

ONE INTERNATIONAL PLACE



20445 EMERALD PARKWAY DRIVE • CLEVELAND, OH



CBRE



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 4,400 SF on first floor lobby up to 13,341 SF on 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

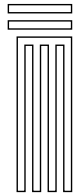


RECENT BUILDING UPDATES

- > 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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