

Shibley Properties

whatever it takes

2,048 SF Available



**OLON CENTRE SHOPPES
33705 STATION ST.
OLON, OH 44139**

For more information contact Andrew Shibley
440.552.7786 • andrew@ytr.com • shibleyproperties.com

Property Features

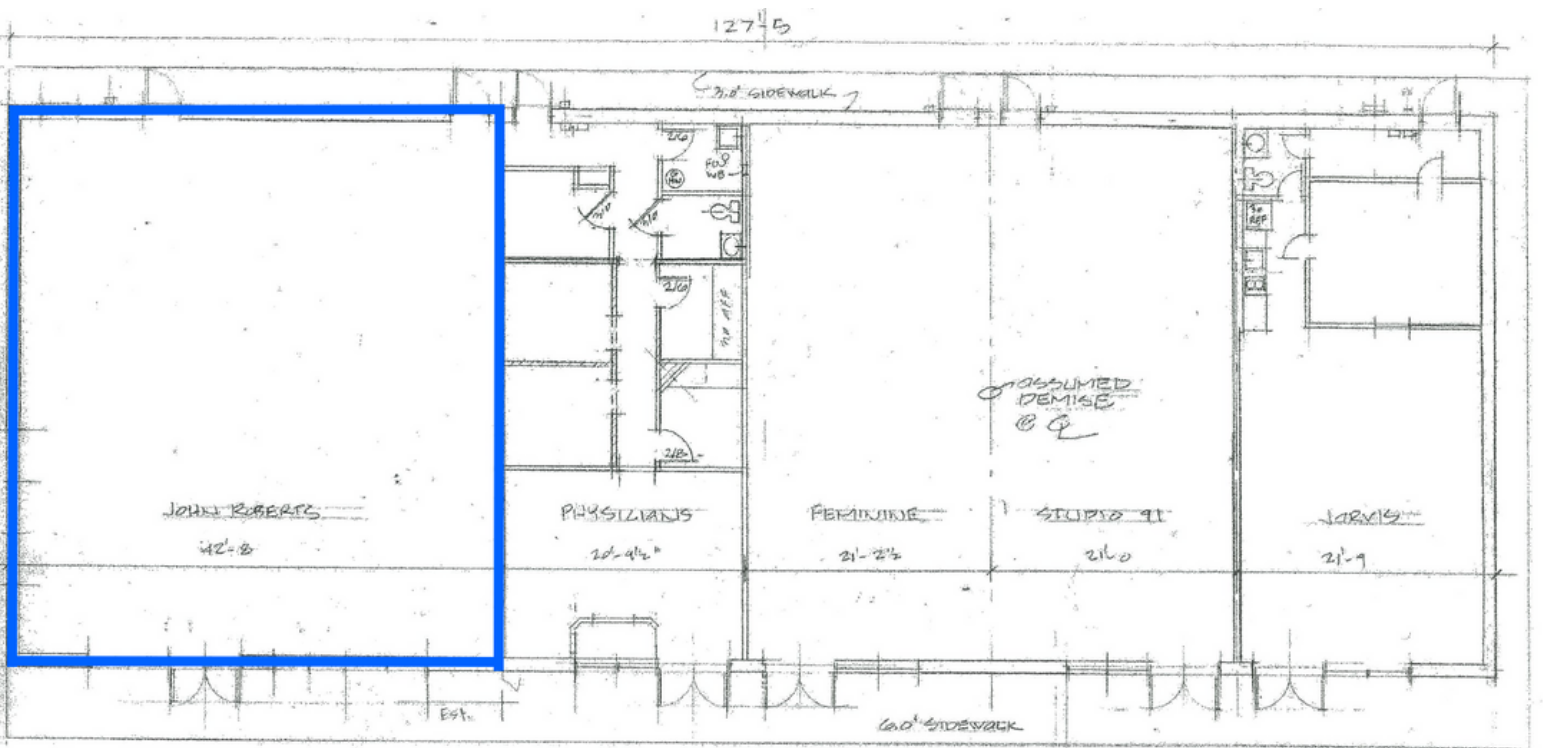


- **Base Rent: \$18.16/SF**
- **Triple Net Estimate: \$2.96/SF**
- **Space Available: 2,048 SF**
- **Close proximity to SR 91 and SR 422 interchange**
- **Multi-tenant retail/office center**
- **Available street/monument signage**
- **Easy all-day parking**

