

Just Reduced!
\$69/S.F.



**Office Investment
Offering Memorandum:**

**Parkland Office Building at
Landerhaven Corporate Park
6000 Parkland Blvd.
Mayfield Heights, OH 44124**



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Investment Summary

Parkland Office Building

INVESTMENT HIGHLIGHTS

- **LOCATION, LOCATION, LOCATION!** Unbelievable Opportunity for Class "A" Value-Add Professional Building Priced Far Below Replacement Cost of Only \$69.83/S.F.
- Irreplaceable Real Estate with Tremendous Upside (Current Occupancy at 33%) or Value-Add Investment with Anticipated 88% Upside in Value (\$4,726,990) at 95% Occupancy Stabilization
- Perfect Opportunity for Owner-User Headquarter Location
- Stabilized 16.41% CAP Rate and Whopping 44.06% Year-1 Projected Cash-on-Cash Return Based on Asking Price (95% Occupancy), Generating an Estimated \$933,642 Increase to NOI
- Signalized Corner Location at Entrance to Well-Known Landerhaven Corporate Center with Excellent Exposure Along Lander Road and Directly Across From Parker-Hannifin's Global Headquarters (61,000 Company-Wide Employees)
- Strong Current Tenancy Offering In-Place Income from Recent NNN Lease Extension with Howard Hanna (Top Residential Real Estate Company Nationally)
- Ideal Contiguous Layout Conducive to Mixed Uses with Two Identical Wings Connected by a Large Diagonally Oriented Glass Atrium - One Wing of the Building Extends to the South (Lander) While the Other Extends to the East (Parkland)
- High-End Building Amenities with Significant Tenant Improvements, Beautifully Landscaped Grounds, Ample Surface Parking on Oversized Lot Perfect for High Parking Demand Businesses, Multiple Interior Upgrades and Attractive Commercial Kitchen in Vacant Unit
- Located Amongst Some of the Highest Concentration of Office Occupancy Rates in the Greater Cleveland Marketplace: Surrounded by Parker-Hannifin Global Headquarters, Progressive Corp., Rockwell Automation (2,000 On-Site Employees), Nesco, ParkOhio, Vibrantz, & Ferro
- One of the Most Desirable and Sought Out Suburban Markets in Northern Ohio for Office, Retail and Other Commercial Properties with Close Proximity to I-271 (137,000+ VPD)
- Just 2 Miles from Cleveland Clinic's Hillcrest Hospital with Approx. 500 Beds and Over 10,000 Employees, Serving the East Side of Cleveland
- Extremely High Visibility Along Lander Road with Excellent Curb Appeal, Prominent Monument Signage, and Easy Access with Convenient Highway Access to I-271 From Cedar Road and Mayfield Road



ADDITIONAL HIGHLIGHTS

- Strong, Affluent Market with Average Household Incomes of Over \$146,000 Within 5-Miles with State-Rated "Excellent" and Top-Rated Mayfield Exempted Village School District
- Major Complimentary Nearby National Retailers: Eastgate Shopping Center, Golden Gate Plaza, Newer Construction Pinecrest Lifestyle Center, Eton Lifestyle Center, Legacy Village, Pavilion, Village Square, Harvard Park and Beachwood Place Mall, Along with Numerous Fitness Centers, Hotels and Restaurants
- Numerous Other Nearby Major Employers: University Hospital's Ahuja Medical Center (2,500 Employees and \$200 Million Recent Expansion), Cleveland Clinic (83,000 Employees), Eaton Corporation HQ (2,000 Employees), Bank of America, Cuyahoga Community College, Site Centers Corp. HQ and ABB Inc. (500 Employees)
- Desirable Suburban Community with Short Commute (14.5 Miles) to Downtown Cleveland with Immediate Proximity to Several Colleges/Universities and Numerous Other High-Profile Companies and Only 25 Miles to Cleveland Hopkins International Airport



LOCATION OVERVIEW



Location Overview

The Parkland Office Building is located approximately 13 miles east of Downtown Cleveland in the highly affluent suburb of Mayfield Heights with high average household incomes surrounding the property in a 5-mile radius of over \$147,000. The featured property is located within a business development of the Landerbrook and Landerhaven Corporate Centers, which is home to many headquarter locations (Parker Hannifin Headquarters, 61,000 employees company-wide, and Rockwell Automation Headquarters, with 2,000 on-site employees) and various other Class "A" office buildings, which are home to numerous prestigious companies. The corporate parks are between Lander and Cedar Roads, some of eastern Cleveland's most noted and heavily traveled roadways boasting amenities galore. Interstate 271, only 0.3 miles west of the building, is a major highway serving the Eastern Cleveland Suburbs and provides excellent access to the property. Traffic counts are upwards of 137,000 vehicles per day along I-271, over 36,000 along Mayfield Road and over 44,000 along Cedar Road. Running north/south, I-271 has connections to I-90, I-480 which connects to I-71, as well as I-80, providing access to all major Cleveland highways.

