



OFFICE SPACE FOR LEASE

HORIZON EDUCATION CENTERS

25300 LORAIN ROAD, NORTH OLMS TED, OH



DESCRIPTION

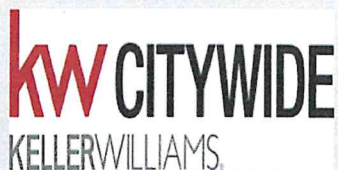
Great opportunity for anyone needing a new office to take advantage of an overflow of space at the new Horizon Education Centers Corporate Headquarters in North Olmsted. The third and fourth floor are now available to lease. Each floor is approximately 5,000 square feet with a minimum space requirement of 2,500 square feet. Currently both floors are shells and need utilities brought up to them which owner is willing to do with a 5 year minimum lease term. All build-out costs are negotiable. There is some flexibility and they are open to all proposals relating to this great space. First floor will be a common area with large conference room available by reservation for all tenants. There will also be a common area lobby by main entrance way into the building. The building is still under construction and the front and 1st floor space is scheduled to be completed by Spring of 2020.

FEATURES

Suite Size: 2,500-5,000 SQ FT
Building Size: 19,716 SQ FT
Stories: 4
Parking: ASSIGNED

DETAILS

Great Location!
Ample Parking!
Close proximity to Major Highways!
Renovated Space!
Flexible Build-Out Terms



Keller Williams Commercial does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

David M. Reddy

Mega Agent, CRS

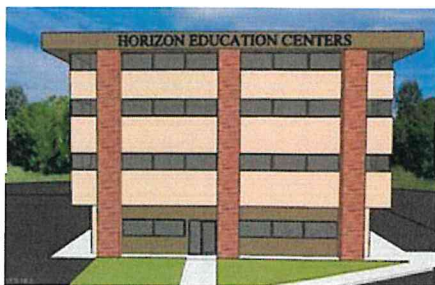
(216)406-4746

dreddy20@hotmail.com

www.thereddygroupohio.com



Cross Property Buyer Full - w/ Photos



Commercial ML: **4143300** Status: **Active** List Price: **\$17**
25300 Lorain Rd, North Olmsted, OH 44070 Sold Price:
 Subdiv/Complex: **Dover** Twp: **North Olmsted** Closing Date:
 Subtype: **Office** County: **Cuyahoga**
 Parcel ID: **231-33-017** Multiple PIN #'s:
 Area: **205-North Olmsted**
 MLS Cross Ref #:
 Directions: **Just west of the intersection of Great Northern Blvd. and Lorain Road. Directly behind Citizens Bank.**

<u>Property Information</u>	Annual Taxes: 21777.00	Homestead: No	Assessments: No	For Sale/Lease:	For Lease
Approx Fin SqFt: 19,716	Traffic Count/Day:			Avail for Auction:	No
SqFt Source:	Current Use: Office			Auction Date:	
Industrial SqFt:	Lot Size (Acres): 1.686			Occupant Type:	Owner
Office SqFt: 7,500	Lot Size Source:			Office Type:	Building
Retail SqFt:	Lot Size Frontage: 1,472			Industrial Type:	
Residential SqFt:	Lot Size Depth:			Retail Type:	
Warehouse Sq Ft:	Lot Size Dimensions:			Special Purpose Type:	
SqFt Price Min: 17	Above Ground Stories: 4			Total # of Drive in Doors:	
SqFt Price Max:	Basement Detail: No/None			Drive in door Max Hght:	
Year Built: 1968	Fences:			Drive in door Min Hght:	
Total # of Prkng Spc: 30	Location: Freestanding			Total # of Dock Doors:	
Miscellaneous:	Parking: Assigned			Dock Door Max Hght:	
Freight Amenities:				Dock Door Min Hght:	
Heating Type: Forced Air				Ceiling Height:	
Heating Fuel: Gas				Ceiling Height Max:	
Roof: Flat				Ceiling Height Min:	
Water/Sewer: Public Water, Public Sewer					
Cooling Type: Central Air					
Terms/Conditions: Will Divide					
Cost:	Per SqFt Cost Per Month:	Cost Per SqFt:		Cost Other:	
Util/Owner Pays:					
Util/Tenant Pays: Cable/Electric Link, Electric, Gas, Heating					

<u>Income & Expenses</u>			Additional Expenses 1:
Gross Rent:	Insurance:		Amount Expenses 1:
Other Income:	Management:		Additional Expenses 2:
Total Gross Rent:	Maintenance:		Amount Expenses 2:
Vacancy Allowance:	Heat:		Additional Expenses 3:
Cap Rate:	Electric:		Amount Expenses 3:
Total Annual Expense:	Sewer/Water:		Additional Expenses 4:
Net Operating Income:	Trash/Rubbish:		Amount Expenses 4:
Expense Information:	Miscellaneous:		Additional Expenses 5:
Annual RE Tax:	Lawn/Snow Maint:		Amount Expenses 5:
	Reserves:		

