

# Class A Office Space



Accelerating success.

For Lease

## The Solon Marquis

32125 Solon Road  
Solon, OH 44139

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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

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



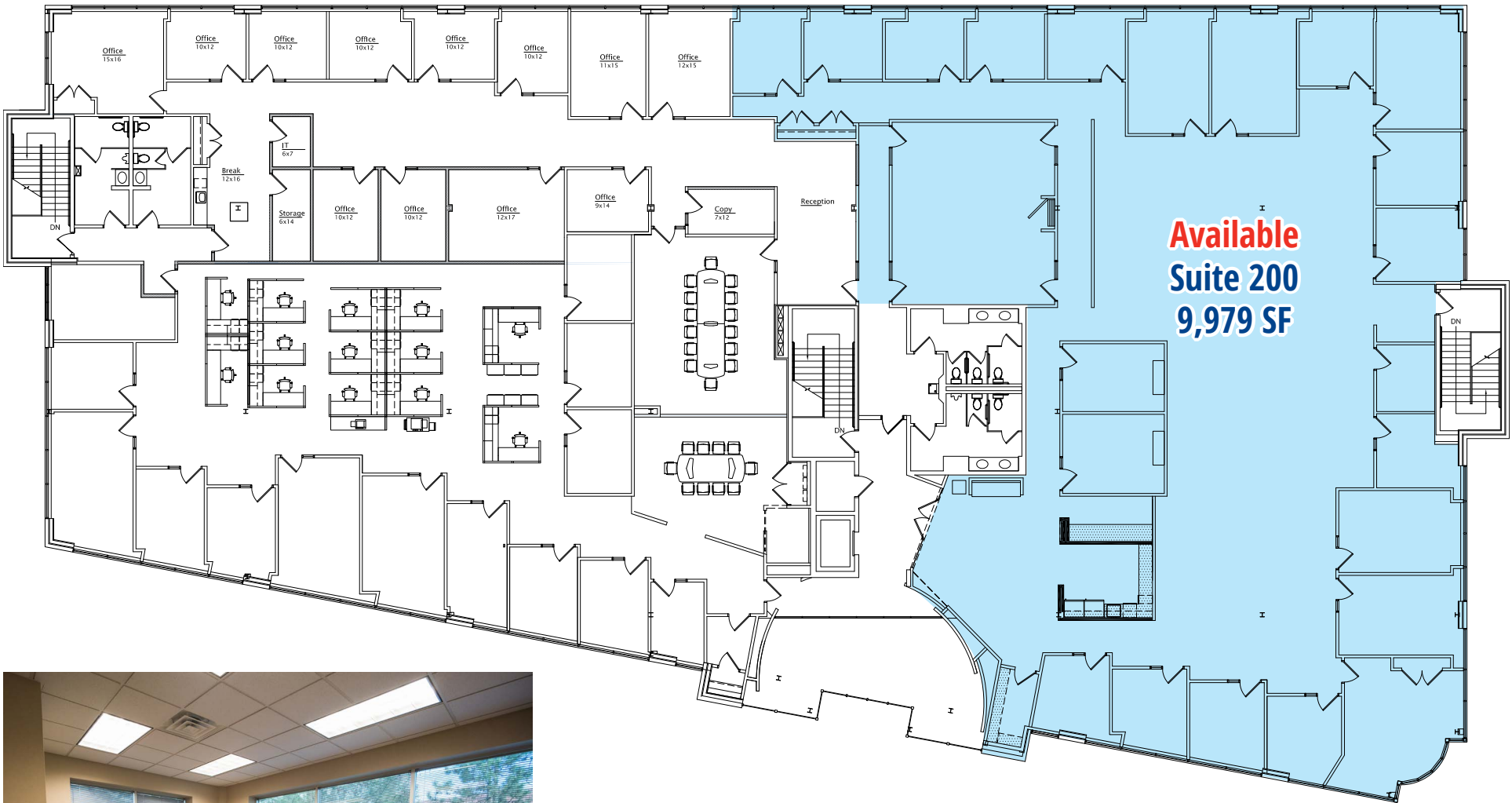
# First Floor Plan



Suite	Space (SF)
125	1,600 SF



# Second Floor Plan



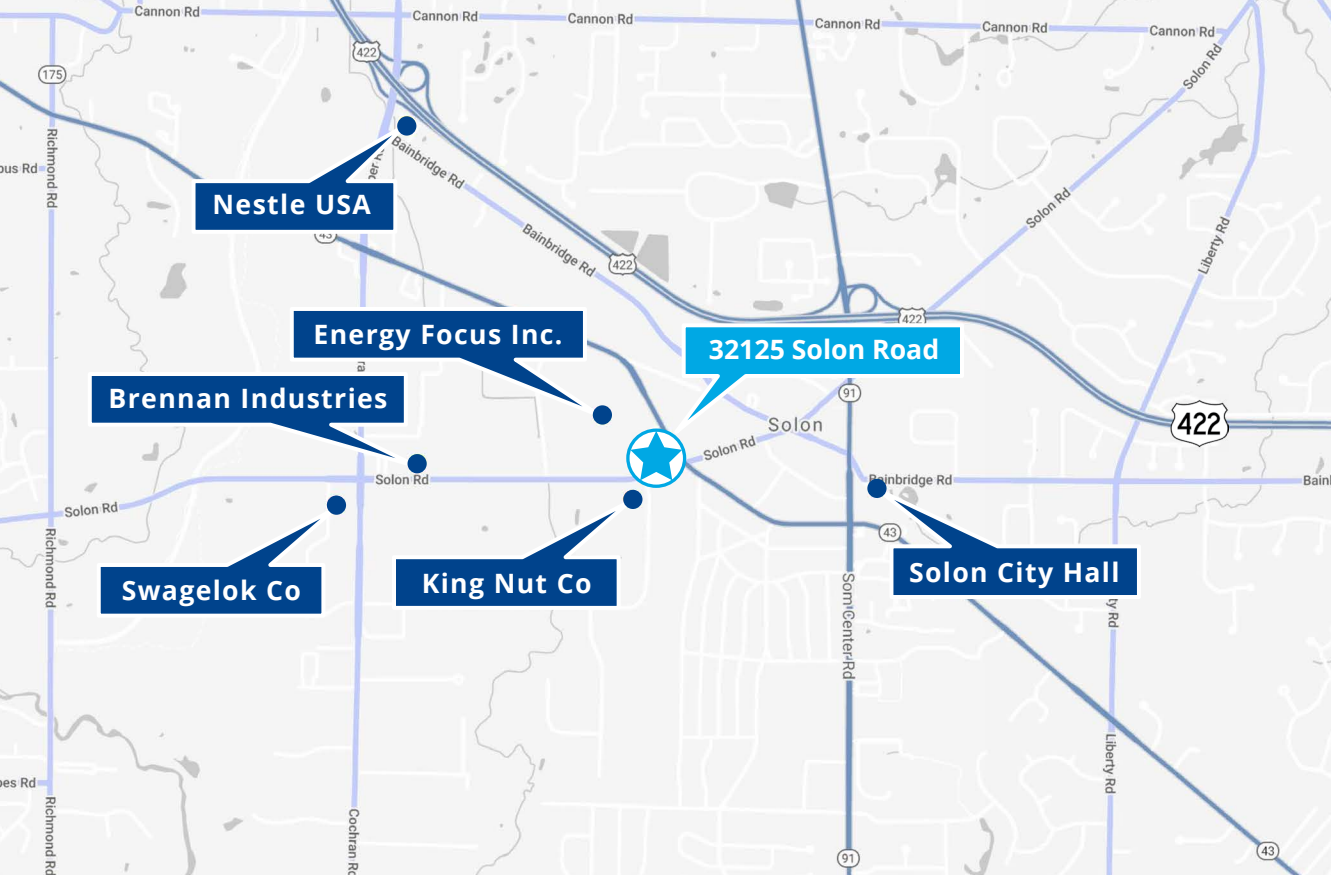
Suite	Space (SF)
220	9,979 SF Available



# 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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