



**COLDWELL
BANKER
COMMERCIAL**

SCHMIDT FAMILY OF
COMPANIES

DAKAR STUDIOS & PRODUCTION OFFICE - FILM SUPPORT INDUSTRY OFFICES

\$11.00 SF/month (MG)

17500 Rockside Road
Bedford, OH 44146

AVAILABLE SPACE
250 - 50,000 SF

FEATURES

- Film Support Services wanted including Set Design Contractors
- Insurance
- Costume/Tailor
- Basement/Dock Area to accommodate architectural/set element rentals
- Marketing
- Location Professionals and more



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR LEASE

CBCWORLDWIDE.COM

OFFICE

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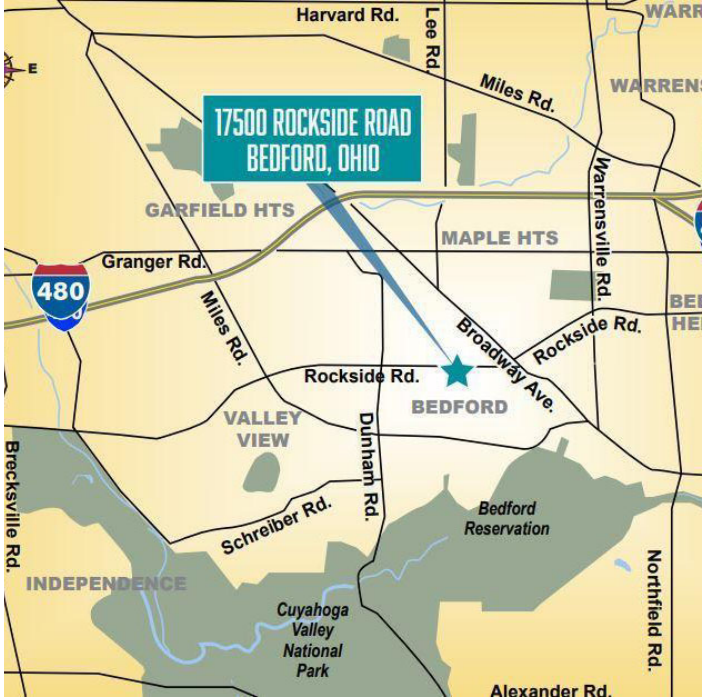
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15380 Pearl Rd , Cleveland, OH 44136
440.572.0220



DAKAR STUDIOS & PRODUCTION OFFICE - FILM SUPPORT INDUSTRY OFFICES

17500 Rockside Road, Bedford, OH 44146

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OFFERING SUMMARY

Available SF:	250 - 25,000 SF
Lease Rate:	\$11.00 SF/month (MG)
Lot Size:	37.28 Acres
Year Built:	1993
Building Size:	78,500 SF
Renovated:	2012
Zoning:	Office
Market:	Professional Office
Submarket:	Film Support Industry Offices

PROPERTY OVERVIEW

Professional Offices and Workrooms may include furnishings, Free Conference Rooms with amenities by appointment, WiFi, Commercial Kitchen with Lunchroom, parking, security, and more.

PROPERTY HIGHLIGHTS

- Film Support Services wanted including Set Design Contractors
- Insurance
- Costume/Tailor
- Basement/Dock Area to accommodate architectural/set element rentals
- Marketing
- Location Professionals and more