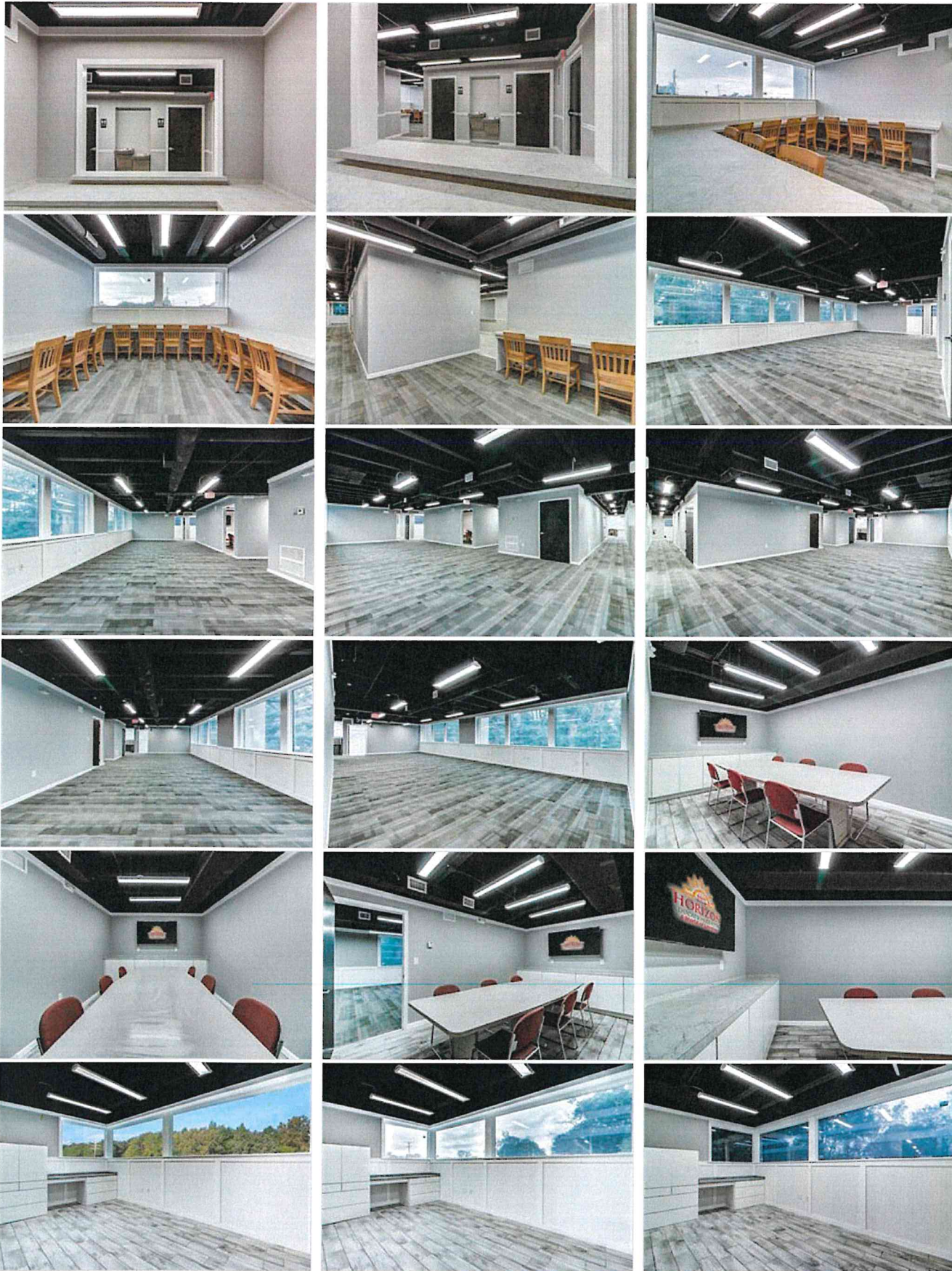
Remarks: **Great opportunity for anyone needing a new office to take advantage of an overflow of space at the new Horizon Education Centers Corporate Headquarters in North Olmsted. The third and fourth floor are now available to lease. Each floor is approximately 5,000 square feet with a minimum space requirement of 2,500 square feet. Currently both floors are shells and need utilities brought up to them which owner is willing to do with a 5 year minimum lease term. All build-out costs are negotiable. There is some flexibility and they are open to all proposals relating to this great space. First floor will be a common area with large conference room available by reservation for all tenants. There will also be a common area lobby by main entrance way into the building. The building is still under construction and the front and 1st floor space is scheduled to be completed by spring of 2020.**

Presented By: **David M. Reddy**
 Primary: **(216) 406-4746**
 Fax: **(440) 710-0632**
 E-Mail: **dreddy20@hotmail.com**
 Web Page: **http://www.thereddyteam.com**

Keller Williams Citywide
2001 Crocker Road, Suite 200
Westlake, OH 44145
(440) 892-2211
 Fax: **(440) 808-9344**
 See our listings online:
www.homeiscleveland.com

MLS# 4143300 25300 Lorain Rd, North Olmsted, OH 44070







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