The Cedar/Lander Road corridor is historically known for being an upscale, highly desirable location for office, retail and commercial properties. Commercial retailers and establishments within a three-mile radius from the buildings attest to the affluence of the area with the on-going growth and expansion of the retail and professional office centers. Additionally, the area has remained extremely contemporary with high growth levels evidenced by the premier mixed-use development of Pinecrest, anchored by RH Cleveland, REI, Silverspot Cinema, and many other high-end, complimentary users: Legacy Village Lifestyle Center, Beachwood Place Mall, the Eton Collection Lifestyle Center (on Chagrin Blvd.), Eastgate Plaza, and Golden Gate Plaza (located nearby in Mayfield, respectively). Ahuja Medical Center, University Hospital's state-of-the-art medical campus, who has been continuously expanding, along with the constant growth of Cleveland Clinic's Hillcrest Hospital, an 11-time 100 Top Hospital winner that has 496 beds (2 miles, 10,000+ employees) and serves the medical needs of Mayfield Heights and the surrounding communities.

Cleveland (6,500+ city employees) is the county seat of Cuyahoga County (7,300+ employees), the second most populous county in Ohio. The region's businesses have diversified from the manufacturing sector into the service economy; particularly the financial services, insurance, and healthcare sectors. Northern Ohio boasts many headquarter locations for major corporations such as American Greetings, Eaton Corp., Sherwin-Williams (brand-new construction headquarters building in process, which includes 4,185 employees), KeyBank (4,800 employees), Progressive Insurance, First Energy, TRW, Goodyear Tire, RPM International, Diebold, Parker-Hannifin, A.Schulman, Timken, J. Smuckers, Nestle, Cliffs Natural Resources and Travel Centers of America. Additionally, Cleveland is home to main operating facilities for NASA, Glenn Research Center, Nestle, Cintas and Jones Day.

Most notably, Cleveland is known for its world-renowned medical facilities, including: The Cleveland Clinic, University Hospitals and MetroHealth Medical Center. Cleveland's largest employer, the Cleveland Clinic, ranks among America's best hospitals, according to the *U.S. News & World Report*. The city is an emerging area for biotechnology and fuel cell research, led by Case Western Reserve University, the Cleveland Clinic, and University Hospitals. The Cleveland Clinic employs a workforce of over 83,000 system-wide to serve the 6,500-beds system-wide and the 1,300-bed main campus, which is located just 9 miles from the property, convenient for many employees living nearby. University Hospitals (8.5 miles) offers 1,032-beds at its main campus, an affiliate of Case Western Reserve University and is northeast Ohio's 2nd largest private sector employer. Together, the Cleveland Clinic and University Hospitals form the largest center for biomedical research in the State of Ohio. The MetroHealth System (20 miles) is in the process of construction of a \$946 million new 12-story hospital and upgrading its main campus. Additionally, the VA Medical Center is also just 9.5 miles away and between the vast amount of healthcare systems, Cleveland is widely known as a medical mecca.

A number of colleges and universities find their home in Cleveland. Most prominent among these is Case Western Reserve University (11,340 students, 4,500+ employees), Cleveland State University (14,100+ students) and Cuyahoga Community College (10,927+ students) all based in Downtown Cleveland. Other higher education opportunities nearby include Baldwin Wallace, John Carroll University and Ursuline College, all great area assets that lead to a solid base of future area employers.

Attractions and entertainment nearby includes: the Gateway complex, consisting of the Cleveland Guardians' Progressive Field, the Cleveland Cavaliers' Rocket Arena, Public Square and JACK Cleveland Casino. Additionally, the property is just a short drive to the North Coast Harbor, which includes: The Rock and Roll Hall of Fame, the Cleveland Browns Huntington Bank Stadium, and the Great Lakes Science Center. The featured asset is also conveniently located just 25 miles from Cleveland Hopkins International Airport.



SUMMARY

Price:	\$5,400,000
Total Area:	77,332 S.F.
Price/SF:	\$69.83
Current NOI:	(\$47,530)
Anticipated NOI at 95% Occupancy:	\$886,112
Year Built/Renovated:	1991/2010/2015
Total Lot Size:	Approx. 6.30 Acres
Foundation:	Concrete
Structure:	Brick/Steel
Floors:	3
Roof:	Non-Ballasted EPDM
Elevators/Stairwells:	2 Elevators/4 Stairwells
Parking (Surface):	Approx. 409 Spaces



Current Operating Data

Rental Income:	\$966,649
Tenant Reimbursements:	\$554,000
Potential Gross Income:	\$1,520,649
Vacancy (Actual):	(\$644,425)
Vacancy for Reimbursements Lost:	(\$369,329)
Effective Gross Income:	\$506,895
Expenses:	(\$554,425)
NOI:	(\$47,530)

Potential Operating Data (95% Occupied)

Rental Income:	\$966,649
Tenant Reimbursements:	\$644,099
Potential Gross Income:	\$1,610,748
Vacancy (5.00%):	(\$48,332)
Vacancy for Reimbursements Lost:	(\$32,205)
Effective Gross Income:	\$1,530,211
Expenses:	(\$644,099)
NOI:	\$886,112
Structural Reserve (\$0.10/S.F.):	\$7,733
Cash Flow After Debt/Reserves:	<u>\$346,493</u>
Projected Cash-on-Cash:	<u>13.69%</u>



