

ONE INTERNATIONAL PLACE



20445 EMERALD PARKWAY DRIVE • CLEVELAND, OH



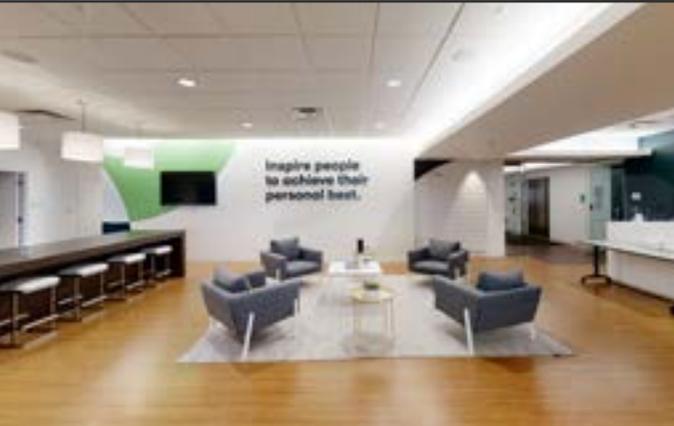
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PROPERTY HIGHLIGHTS

One International Place, located at 20445 Emerald Parkway Drive, Cleveland, Ohio, is a Class A multi-tenant office building in a prime Northeast Ohio Airport suburban location.

- Eight miles from downtown Cleveland; just minutes to Cleveland Hopkins International Airport and all western suburbs including Rocky River, North Olmsted and Middleburg Hts.
- Cleveland-Akron-Canton MSA of 3,515,646 people.
*The 15th largest MSA Nationwide
- Immediate occupancy
- Offering Premier Office Suites from 5,047 SF on the 3rd floor up to 13,436 SF on the 4th floor
- Potential for high-quality office furniture to remain in place (free of charge)
- Join Growing Roster of Tenants with over 30,000 SF of new leases in past 12 months





BUILDING FEATURES

- Building Size: ±87,674 SF
- ±6.71 Acres
- Year Built: 2000
- Floor Size: ±23,382 RSF
- Stories: Four (4)
- Lease Rate: \$21.50 PSF, Full Service Modified Gross
- Includes HVAC and janitorial, Tenant is responsible for electricity

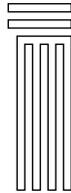


RECENT BUILDING UPDATES

- Touchless Entry Doors in Lobby Entrance
- Touchless Flush Toilets and Faucets in all Restrooms throughout Building
- Sanitation Systems on each floor
- Increase frequency of cleaning and sanitizing common areas of building
- Improved air quality in elevators and building including professional installation of UV lights, needlepoint ionization system to kill germs and air filter upgrade to MERV 15/14.



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CONTACT US

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