

**FOR SALE OR LEASE**

**31500 Bainbridge Road**

Solon, Ohio 44139

**YOUR SIGN  
HERE**

SUITE  
300

SUITE  
200



# PROPERTY FEATURES

Rare large block of single-story office/flex space in the heart of Solon, perfect space for office, light industrial, or medical use with oversized parking lot and excellent curb appeal



## COMMENTS

- Building is 31,410 SF on 4.26 AC
- Sleek, modern finishes with lots of natural light from glass line on three (3) sides of the building
- Abundant surface parking; ratio of 5.7/1,000 SF
- Easy access to I-271 / I-480 via U.S. 422 at Harper Road and SOM Center Road
- Close to shopping and dining options
- Adjacent parcel for expansion capability, up to an additional 31,000 SF +
- Building is fully air conditioned

## AVAILABILITIES

Suite 200	3,540 SF
Suite 300	8,992 SF
Max Contiguous	12,532 SF

## ASKING PRICE

Contact Broker

## LEASE RATE

\$12.00/SF NNN

# WAREHOUSE



*Digitally Altered*



*Digitally Altered*

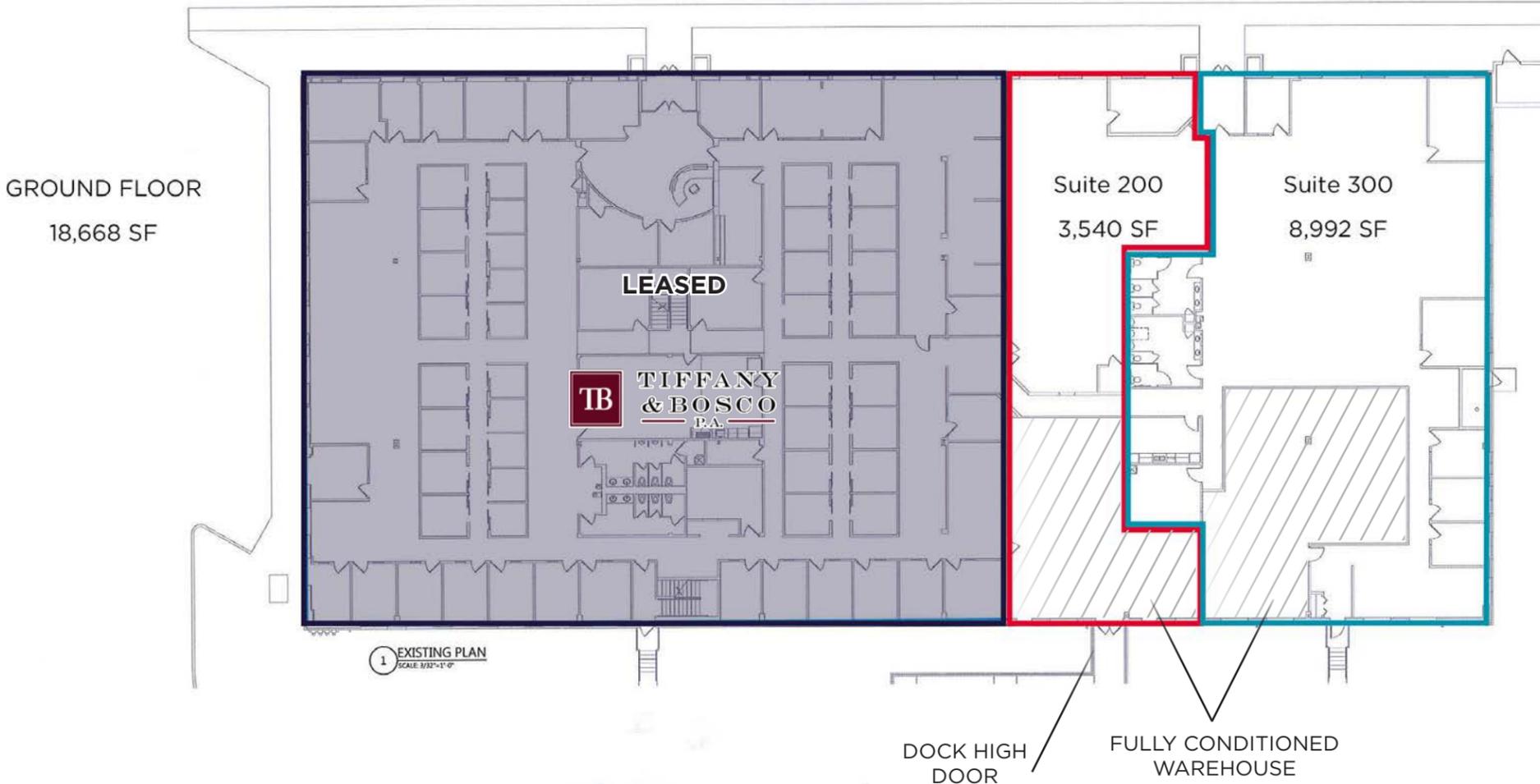


Dock-high door

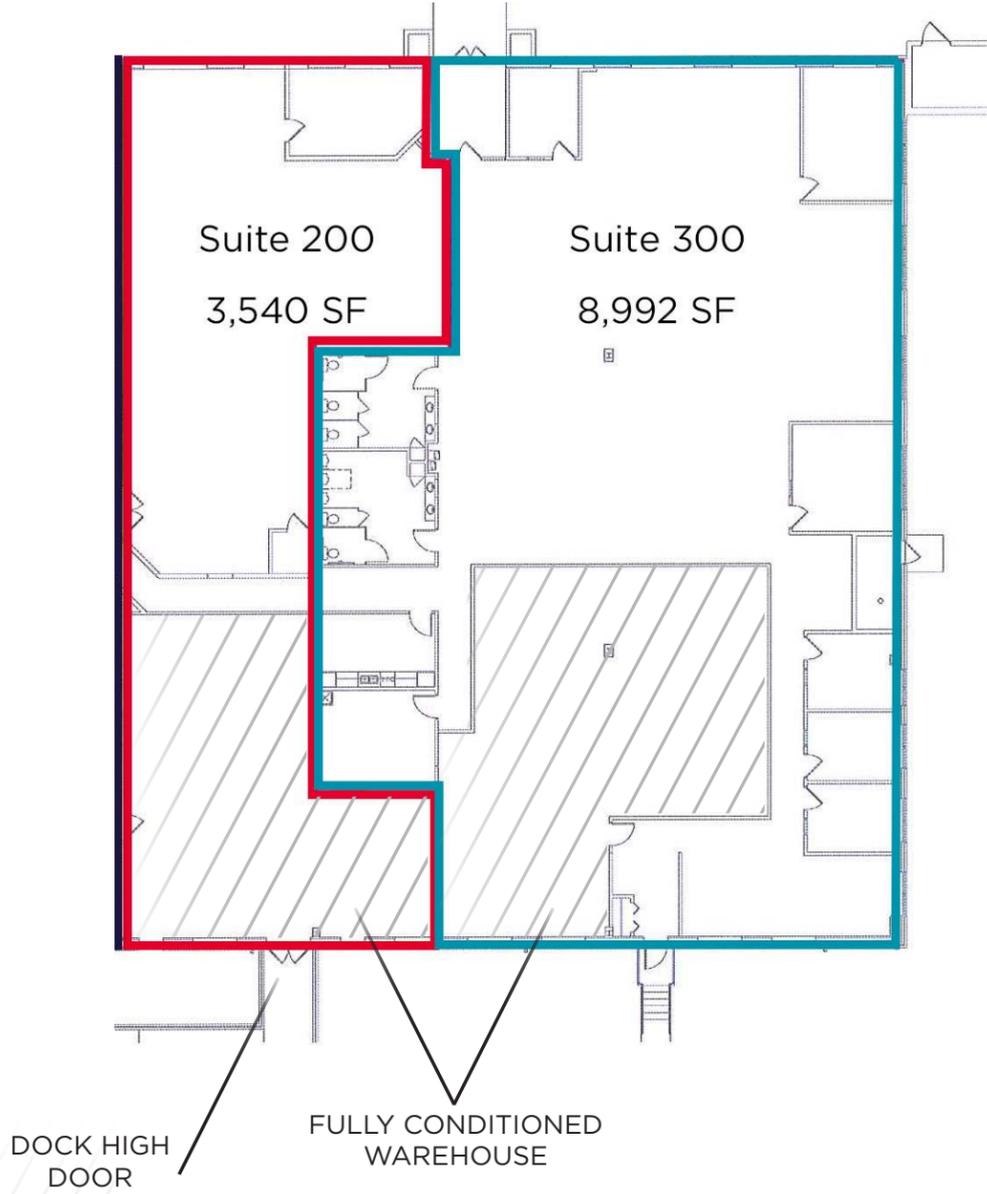
# OFFICE



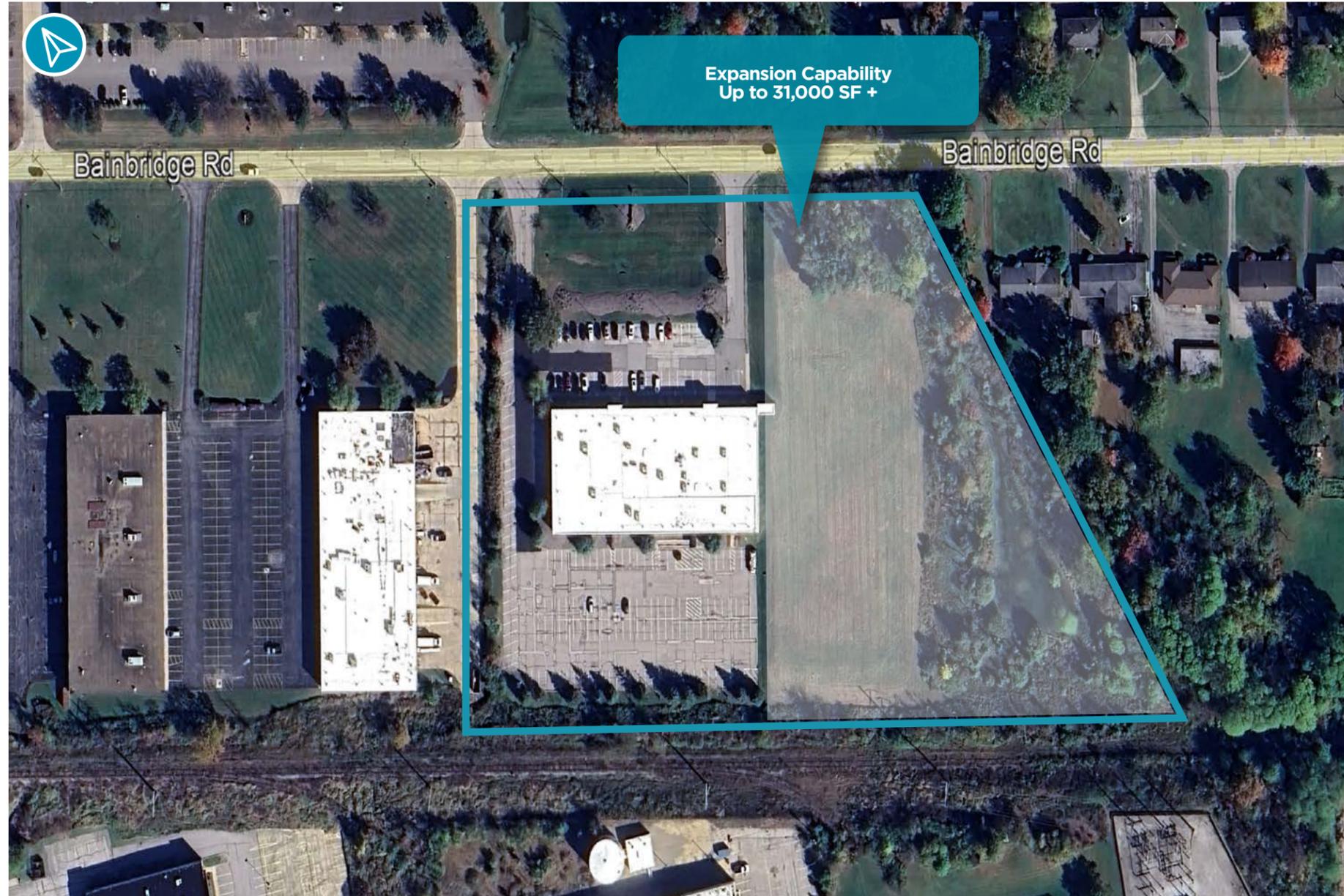
# BUILDING FLOOR PLAN



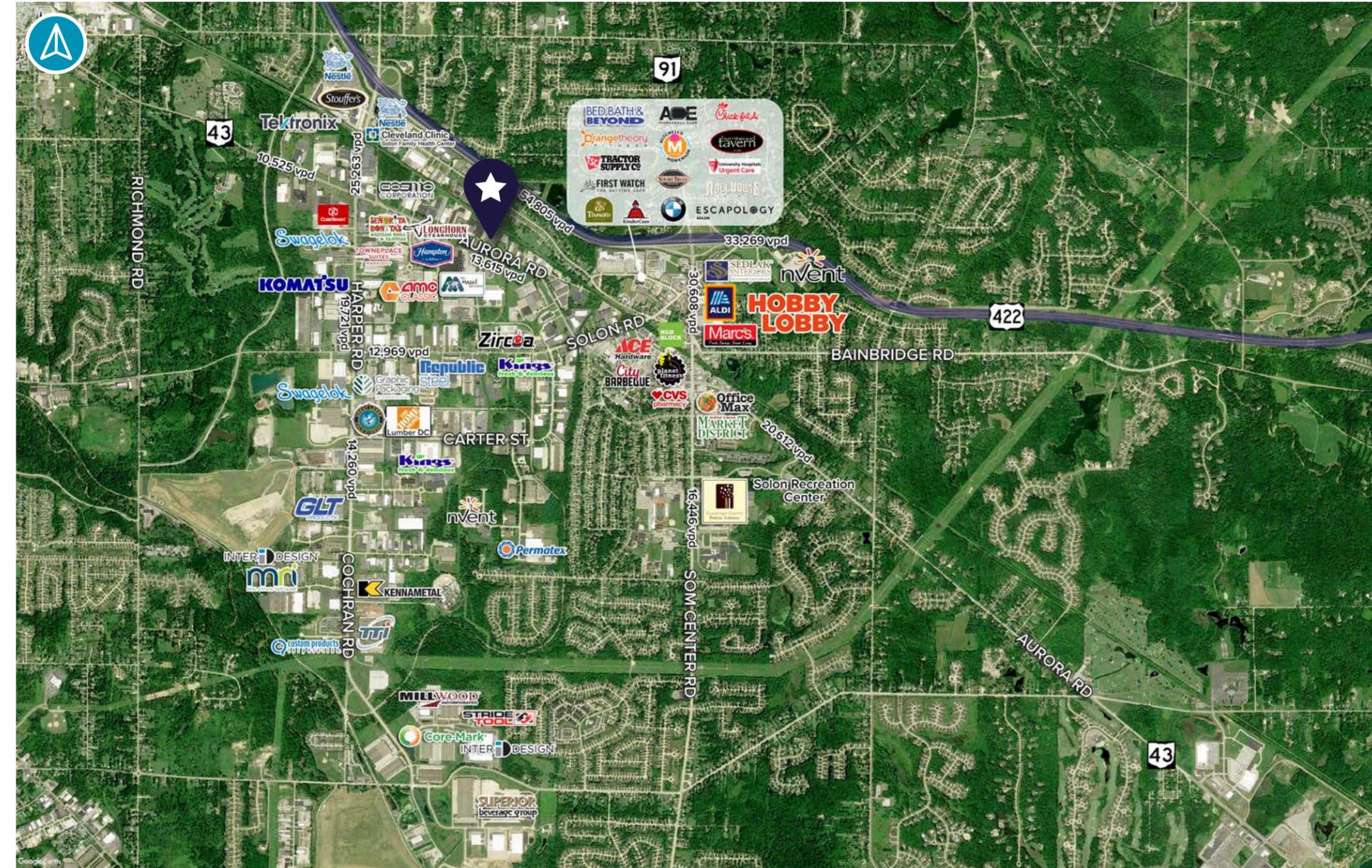
# ENLARGED FLOOR PLAN - 12,432 SF AVAILABLE



# AERIAL



# LOCAL AMENITIES



## CONTACT

### **BILL SALTZMAN, CCIM, SIOR**

Executive Vice President  
+1 216 525 1499  
bsaltzman@crescorealestate.com

### **DAVID LEB**

Vice President, Head of Investment Sales  
+1 216 525 1488  
dleb@crescorealestate.com



6100 Rockside Woods Blvd. N,  
Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
[crescorealestate.com](http://crescorealestate.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.