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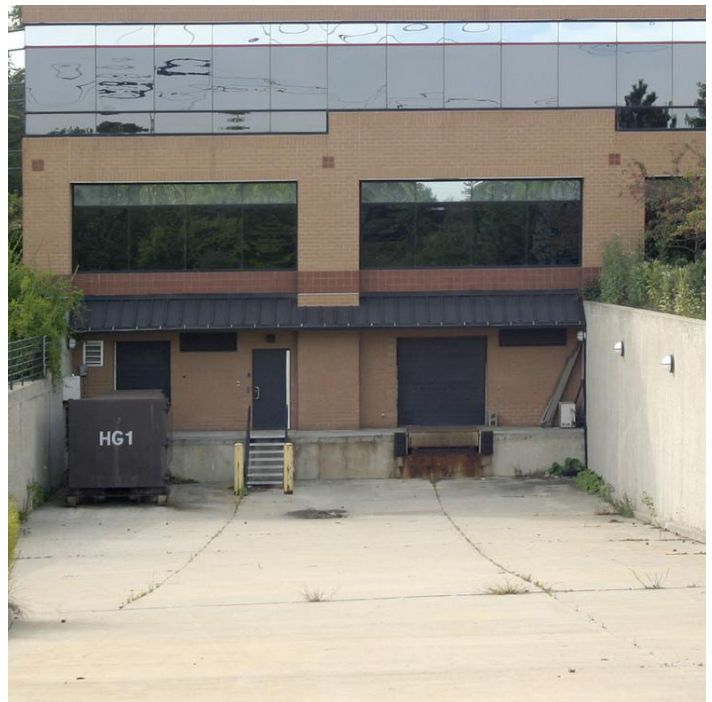
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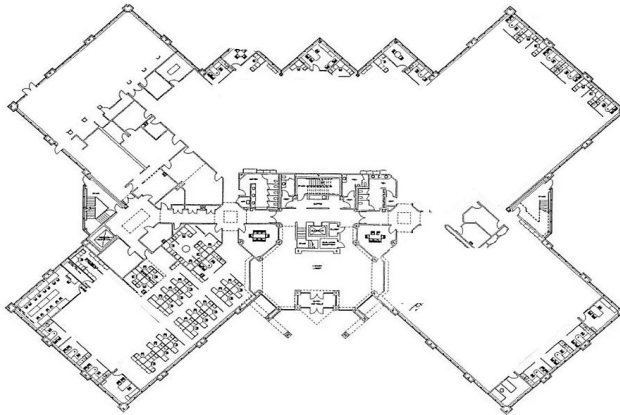
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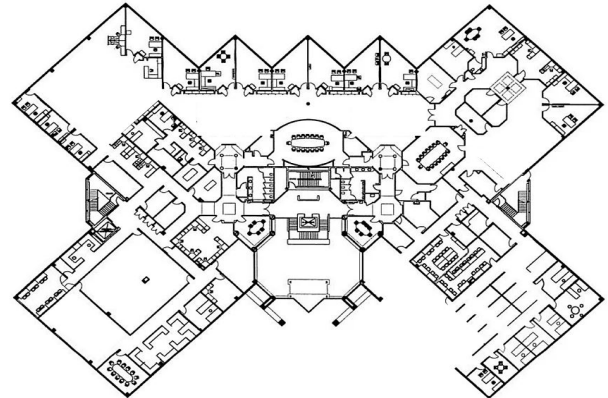
1ST FLOOR

FLOOR PLAN



2ND FLOOR

FLOOR PLAN



LEASE INFORMATION

Lease Type:	MG	Lease Term:	12 months
Total Space:	250 - 25,000 SF	Lease Rate:	\$11.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	250 - 25,000 SF	Modified Gross	\$11.00 SF/month	The floor level of this professional office building offers open gathering spaces, private offices of various sizes that may be combined, Conference rooms by appointment, WiFi and a Commercial Kitchen with Lunchroom.
Second Level	Available	250 - 25,000 SF	Modified Gross	\$11.00 SF/month	The second level of this professional office building offers open gathering spaces, private offices of various sizes that may be combined, Conference rooms by appointment, WiFi and a Commercial Kitchen with Lunchroom.

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LEASE

Building Name	Dakar Studios & Production Office - Film Support Industry Offices
Property Type	Office
Property Subtype	Creative/Loft
APN	812-16-005
Building Size	78,500 SF
Lot Size	37.28 Acres
Building Class	B
Year Built	1993
Year Last Renovated	2012
Number of Floors	2
Average Floor Size	39,250 SF
Free Standing	No



Professional Offices and Workrooms may include furnishings, Free Conference Rooms with amenities by appointment, WiFi, Commercial Kitchen with Lunchroom, parking, security, and more.