Financial Analysis



Tenant	Square Feet	% of Total	Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Rental Changes	Option Rate/S.F.
 Howard Hanna Real Estate Services	25,778	33.33%	2015	6/1/2025	5/31/2030	\$12.50	\$322,224	NNN	None	(1) 5-Yr. 95% of FMV
Vacant	38,666	50.00%	N/A	N/A	N/A	\$12.50	\$483,325	NNN	N/A	N/A
Vacant	12,888	16.67%	N/A	N/A	N/A	\$12.50	\$161,100	NNN	N/A	
Total Building	77,332	100.00%				\$12.50	\$966,649			
Vacancy	51,554	66.67%				\$12.50	\$644,425			





As-Is Financial Analysis



		2023	2024	YTD - Aug 2025	Pro Forma 2026	\$/SF
INCOME:						
Potential Rental Income						
Rental Income		\$ 493,325	\$ 483,325	\$ 281,938	\$ 966,649	\$ 12.50
Tenant Reimbursements						
Real Estate Taxes		-	-	-	170,000	2.20
CAM (1)		277,909	304,103	188,600	244,000	3.16
Insurance		-	-	-	30,000	0.39
Management		-	-	-	25,000	0.32
Electric Billings (2)		99,662	111,706	59,391	85,000	1.10
CAM Utility Billings		-	-	-	-	-
Gross Potential Rental Income		\$ 870,896	\$ 899,134	\$ 529,929	\$ 1,520,649	\$ 19.66
Vacancy (Actual)	66.67%				(644,425)	(8.33)
Vacancy for Reimbursements Lost	66.67%				(369,329)	(4.78)
Effective Gross Income		\$ 870,896	\$ 899,134	\$ 529,929	\$ 506,895	\$ 6.55
OPERATING EXPENSES:						
Management Fee	4.00%	\$ 20,987	\$ 25,159	\$ 14,896	\$ 25,000	\$ 0.32
Real Estate Taxes (3)		207,856	215,307	136,996	170,000	2.20
Insurance		45,107	29,891	26,014	30,000	0.39
Maintenance Salary (4)		39,549	99,276	57,207	50,000	0.65
Landscaping		22,224	22,471	19,615	20,000	0.26
Snow Removal		16,524	14,972	12,725	15,000	0.19
Janitorial/Cleaning		37,696	40,137	25,044	28,000	0.36
Supplies		3,847	5,881	3,448	5,000	0.06
Utilities						
Standard Energy Meter Checks Electric (2)		403	420	280	425	0.01
CAM Electric		83,645	84,389	43,790	85,000	1.10
Gas		27,872	20,491	17,791	20,000	0.26
Water/Sewer		11,602	11,910	4,913	12,000	0.16
Telephone		11,778	13,725	9,177	12,000	0.16
Maintenance and Repair		10,785	9,041	4,659	10,000	0.13
HVAC Contract		18,865	16,560	-	17,000	0.22
HVAC Repairs & Maintenance		3,483	2,104	9,827	3,000	0.04
Paving/Sidewalks/Parking Lot R&M		19,762	30,636	15,513	25,000	0.32
Elevator Repairs & Maintenance		9,707	9,592	7,598	10,000	0.13
Trash Removal		5,240	6,717	4,677	6,500	0.08
Security & Life Safety (5)		9,068	8,896	10,673	9,500	0.12
Roof R&M		871	-	-	1,000	0.01
Total Expenses		\$ 606,871	\$ 667,575	\$ 424,843	\$ 554,425	\$ 7.17
Net Operating Income		\$ 264,025	\$ 231,559	\$ 105,086	\$ (47,530)	\$ (0.61)
Pricing Analysis						
Net Operating Income					\$ (47,530)	\$ (0.61)
Valuation					\$ 5,400,000	\$ 69.83

(1) Historically all reimbursements have been grouped together in one CAM expenses line item. We have separated for Pro Forma purposes.

(2) Historically, the income has been more than the expense due to a timing issue because ownership bills in arrears, and it's possible ownership was reimbursed for an extra month during the calendar year as well. The vacant space is currently temperature controlled and has some lights on in the space.

(3) Taxes are currently being appealed and the expectation is for real estate taxes to be decreased to what is shown.

(4) The current owners have multiple properties and have internal allocation for accounting/administrative salaries. These partial salaries are not included in the Maintenance Salary above. What the estimated salary for actual on-site maintenance for just this building is shown above.

(5) \$13,000 removed from the Life Safety expense for repairs to the emergency generator.



Stabilized Financial Analysis

		Pro Forma 2026	
		2026	\$/SF
INCOME:			
Potential Rental Income			
Rental Income		\$ 966,649	\$ 12.50
Tenant Reimbursements			
Real Estate Taxes		170,000	2.20
CAM		283,500	3.67
Insurance		30,000	0.39
Management		40,599	0.52
In-Suite Electric Billings		120,000	1.55
CAM Utility Billings		-	-
Gross Potential Rental Income		\$ 1,610,748	\$ 20.83
Vacancy Factor	5.00%	(48,332)	(0.62)
Vacancy Factor for Reimbursements Lost	5.00%	(32,205)	(0.42)
Effective Gross Income		\$ 1,530,211	\$ 19.79
OPERATING EXPENSES:			
Management Fee	4.00%	\$ 40,599	\$ 0.52
Real Estate Taxes		170,000	2.20
Insurance		30,000	0.39
Maintenace Salary (2)		55,000	0.71
Landscaping		20,000	0.26
Snow Removal		15,000	0.19
Janitorial/Cleaning		40,000	0.52
Supplies		16,000	0.21
Utilities			
In-Suite Electric		120,000	1.55
Gas		20,000	0.26
Water/Sewer		22,000	0.28
Telephone		13,000	0.17
Maintenance and Repair		15,000	0.19
HVAC Contract		17,000	0.22
HVAC Repairs & Maintenance		3,000	0.04
Paving/Sidewalks/Parking Lot R&M		20,000	0.26
Elevator Repairs & Maintenance		10,000	0.13
Trash Removal		8,000	0.10
Security & Life Safety		8,500	0.11
Roof R&M		1,000	0.01
Total Expenses		\$ 644,099	\$ 8.33
Net Operating Income		\$ 886,112	\$ 11.87

