

Pioneer
BUILDING

FOR SALE OR LEASE
4800 EAST 131ST STREET | GARFIELD HEIGHTS, OH
OFFICE BUILDING | UP TO 87,548 SF AVAILABLE



BWC SERVICE OFFICE

**VIEW
VIRTUAL
3D BUILD-OUT**

**VIEW
VIRTUAL
3D TOUR**

CBRE

BUILDING INFORMATION

- Office Building Area: 87,548 SF
- Divisible down to 25,000 SF
- Floors: Single story office building with small lower level area and loading dock
- Ceiling Height: 14 feet clear to bottom of bar joists. Existing acoustical tile ceilings at 10 feet
- Parking: Ample amount of spaces with a ratio of 4/1000
- Net Charges: Include real estate taxes, insurance and common area maintenance
- Common Area Maintenance: Includes maintenance of the mechanical system, roof, parking lot, landscaping, snow removal, and rubbish removal to be provided by the Landlord and reimbursed by tenant based upon their pro rata share. Perfect for dense uses and call center capabilities
- Utilities: Tenant will be billed for electric/gas consumption
- Year Built: 1978

TECHNICAL SPECIFICATIONS

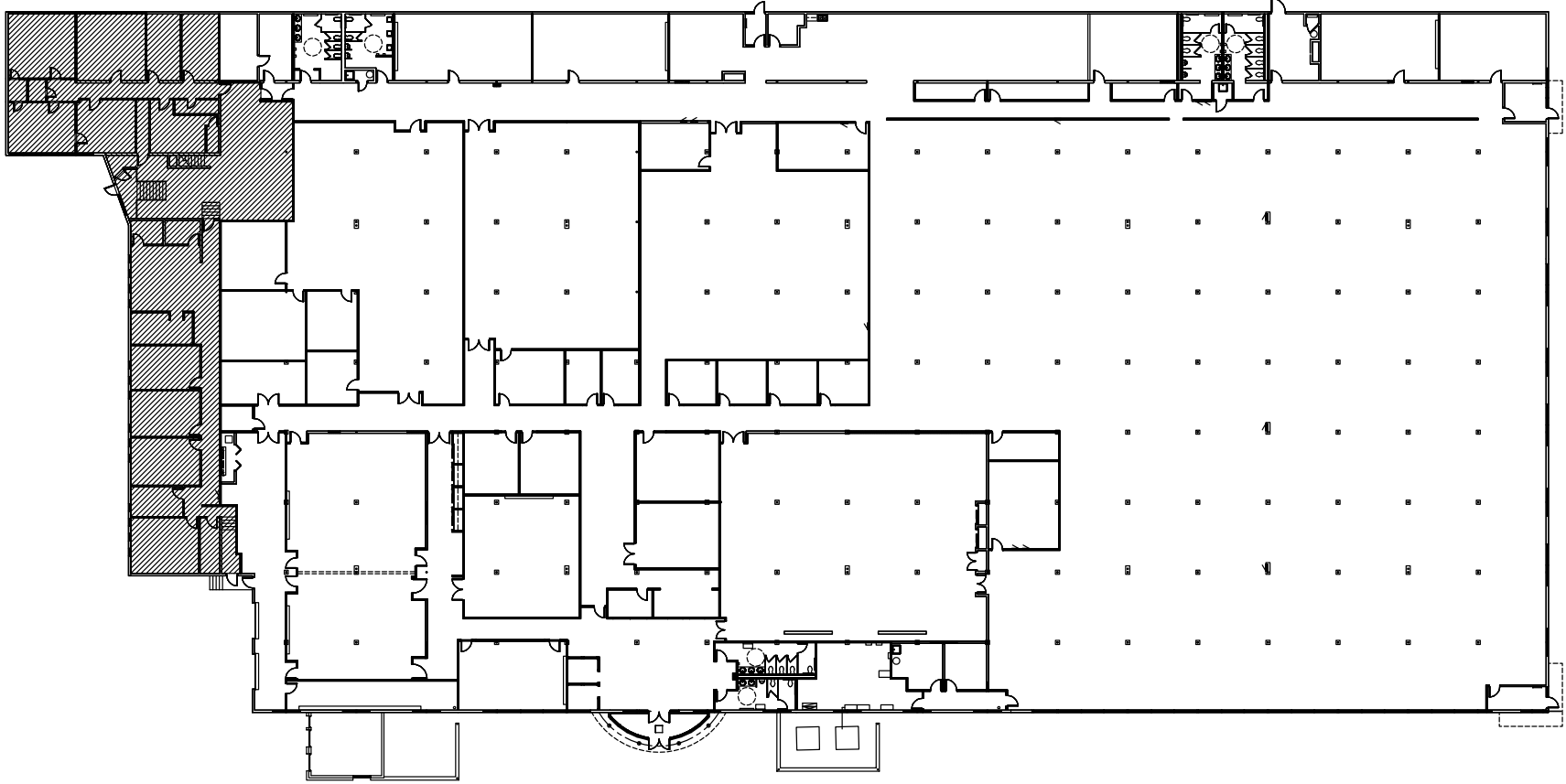
- HVAC: Heating and cooling is provided by constant volume roof top package units with thermostatic controls
- Sprinkler System: Building is fully sprinklered
- Electric Service: 1000 KVA to Building, 480 x 277 feeds. Ample 480/277 and 120/208 available for tenant use
- Fiber: Redundant fiber service at site. Spectrum and AT&T provide fiber to Building from two different central offices entering the Building from two separate locations
- Generator: Existing Cummings 375 KVA diesel fired emergency generator
- Data Room: Raised floor data room area

RENTAL RATE: \$8.00 NNN
SALE PRICE: \$4,500,000.00

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FLOOR PLAN



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LOCATION MAP



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GARFIELD HEIGHTS, OH

LOCATION INFO

- Centrally located at the intersection of I-480 and Broadway Avenue
- Easy access to I-480, I-77, downtown and Hopkins International Airport

AREA AMENITIES

- Easy access to freeway system
- Minutes from Rockside Road Amenities
- Minutes to many restaurants and hotels
- 15 minutes to downtown Cleveland and East and West suburbs

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