

AVAILABLE FOR LEASE
UP TO 53,690 SF MODERN OFFICE SPACE
31500 Solon Road | Solon, Ohio

Rare Class A Solon Office Space



**CLICK HERE
FOR
VIRTUAL
TOUR**

LEASE RATE: \$25.00/SF MODIFIED GROSS

Highlights



Call Center Set Up
with Class A Finishes



Parking
Ample Free Parking Spaces
(5.5/1,000 SF Ratio)



Tenants Have Access to
Fitness Center, Cafe, Loading Dock,
Outdoor Patio and Pond



Beautiful Scenic
Park-like Setting



Close Proximity to
Shopping and Dining Options



Easy Access to
I-271, I-480, State Route 422 and Route 91
(Som Center Road)



Claire Coyne
Director
216.453.3015
Claire.Coyne@nmrk.com
Licensed Real Estate Salesperson



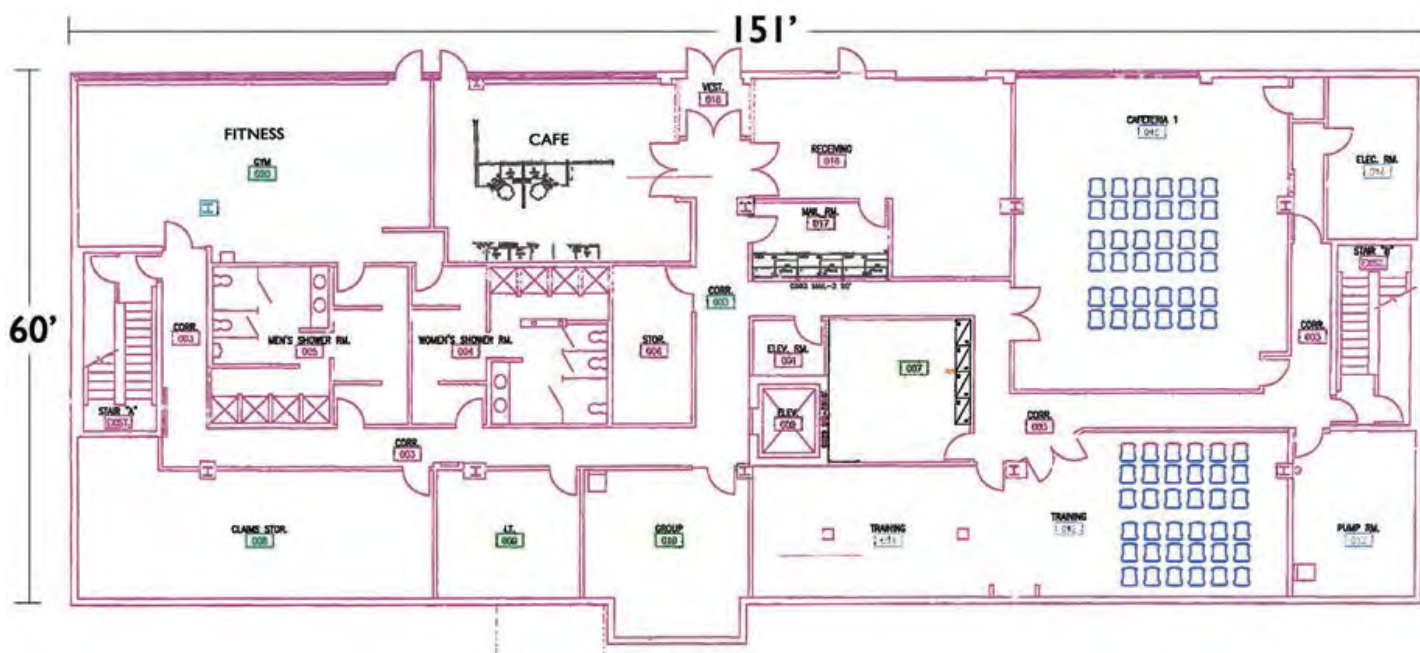
Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