Total Expenses	\$ 644,099	\$ 8.33
Net Operating Income	\$ 886,112	\$ 11.46
Loan Analysis		
Net Operating Income	\$ 886,112	\$ 11.46
Cash Flow Available Before Debt Service	\$ 886,112	\$ 11.46
Capitalization Rate	8.75%	8.75%
Valuation	\$ 10,130,000	\$ 130.99
Loan to Value	75.00%	75.00%
Loan Amount	\$ 7,597,500	\$ 98.25
Rate	5.75%	5.75%
Term	10	10
Amortization	30	30
Annual Debt Service	\$ 532,043	6.88
Debt Service Coverage Ratio	1.67	1.67



Stabilized - 95% Occupancy Based on Current Ask Price

	Pro Forma 2026	
	2026	\$/SF
Net Operating Income	\$ 886,112	\$ 11.46
Analysis		
Capitalization Rate	16.41%	16.41%
Valuation	\$ 5,400,000	\$ 69.83
Expected Cash-on-Cash Return	44.06%	

Stabilized - 95% Occupancy Valuation Based on 8.75% CAP Rate

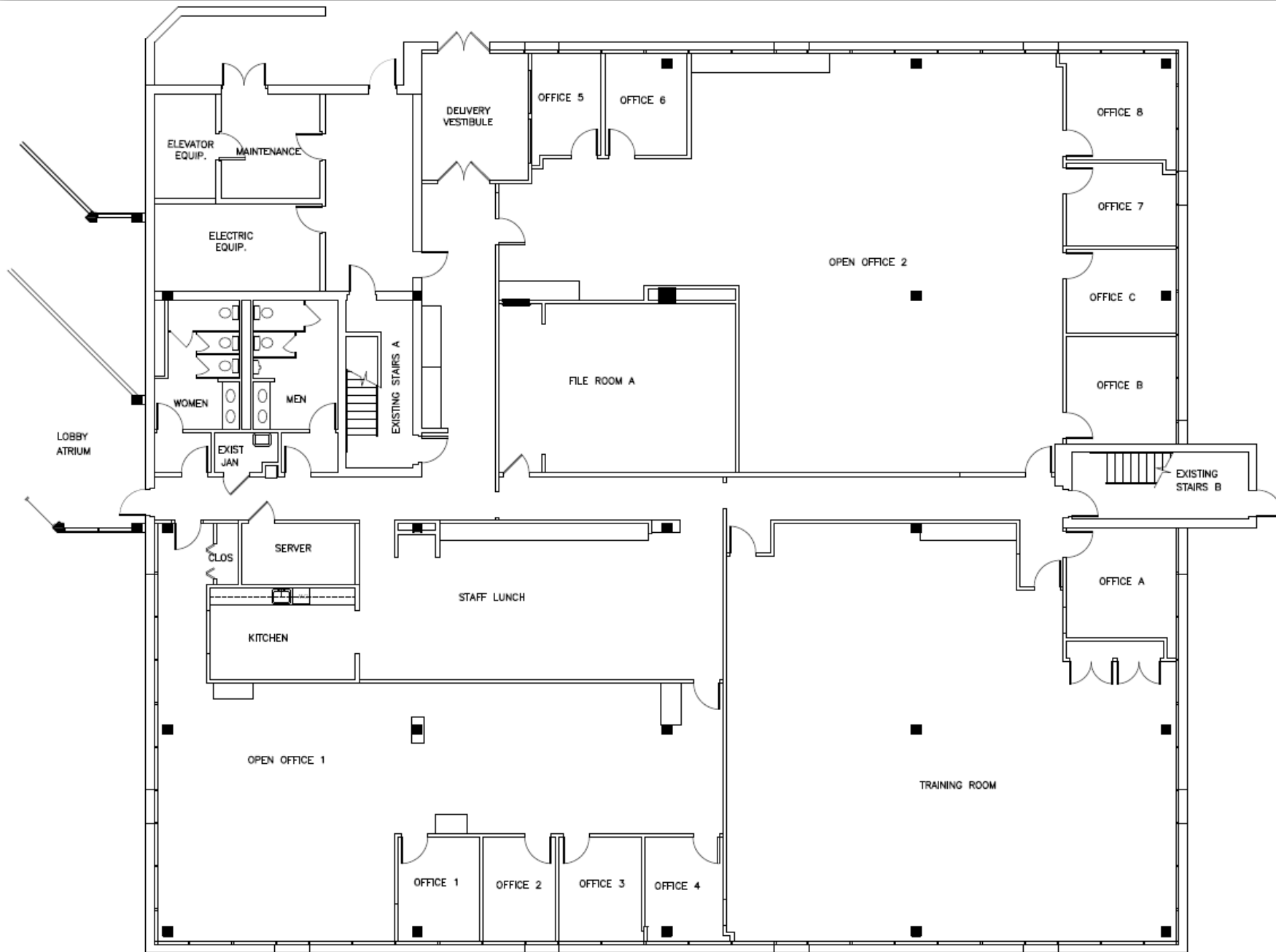
	Pro Forma	
		\$/SF
Net Operating Income	\$ 886,112	\$ 11.46
Analysis		
Capitalization Rate	8.75%	8.75%
Valuation	\$ 10,130,000	\$ 130.99



