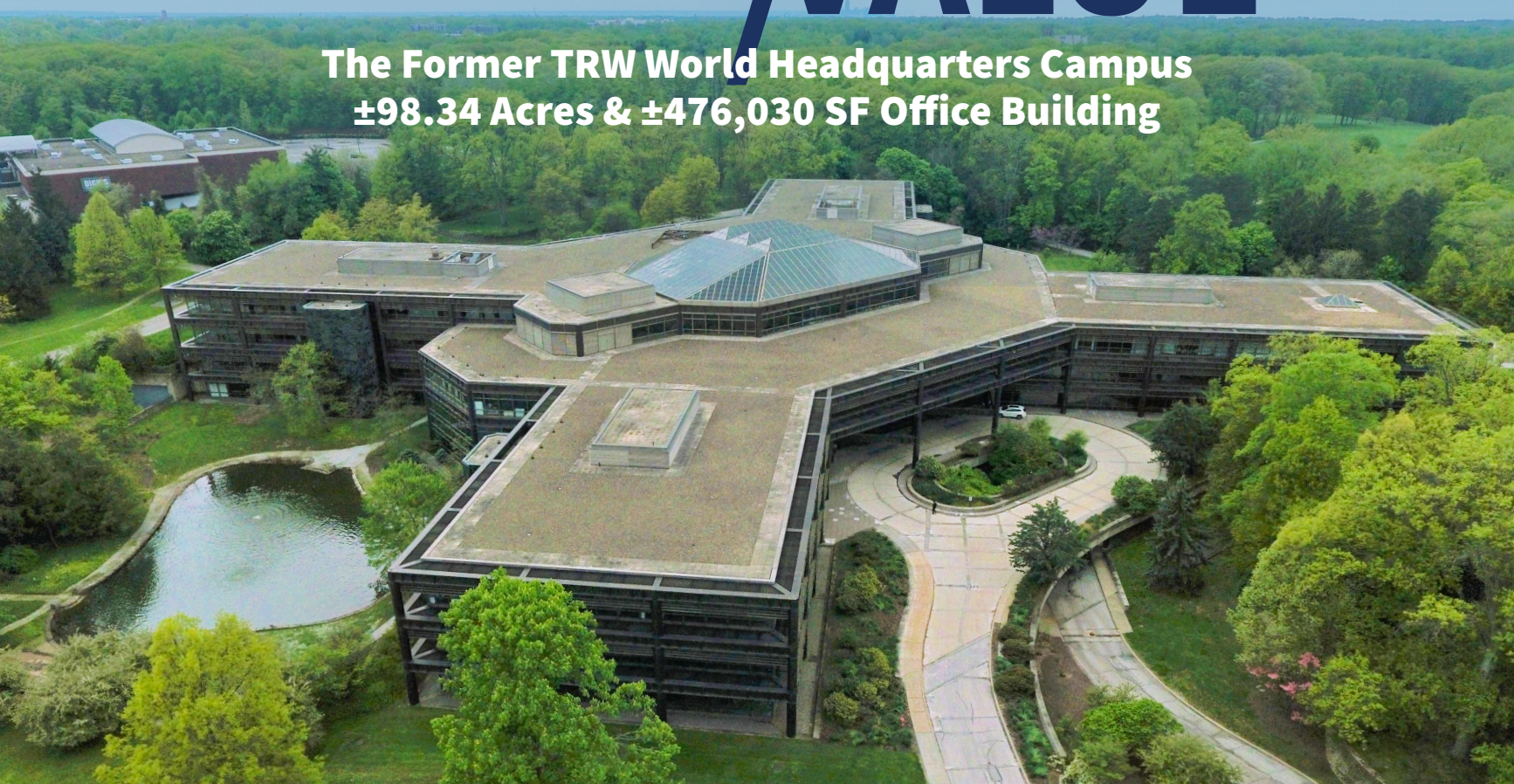


A VISION OF VALUE

The Former TRW World Headquarters Campus
±98.34 Acres & ±476,030 SF Office Building



CBRE is pleased to offer for sale a rare and unique opportunity to purchase the former TRW world headquarters. Built in 1985, the wooded ±98.34 acre campus contains a ±476,030 square foot office building with a ±325,356 square foot two-story ±500 car underground garage. To the North of the main building is the ±27,000 square foot historic Bolton Manor, that was fully rehabbed and converted to a corporate guest house and meeting space in 1985. Located in Northeast Ohio's Eastern suburb of Lyndhurst, the property consist of five parcels with ample land available for development.

PROPERTY FACTS

Property Address	1950 Richmond Road, Lyndhurst, OH 44124
Land Area	±98.34
Total Building Area	±829,986 SF - Total <ul style="list-style-type: none"> ±476,030 SF - Main Building ±325,356 SF - Garage ±27,300 - Bolton Manor ±1,300 SF - Maintenance Garage
Architect	Fujikawa Conterato Lohan & Associates of Chicago (Main Building)
Year Built	Main Building & Underground Garage and Maintenance Garage - 1985; Bolton Manor - 1917
Number of Buildings	3 (Main Building & Underground Garage, Bolton Manor & Maintenance Garage)
Parking	Underground Garage ±325,356 SF; ±500 Spaces
Location	Close proximity to mixed use retail such as Legacy and Beachwood Place, premiere shopping destination in Northeast Ohio, located along highly traveled I-271



 **Cleveland Clinic** + **CBRE**

JOSEPH W. KHOURI
First Vice President
T +1 216 658 6120
joseph.khoury@cbre.com

THOMAS FLYNN
Senior Vice President
T +1 330 670 4409
thomas.flynn@cbre.com

CONOR M. COAKLEY
First Vice President
T +1 216 658 6123
conor.coakley@cbre.com

ISABEL DEROBERTS
Associate
T +1 216 363 6476
isabel.deroberts@cbre.com