NEWMARK

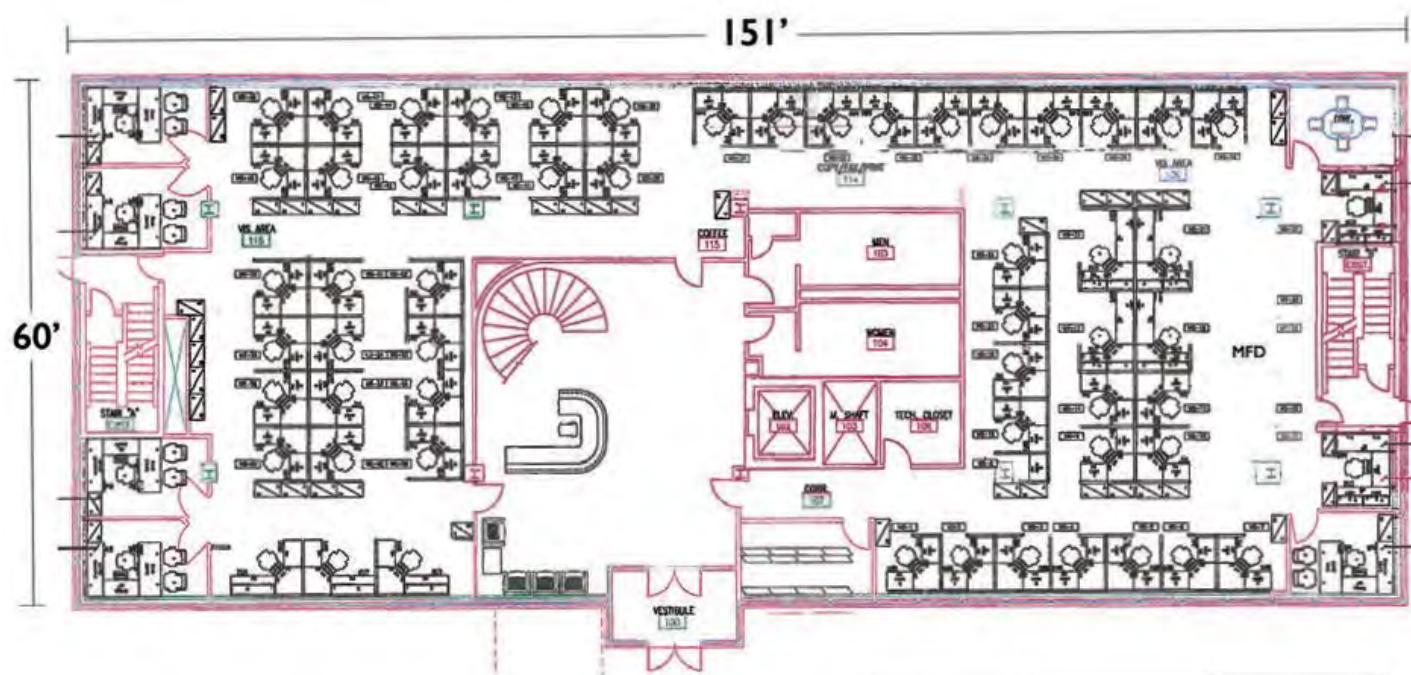
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Terry **COYNE**.com