Property Analysis



Floor Plans - First Floor (Lander Side)

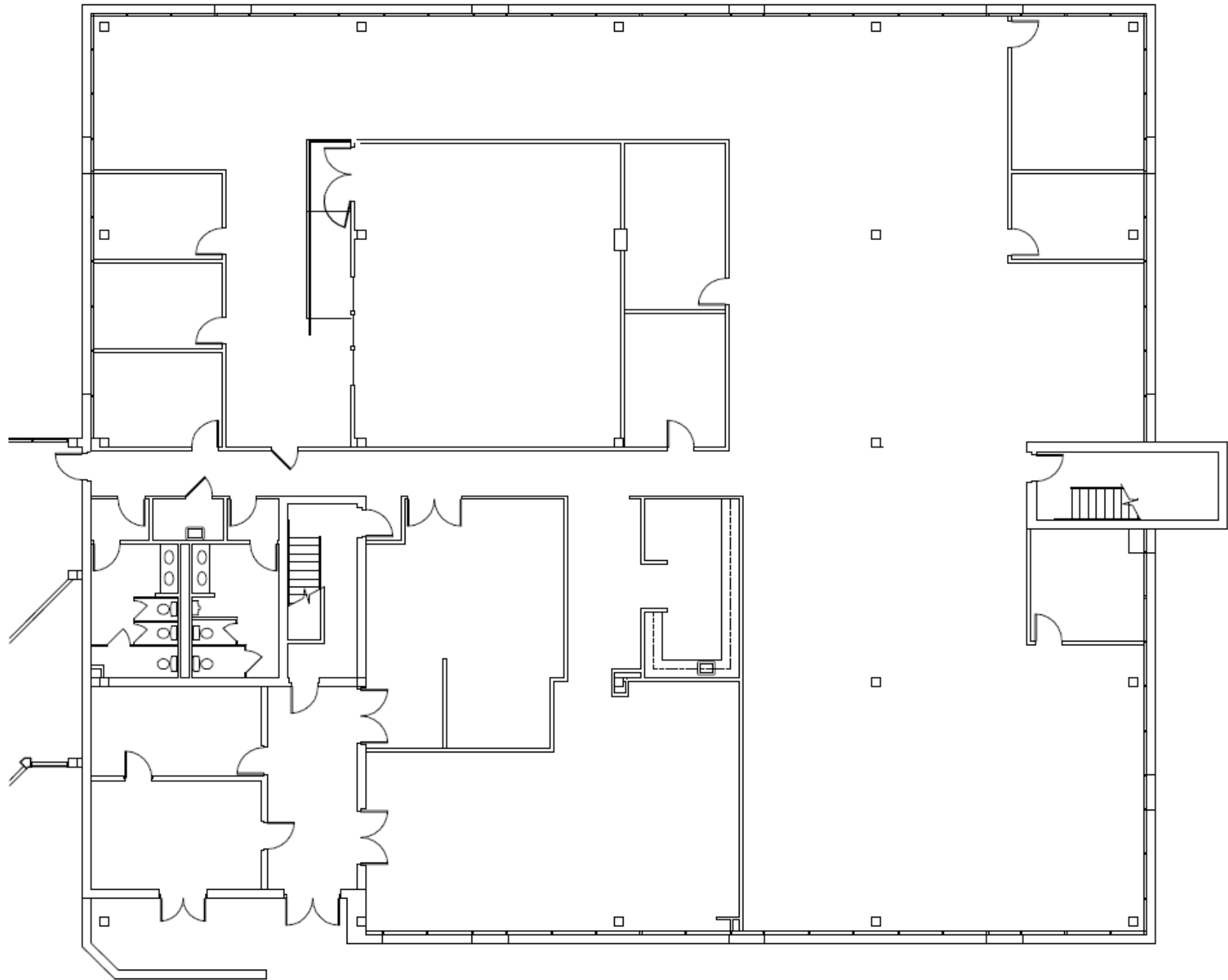


LANDER SIDE
EXISTING FIRST FLOOR PLAN
NOT TO SCALE





Floor Plans - First Floor (Parkland Side)

