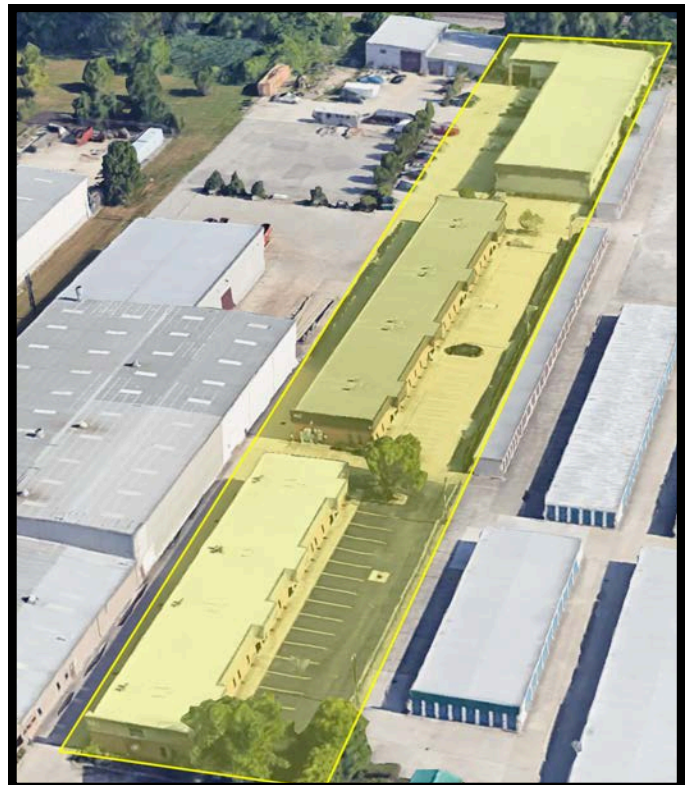


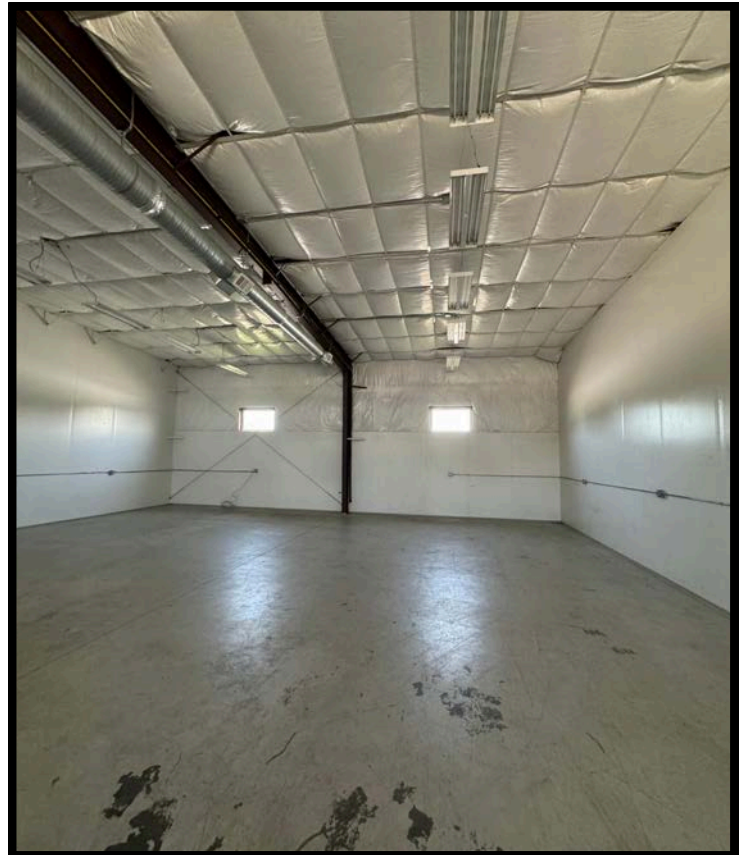


Flex Spaces for Lease

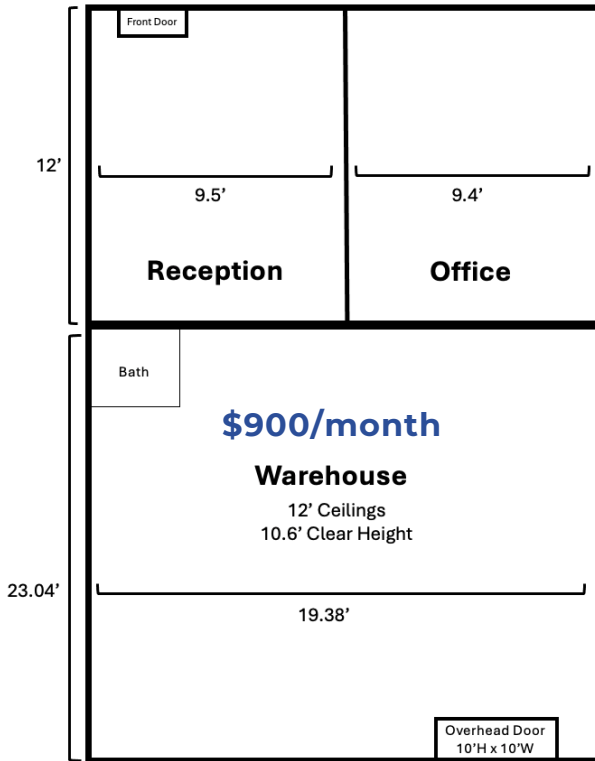
Lease Rates: \$10.03 - \$14.59/SF
Unit Sizes: 740 - 2,160 SF

- Multiple Flex Spaces for Lease
- Fully Climate Controlled
- Great Location in Berea
- Ideal for SMBs and Contractors
- Drive-In Doors in Each Unit (10' & 14' Heights)
- Ample Parking in Front of Units
- Zoning: BR-CD