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Floor Plan



| SCHEDULE OF TENANT SPACES @ STATION STREET | | | |
|--|---------|---------------|------------|
| TENANT NAME | SUITE # | GROSS SIZE | % of total |
| JOHN ROBERTS SALON | 33705 | 2,048 SQ. FT. | 33.5% |
| PHYSICIANS WT. LOSS | 33725 | 998 SQ. FT. | 16.3% |
| FEMININE SCENE | 33735 | 1,018 SQ. FT. | 16.6% |
| STUDIO 91 | 33745 | 1,008 SQ. FT. | 16.5% |
| C. JARVIS INSURANCE | 33755 | 1,044 SQ. FT. | 17.1% |
| TOTAL BUILDING | | 6,116 SQ. FT. | 100.0% |



FIRST FLOOR

1/8" = 1'-0"



MEASURED DRAWING for SHIBLEY MANAGEMENT

33705 - 33755 STATION STREET SOLON OHIO 44139

HENRY PIPER ARCHITECT 7 RIVER ST. CHAGRIN FALLS 44022 440-247-7349

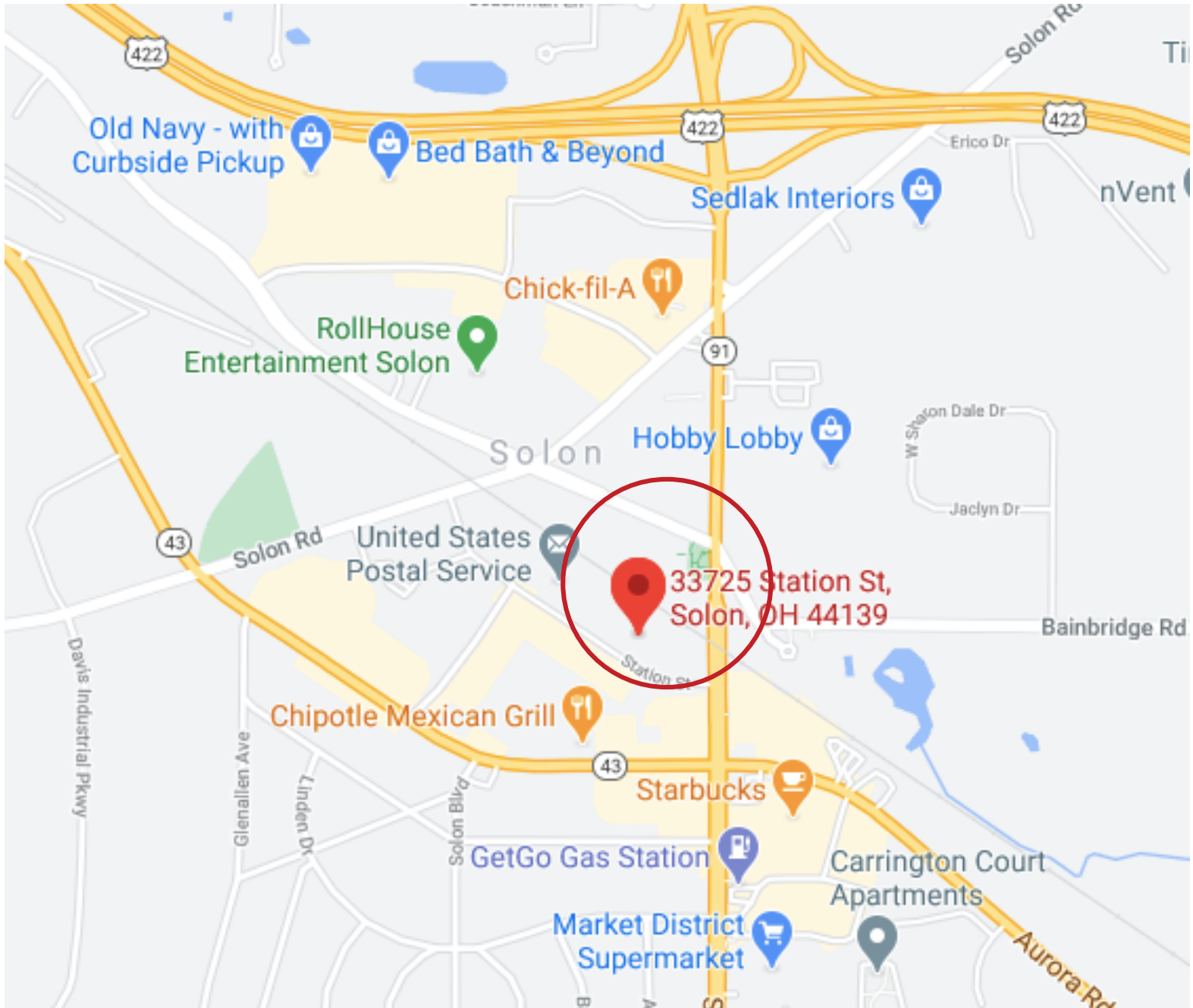
FIRST FLOOR PLAN 1/8" = 1'-0"