- Film Support Services wanted including Set Design Contractors
- Insurance
- Costume/Tailor
- Basement/Dock Area to accommodate architectural/set element rentals
- Marketing
- Location Professionals
- Legal
- Writers
- Electrical and Sound Technicians
- You know who you are.... COLLABORATION

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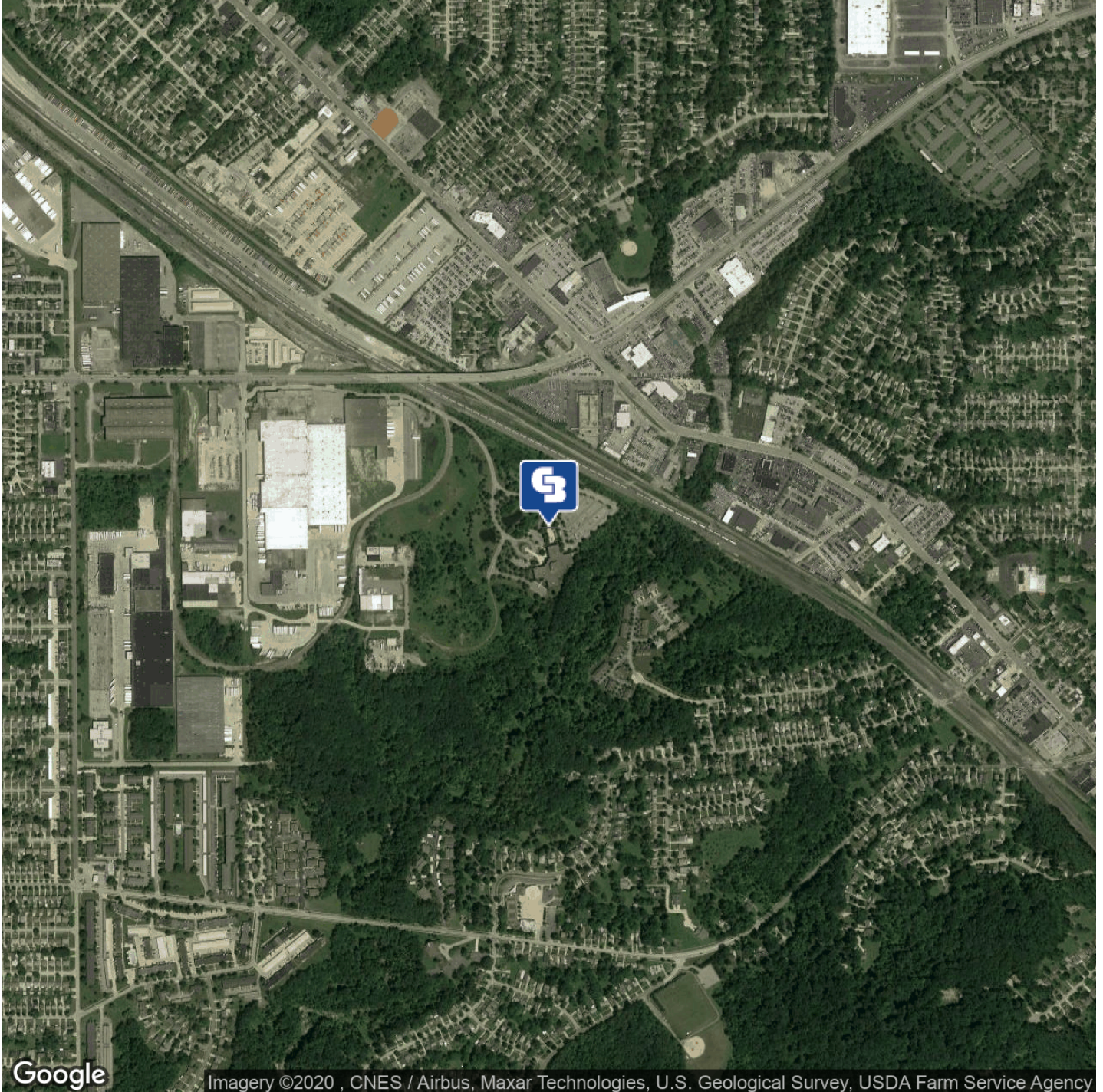




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Lease Rate	\$11.00 SF/MONTH
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LOCATION INFORMATION

Building Name	Dakar Studios & Production Office - Film Support Industry Offices
Street Address	17500 Rockside Road
City, State, Zip	Bedford, OH 44146
County	Cuyahoga
Market	Professional Office
Sub-market	Film Support Industry Offices

BUILDING INFORMATION

Building Class	B
Occupancy %	10.0%
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	9 ft
Number of Floors	2
Average Floor Size	39,250 SF
Year Built	1993
Year Last Renovated	2012
Free Standing	No

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Creative/Loft
APN #	812-16-005

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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