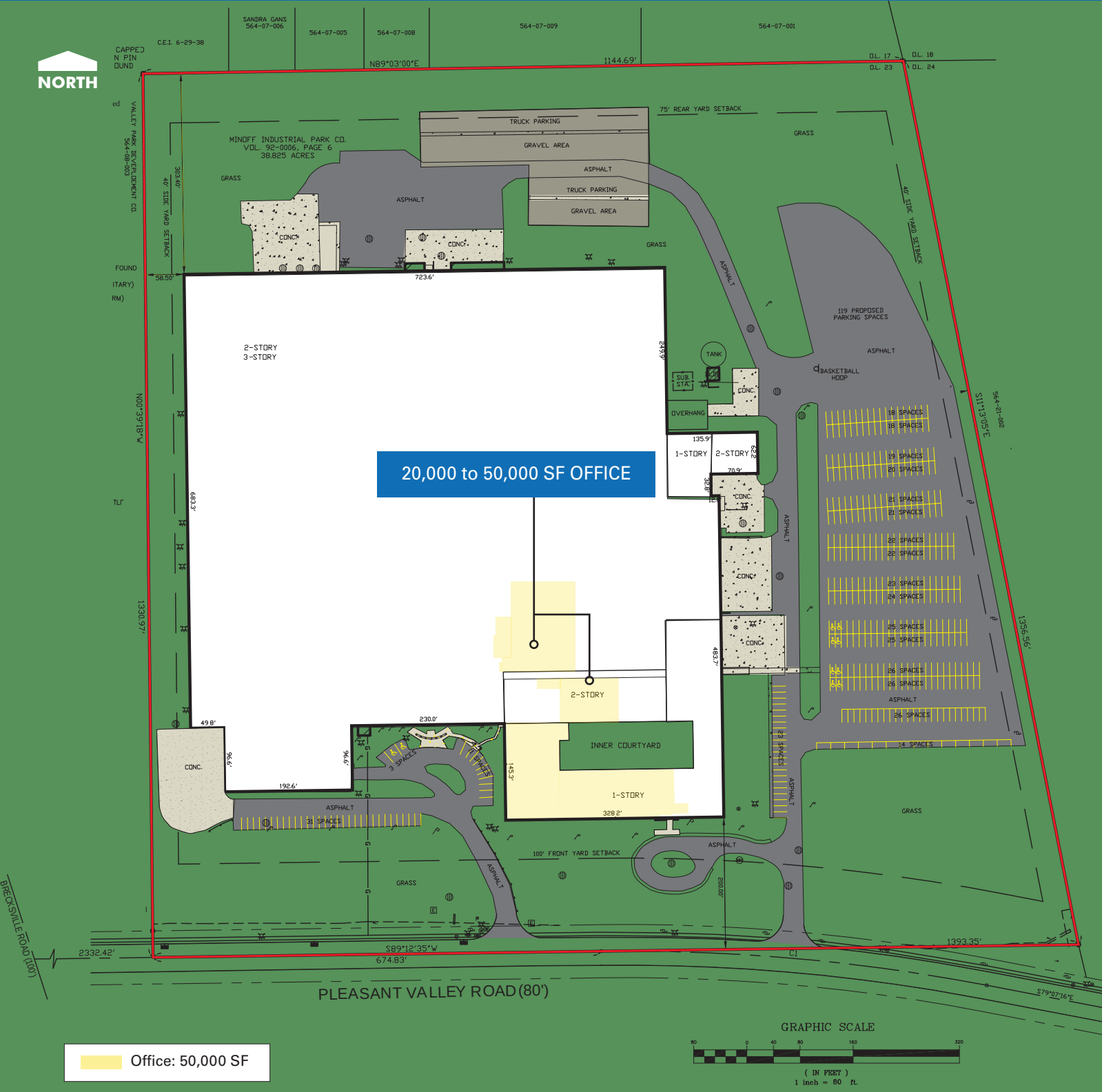
Year Renovated
2006



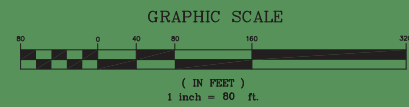
Clearance Height