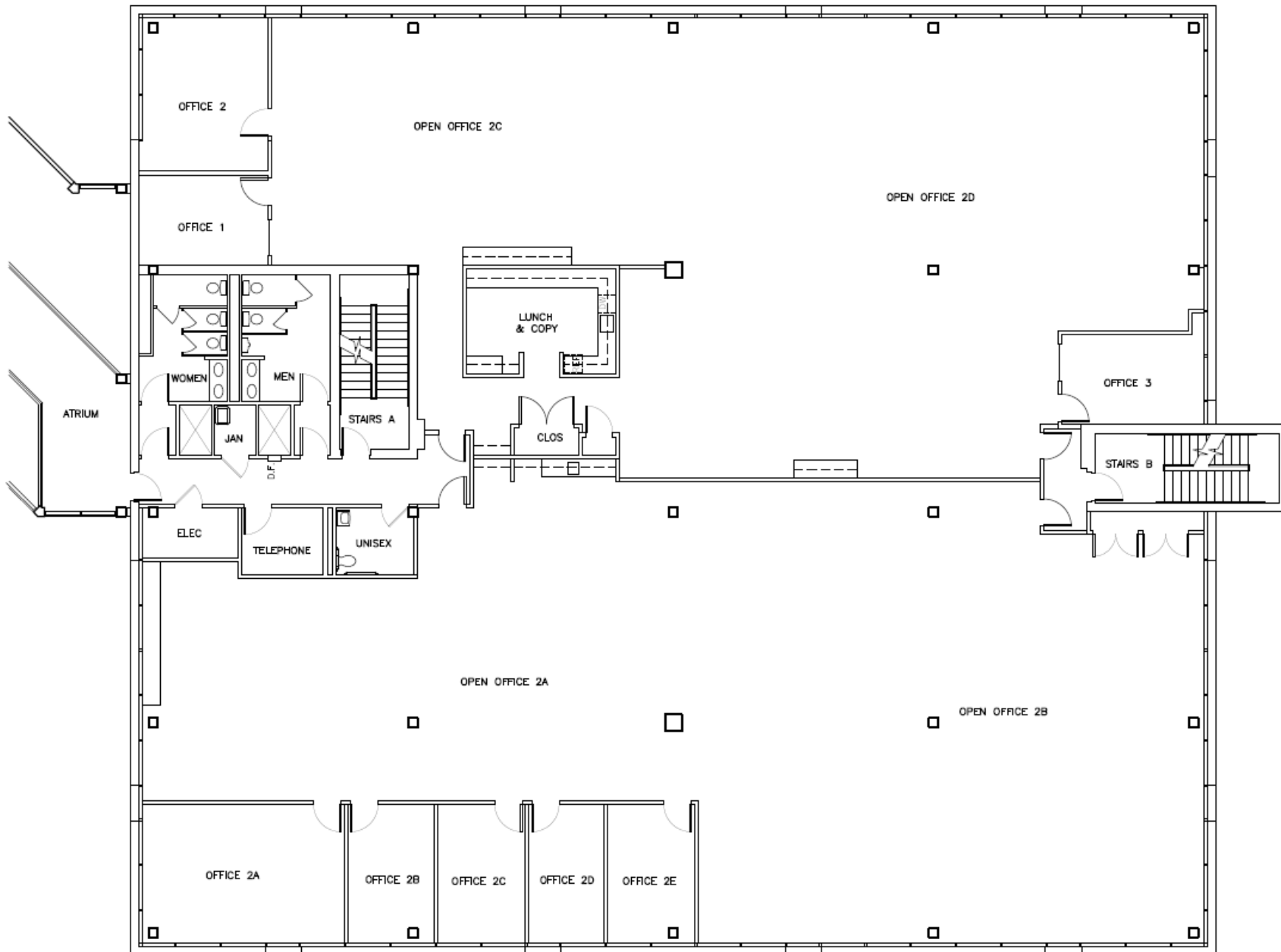


**PARKLAND SIDE
EXISTING FIRST FLOOR PLAN**
NOT TO SCALE





Floor Plans - Second Floor (Lander Side)

