



**31500 BAINBRIDGE ROAD**  
Solon, Ohio 44139



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## AVAILABLE SPACE

12,532 SF  
(Divisible to approx. 8,992 SF)

## LEASE RATE

\$13.00/SF NNN

## COMMENTS

- Rare large block of single-story office space in the heart of Solon, perfect space for corporate headquarters
- Sleek, modern finishes with lots of natural light from glass line on all sides of the building
- Abundant surface parking; ratio of 5.7/1,000 SF
- Easy access to I-271 / I-480 via U.S. 422 at Harper Road and SOM Center Road
- Close to shopping and dining options
- Adjacent parcel for expansion capability, up to an additional 31,000 SF +



**BILL SALTZMAN, CCIM, SIOR** / Executive Vice President / [bsaltzman@crescorealestate.com](mailto:bsaltzman@crescorealestate.com) / +1 216 525 1499  
**DAVID LEB** / Vice President / [dleb@crescorealestate.com](mailto:dleb@crescorealestate.com) / +1 216 525 1488



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WAKEFIELD**



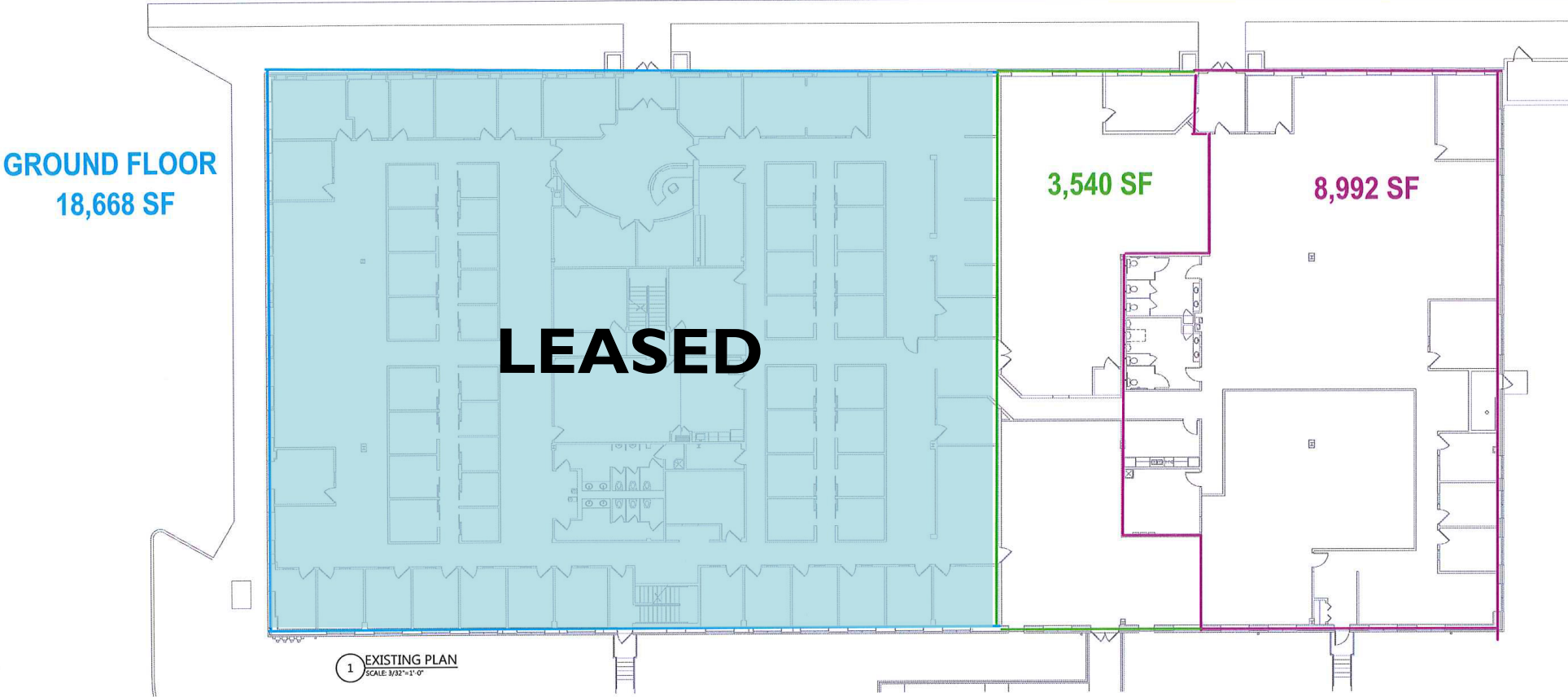
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FLOOR PLAN - 12,532 SF  
MEZZANINE - 2,067 SF (not included in building SF)



