

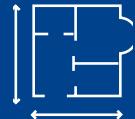
# Class A Office Space



For Lease  
**The Solon Marquis**  
32125 Solon Road  
Solon, OH 44139



**Russell P. Rogers, SIOR**  
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1,600 SF - 9,979 SF  
Available



Base Rental Rate:  
\$15.50/SF NNN



## Location Overview

- Beautiful Class A office building with signage/naming rights available
- One of the most desirable office buildings in Solon and on Cleveland's east side
- Centrally located in Solon with convenient access to freeways I-271 & I-480 via Route 422
- Solon is one of the largest employers in the Cleveland region

## Features & Amenities

- 2-story atrium lobby with granite floors and exotic wood walls
- Building kitchen and lounge available to tenants
- Furniture available (work stations, desks, chairs, file cabinets, etc.)
- Fiber optic communications and TI
- Prominent building signage available





## Building Specifications

<b>Address</b>	32125 Solon Road, Solon, OH 44139
<b>Building Size</b>	40,474 SF
<b>Rental Rate</b>	\$15.50/SF (NNN)
<b>Common Area Factor</b>	12%
<b>Vacancies</b>	<b>First Floor Total SF:</b> 1,600 SF (Suite 125) <b>Second Floor Total SF:</b> 9,979 SF (Suite 200)
<b>Zoning</b>	Office and medical
<b>Floors</b>	Two
<b>Year Built</b>	2000
<b>Parking</b>	More than 170 secure, lighted parking spaces
<b>Elevators</b>	One (ADA compliant)
<b>Security</b>	Keyless Entry System using cards throughout

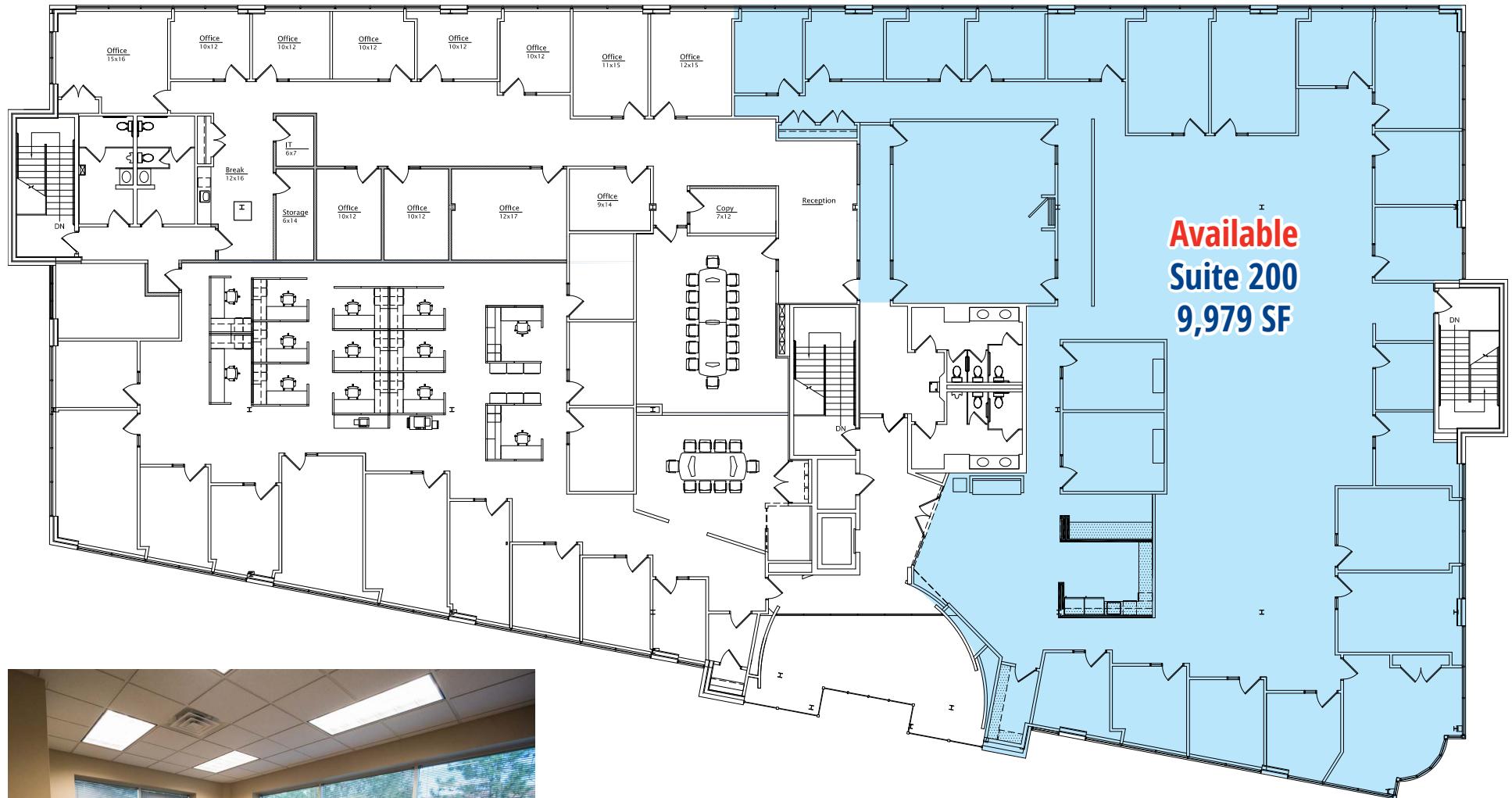


# First Floor Plan



Suite	Space (SF)
125	1,600 SF

# Second Floor Plan



Suite	Space (SF)
220	9,979 SF Available

# Property Photos





## Demographics 5-mile radius



Current Population  
99,384



Average Household  
Income  
\$125.894



Projected Average  
Household Income  
(2028)  
\$143,432



Total Businesses  
4,781



Total Employees  
73,483



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