SEPT. 24, 2012

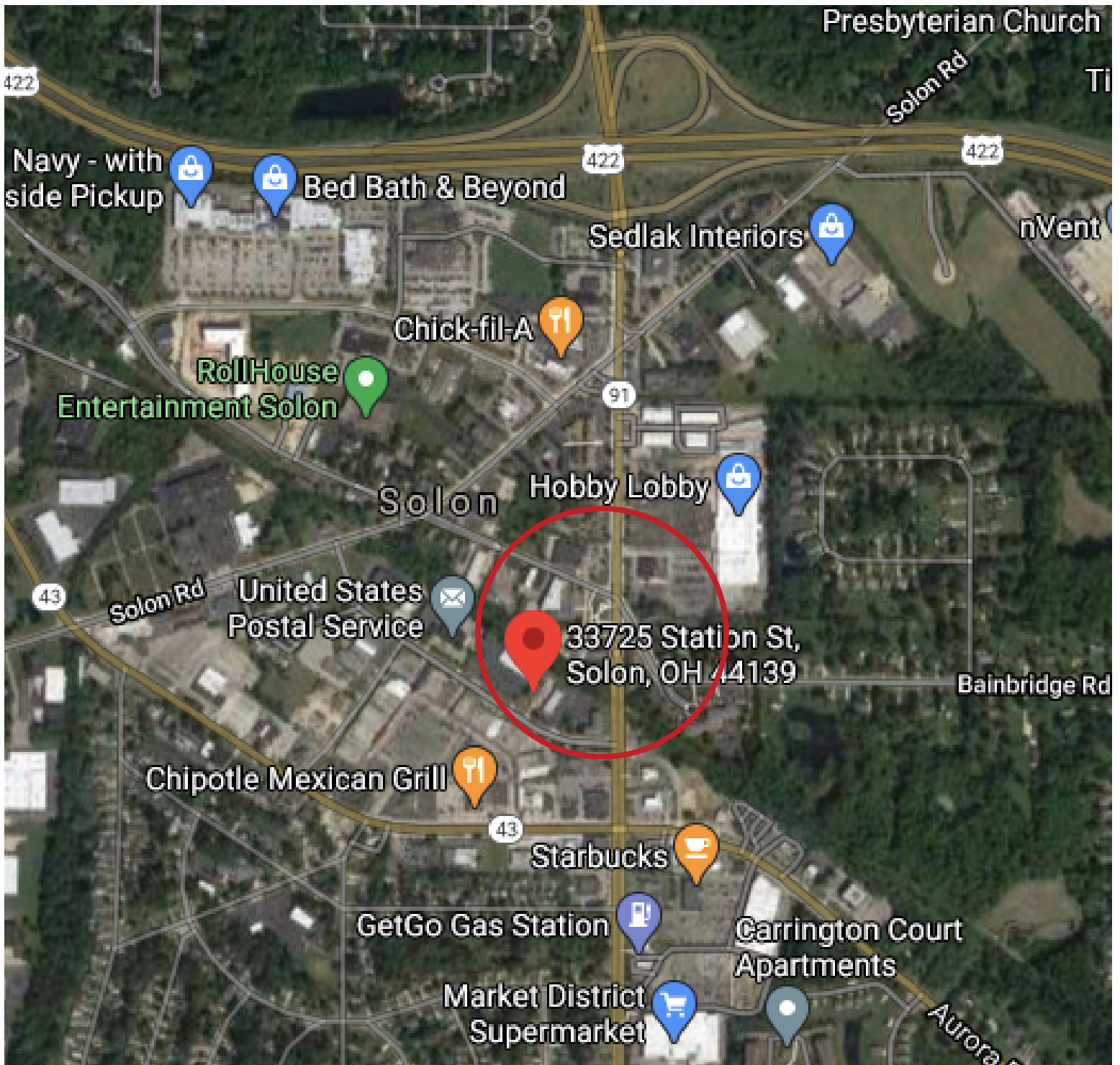
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Note: This floor plan is not guaranteed to be accurate or complete

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