18-45 Feet



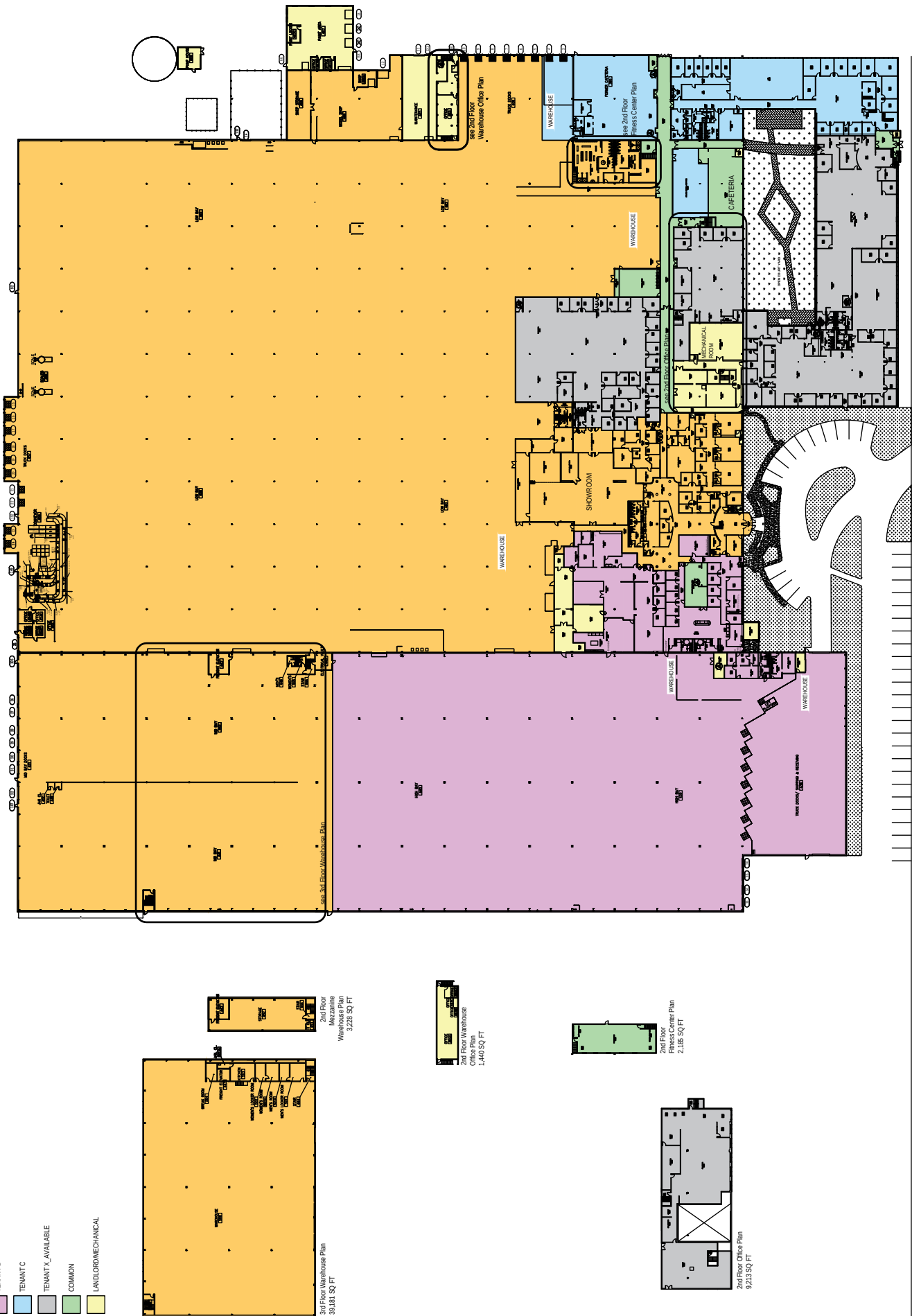
Freeway Access
Close Proximity to I-77 Providing
Excellent Freeway Access