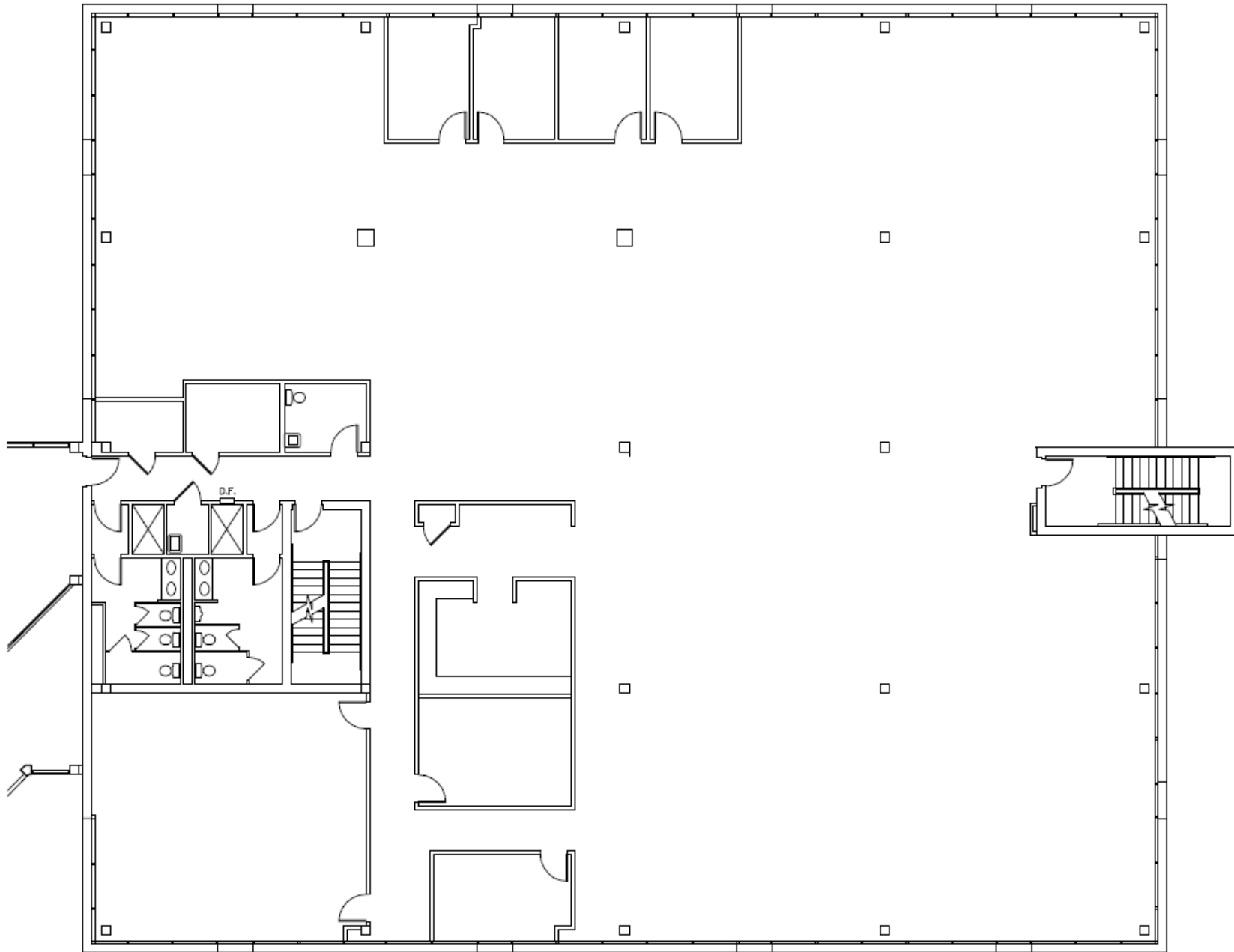


LANDER SIDE
EXISTING SECOND FLOOR PLAN
NOT TO SCALE





Floor Plans - Second Floor (Parkland Side)