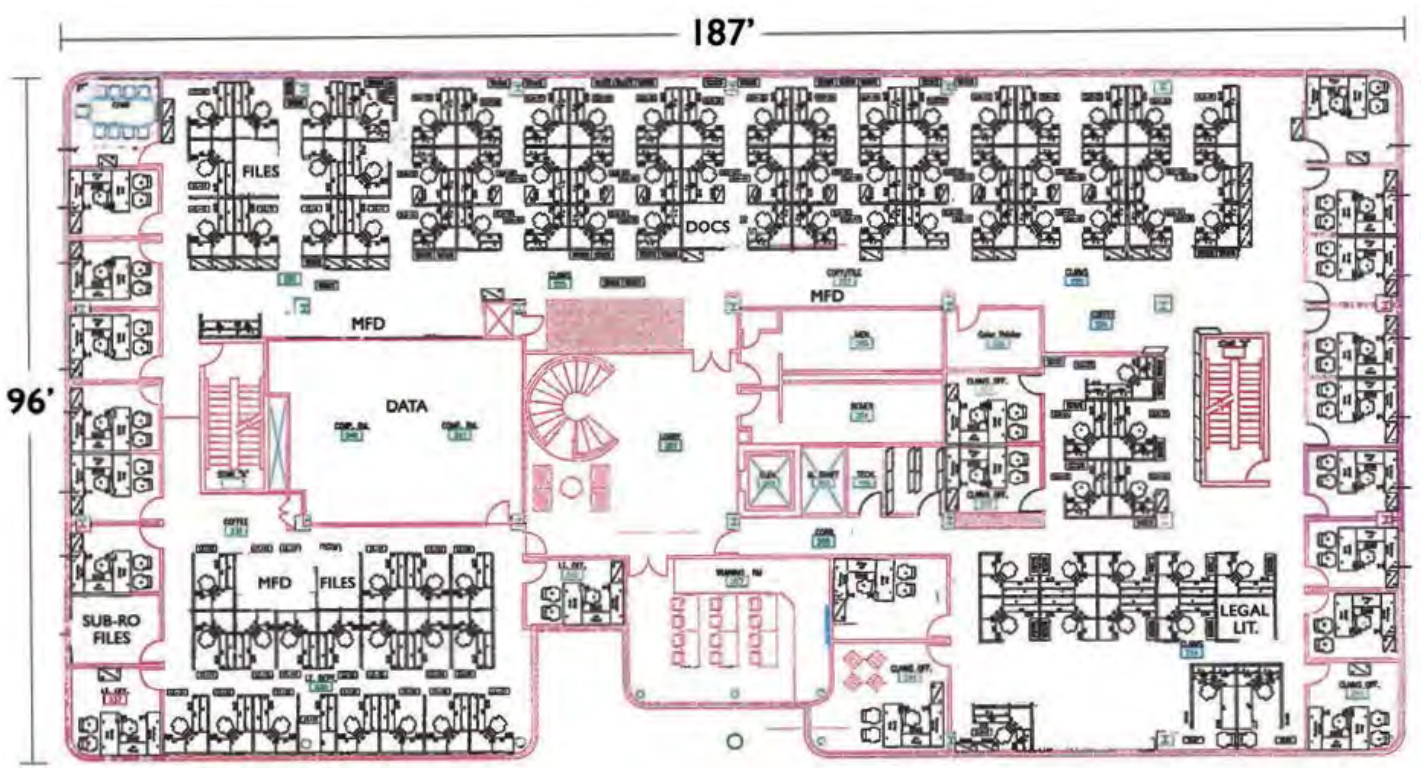
Lower Level



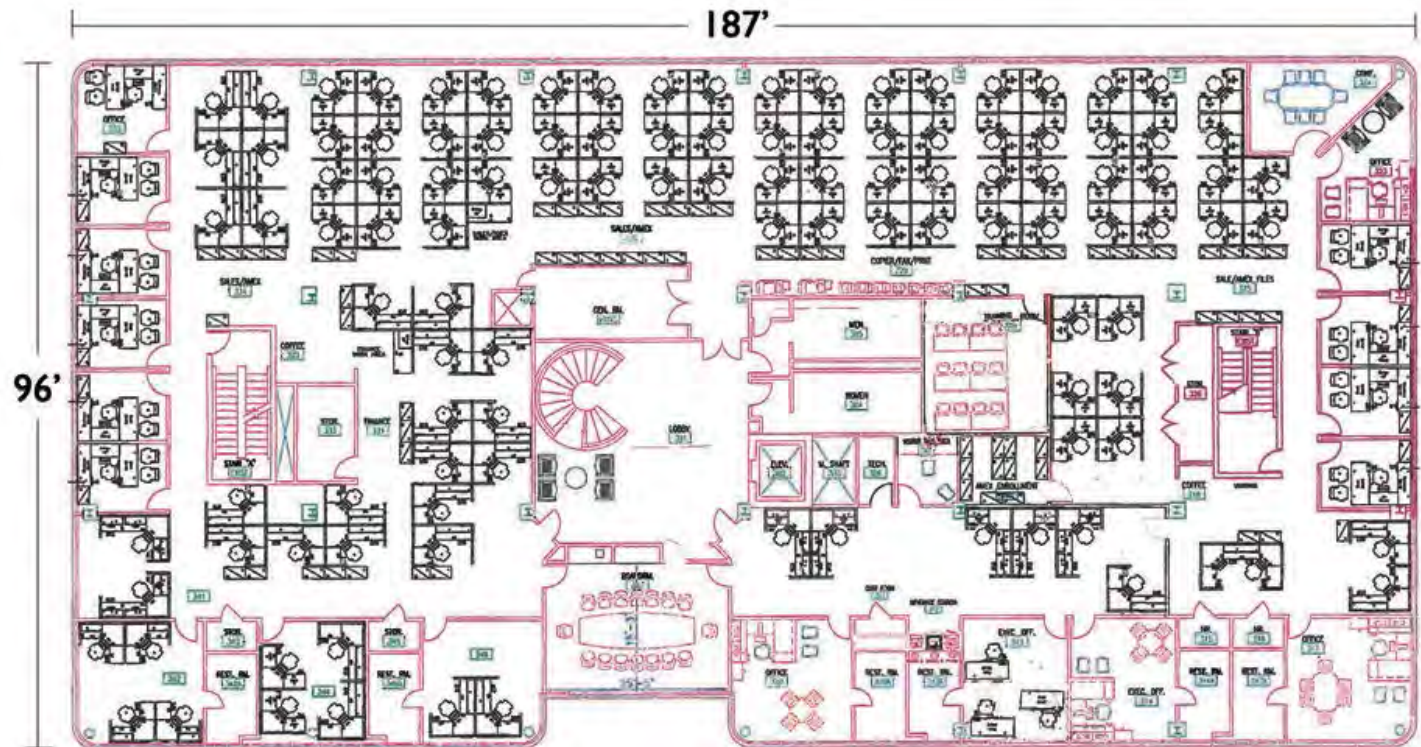
First Floor

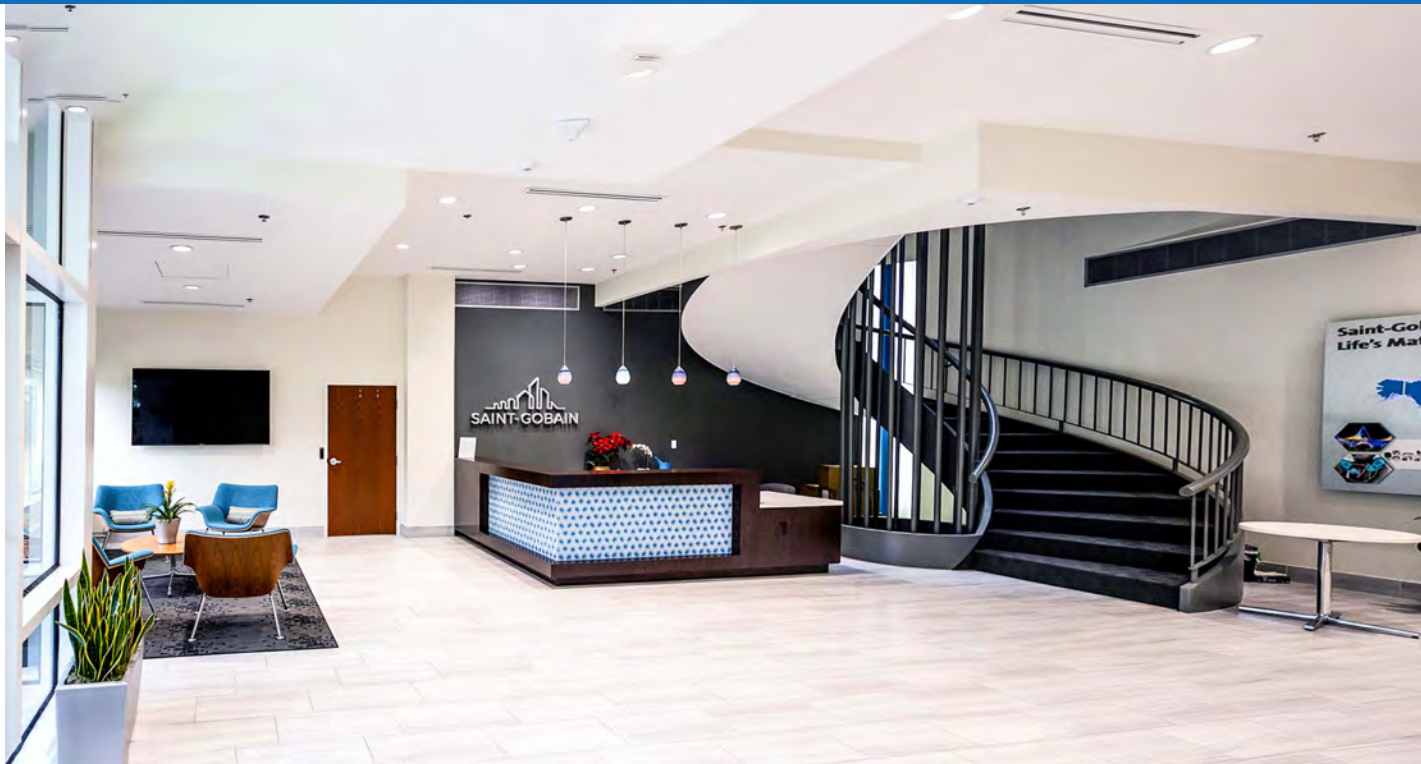


Second Floor



Third Floor





Lobby and Reception



Lobby and Elevator



Private Office



Open Office



Conference Room



Meeting Room













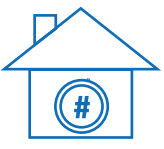





Showroom



Fitness Room





KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 978,741 Population	 23.7% High School