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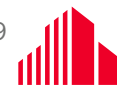


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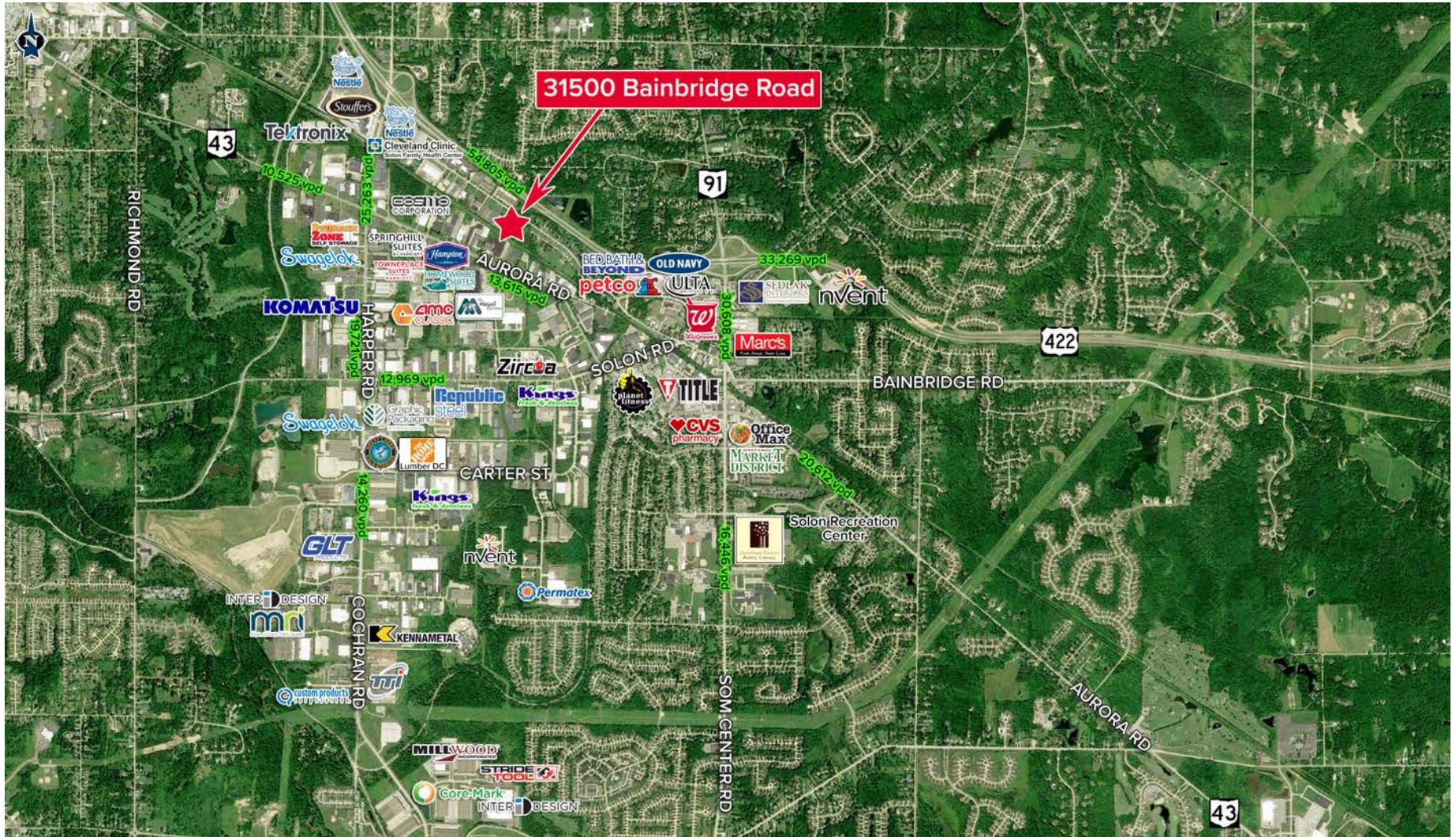


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3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)

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