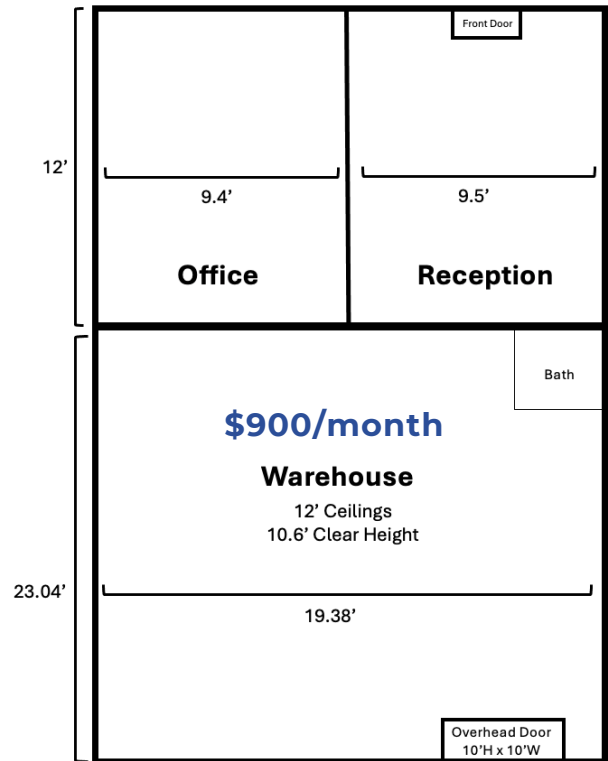




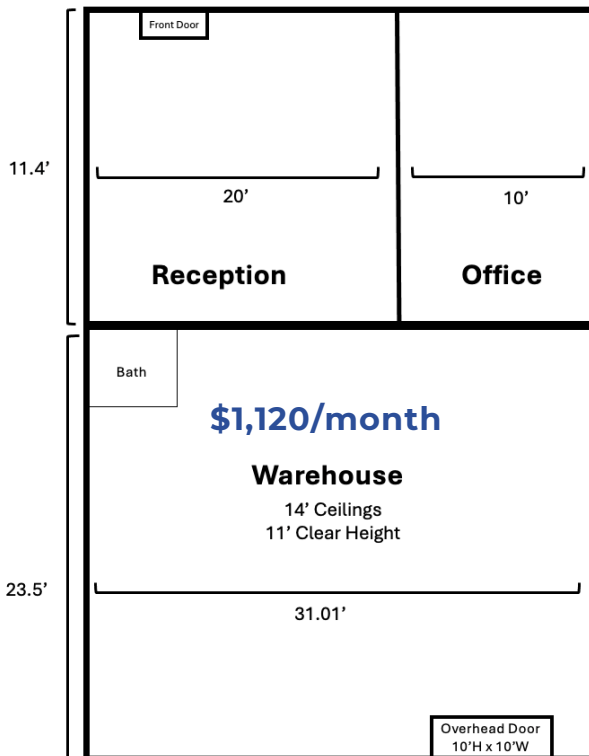




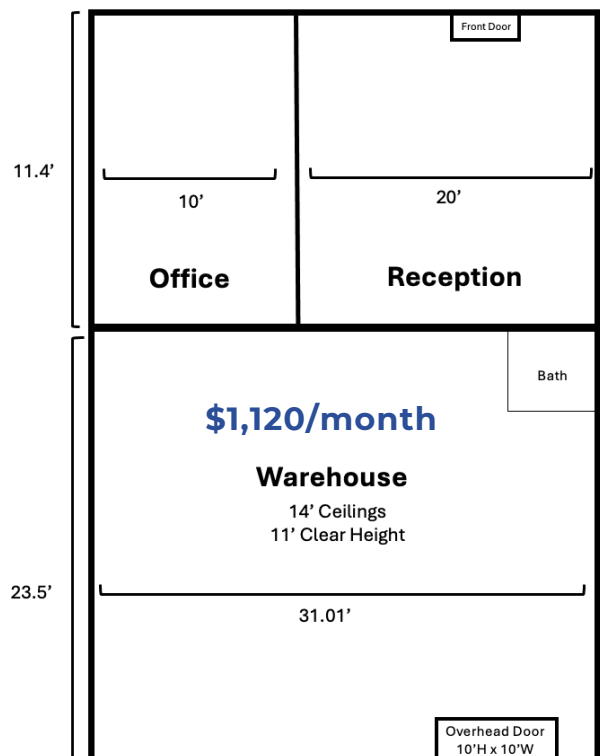
Unit 5



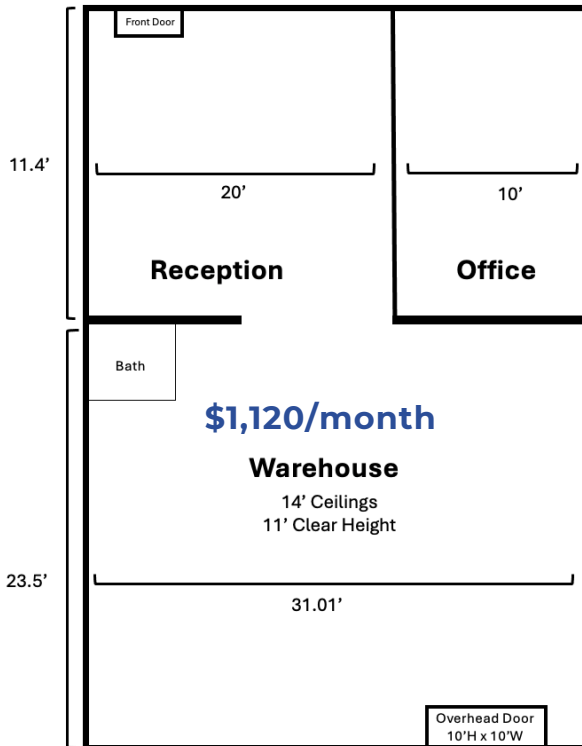
Unit 8



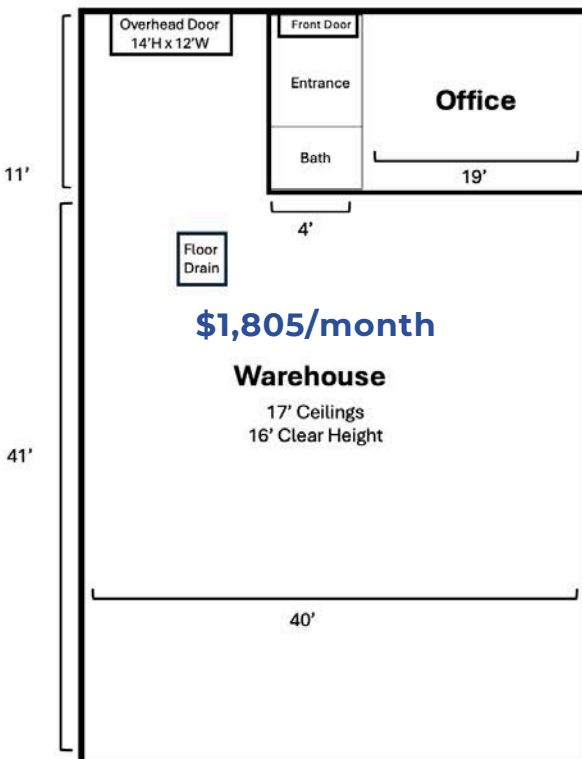