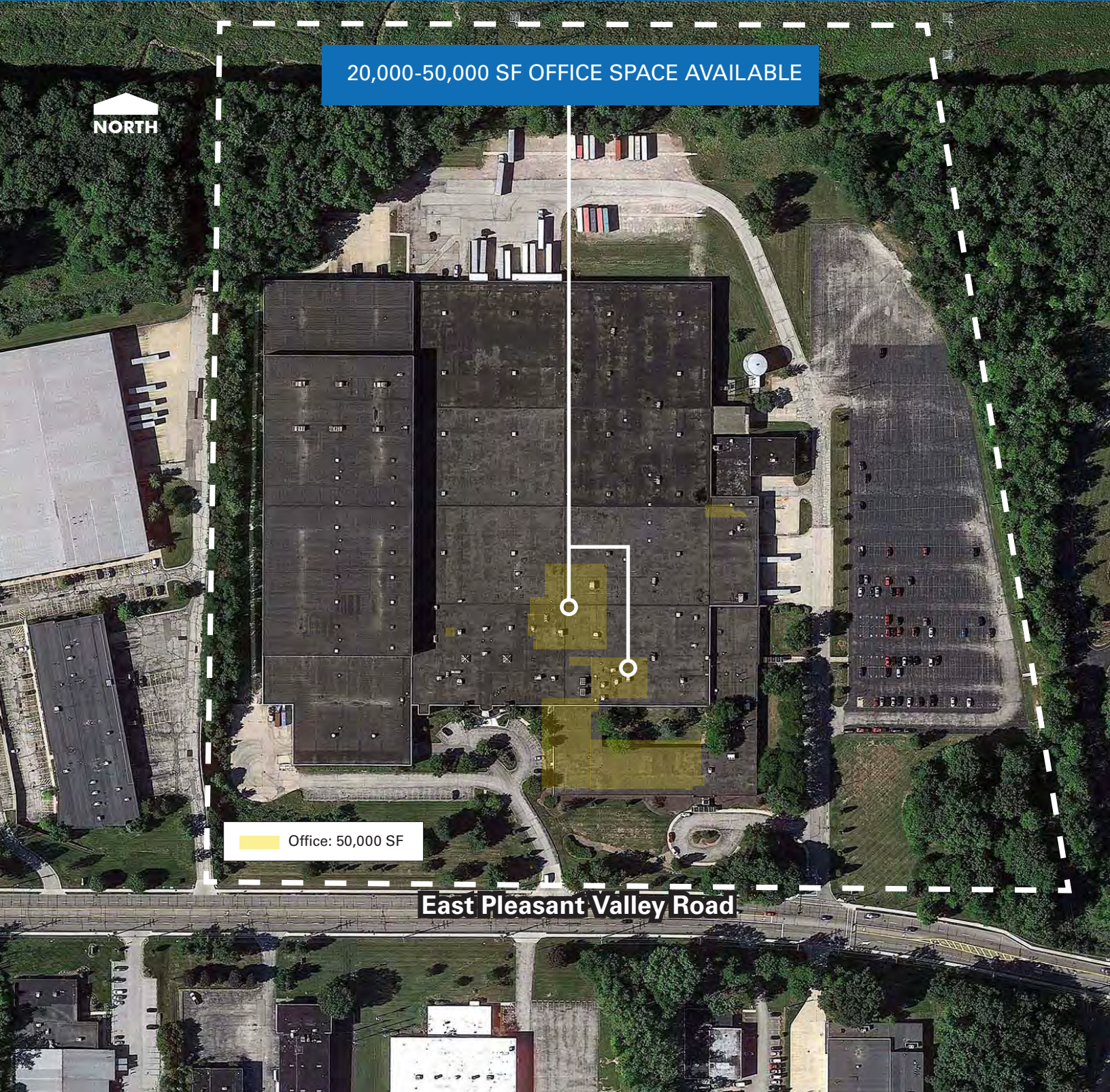


Office: 50,000 SF



- TENANT A
- TENANT B
- TENANT C
- TENANT_X_AVAILABLE
- COMMON
- LAND/ORDMECHANICAL





20,000-50,000 SF OFFICE SPACE AVAILABLE

NORTH

Office: 50,000 SF

East Pleasant Valley Road