Diploma	 \$60,430 Median Household Income	 65.7% White Collar	 16.1% Services
 42.9 Median Age	 26.6% Some College	 \$41,810 Per Capita Income	 18.2% Blue Collar	 6.2% Unemployment Rate
 422,303 Households	 38.8% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$52,144 Median Disposable Income		 14.1% Spend 7+ hours commuting to and from work per week	 39,442 Total Businesses	 757,708 Total Employees



EXCELLENT LOCATION CLOSE TO STATE ROUTE 422, RETAIL AND BUSINESSES

UPTOWN SOLON
MUSTARD STREET MARKET & CATERING
petco
ULTA
dressbarn
Swagelok
OLD NAVY
Pier 1 Imports
jenny holmes
The Vermont Country Store
Roll House
Donatos
Krusen Dr.
The Heights
CARTER Lumber
SOLON MALL SHOPPING CENTER
Marc's
SHERWIN WILLIAMS
usbank
FedEx

SOLON MALL SHOPPING CENTER
Marc's
SHERWIN WILLIAMS
usbank
FedEx

SOLON SQUARE SHOPPING CENTER
oasis
Advance Auto Parts
JOANN
MICHELE
CHAMPS
KITCHEN
White Flower
Great Clips
AT&T
KeyBank

31500 Solon Road
Solon, Ohio