Unit 9



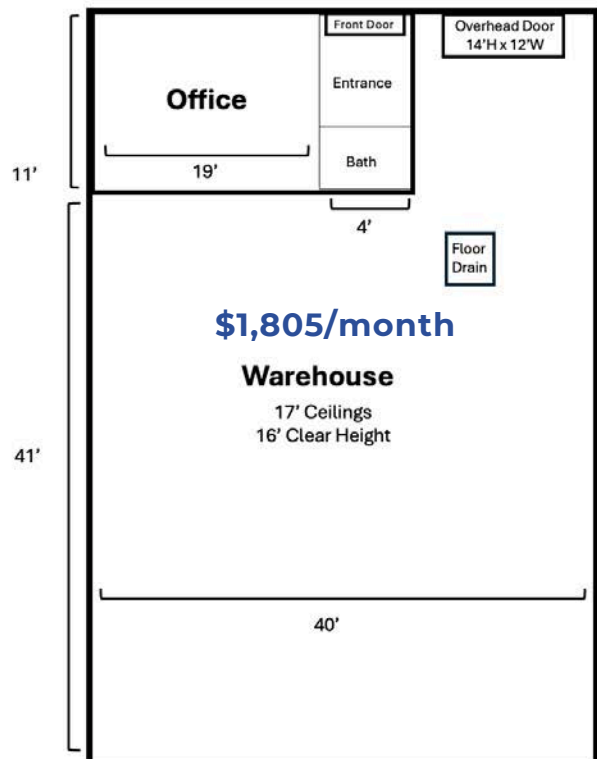
Unit 12 & 14



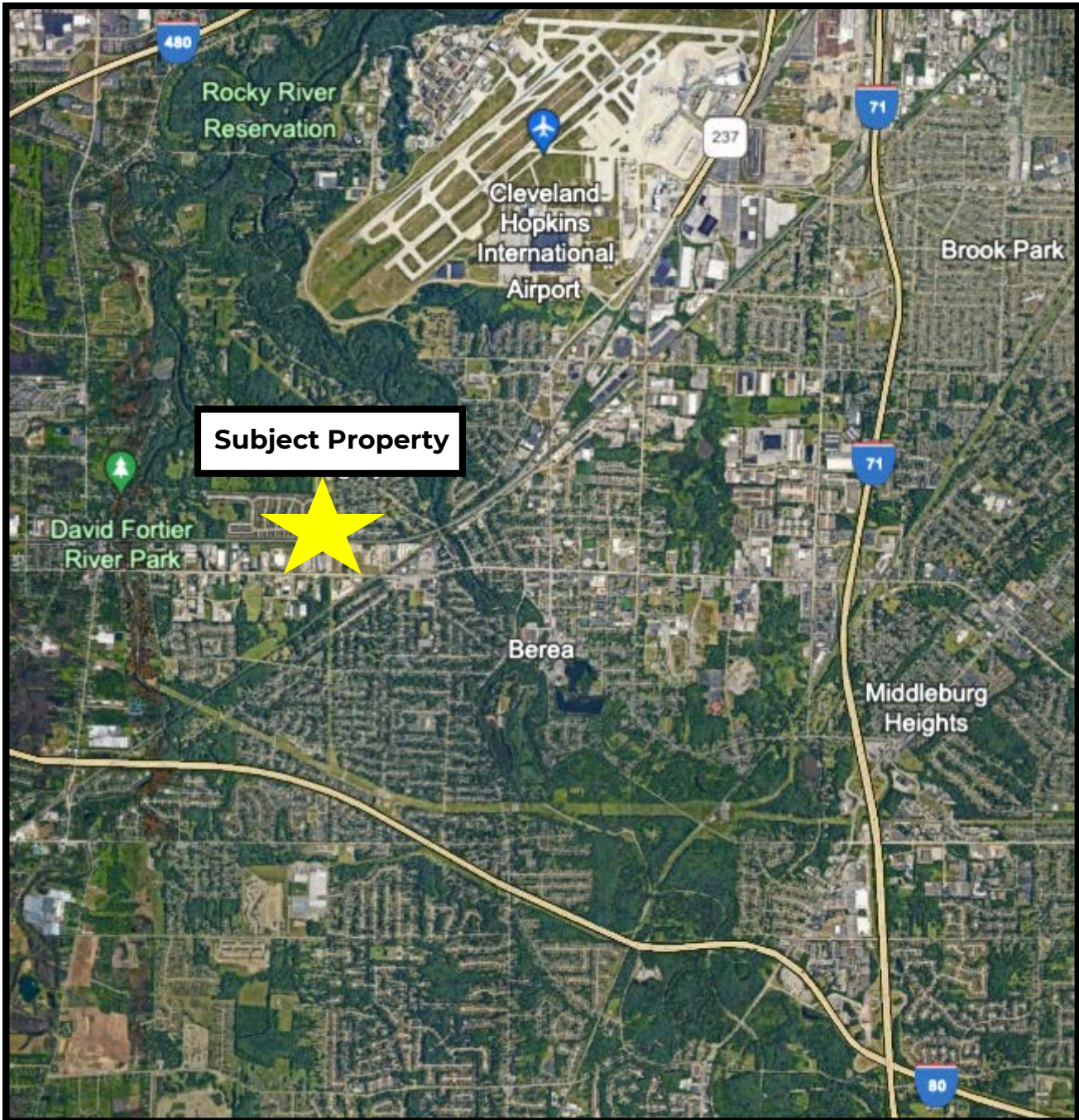
Unit 15



Unit 18 & 20



Unit 19



1.5 Miles to OH State Route 237

3.0 Miles to I-71

4.7 Miles to I-480

5.2 Miles to I-80

3.9 Miles to Cleveland Hopkins International Airport



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	8,168	45,176	148,320
Households	3,373	18,368	61,296
Average Household Income	\$83,726	\$84,398	\$86,793