

AVAILABLE FOR LEASE

CROWN POINTE 175 MONTROSE WEST • COPLEY, OHIO

ONE RARE FULL FLOOR OPPORTUNITY AVAILABLE OF 10,000 SF



PROPERTY HIGHLIGHTS:

- **AVAILABLE SPACE:**
One rare full floor opportunity available of 10,000 SF and a 1,700 SF second generation space on the first floor
- Renovated common lunch and conference rooms
- Developed in 1998, recently renovated
- Located adjacent to many area hotels and restaurants
- Abundant surface parking surrounding the building
- Great location with immediate access to I-77 and Route 18

For more information, **contact** our licensed real estate salesperson:

KRISTY HULL, SIOR, CCIM 216.453.3055
MANAGING DIRECTOR khull@ngkf.com

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

LEASE RATE:
\$17.50/SF, MODIFIED GROSS

**Newmark Grubb
Knight Frank**

www.ngkf.com/cleveland

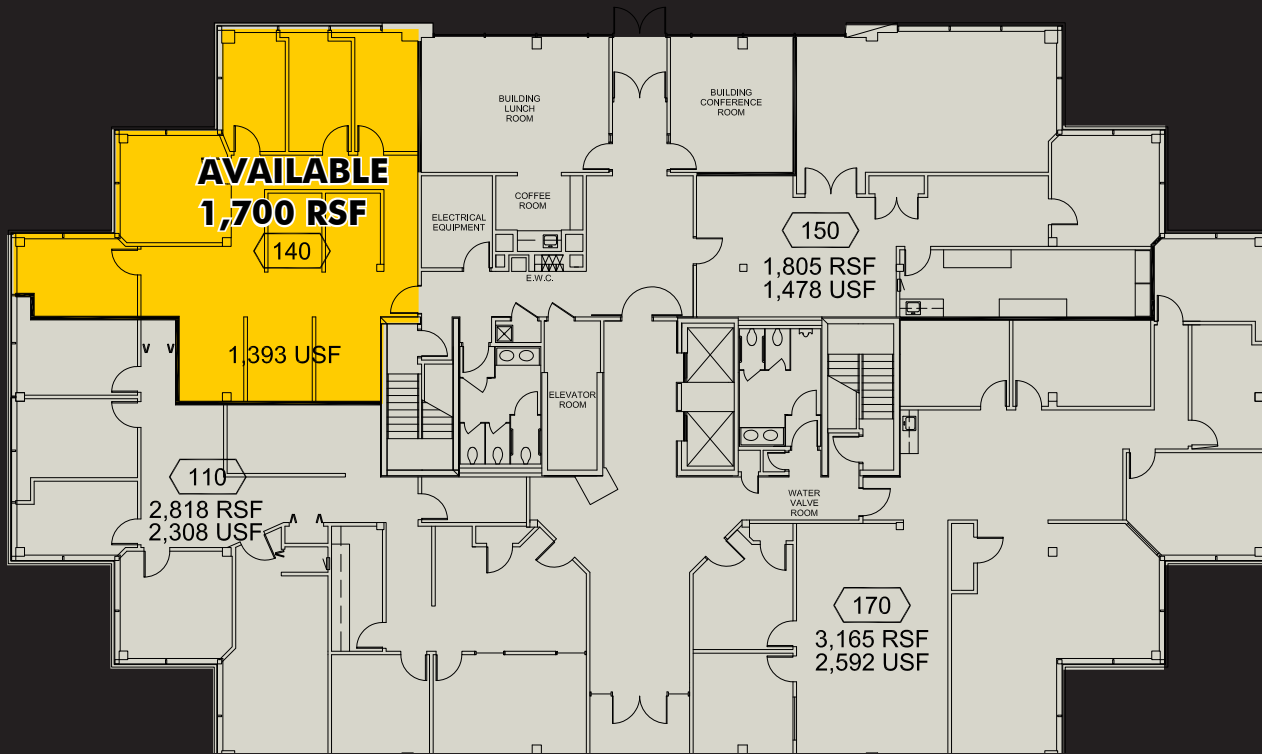


Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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FIRST FLOOR: **1,700 RSF**



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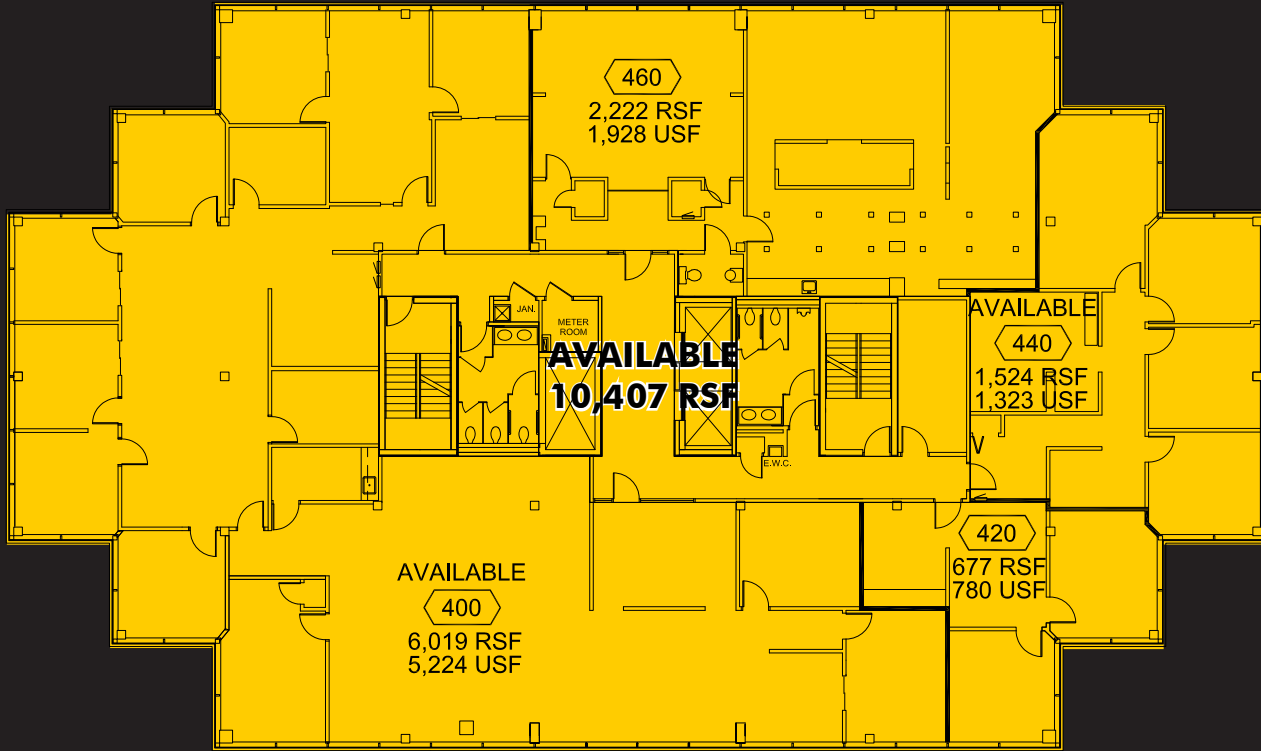


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FOURTH FLOOR: 10,407 RSF



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