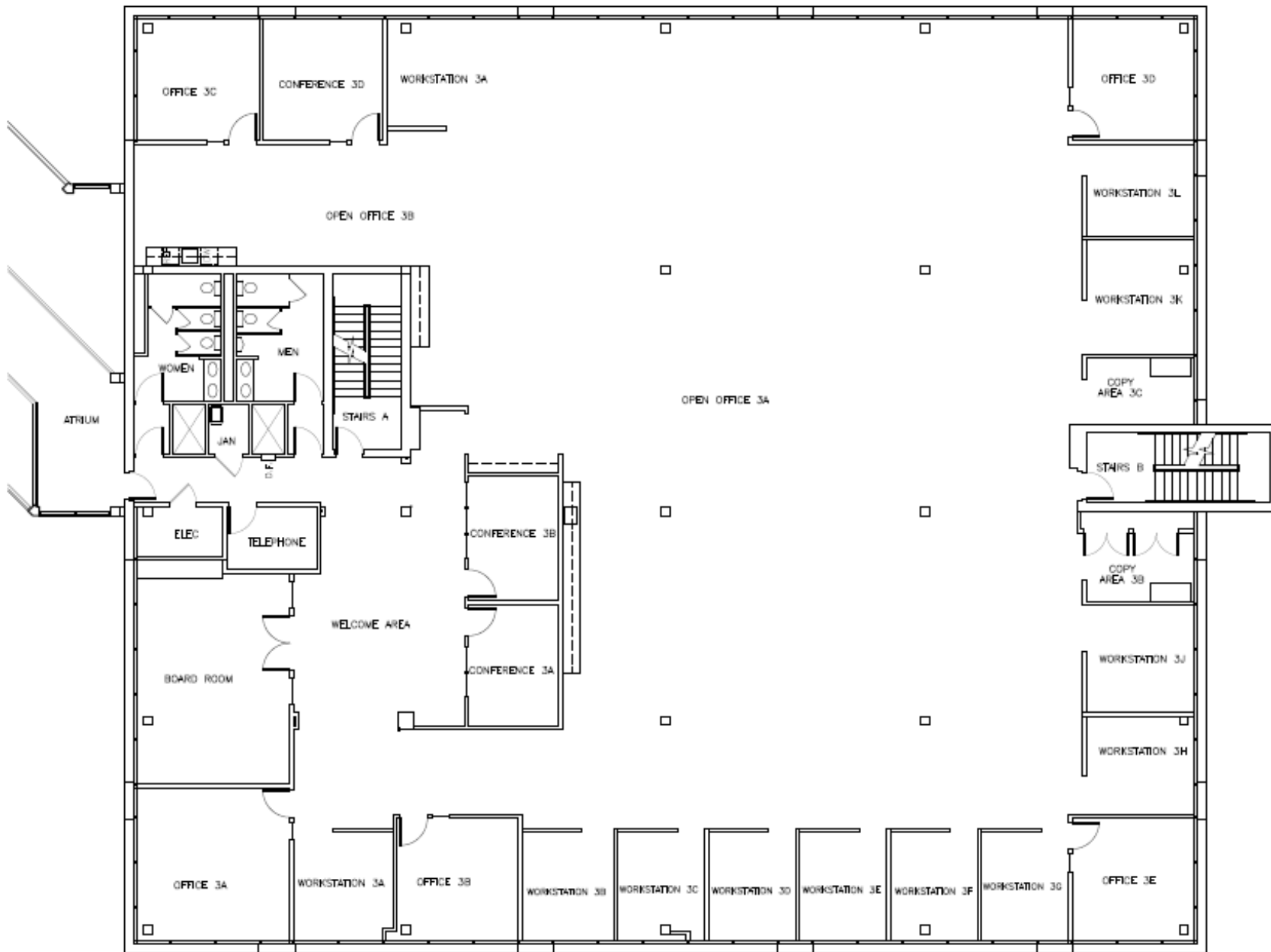


**PARKLAND SIDE
EXISTING SECOND FLOOR PLAN**
NOT TO SCALE





Floor Plans - Third Floor (Lander Side)

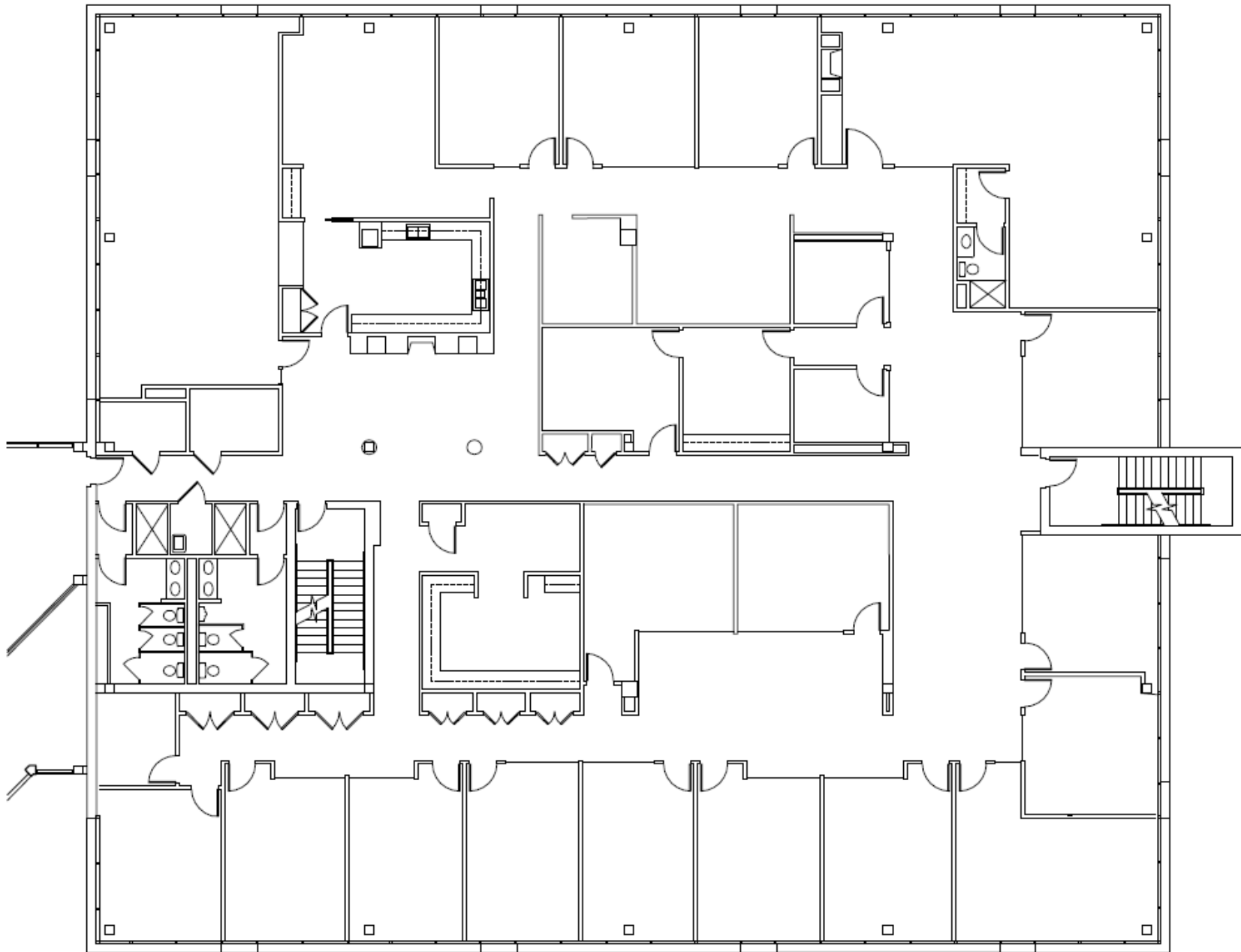


LANDER SIDE
EXISTING THIRD FLOOR PLAN
NOT TO SCALE





Floor Plans - Third Floor (Parkland Side)



**PARKLAND SIDE
EXISTING THIRD FLOOR PLAN**
NOT TO SCALE



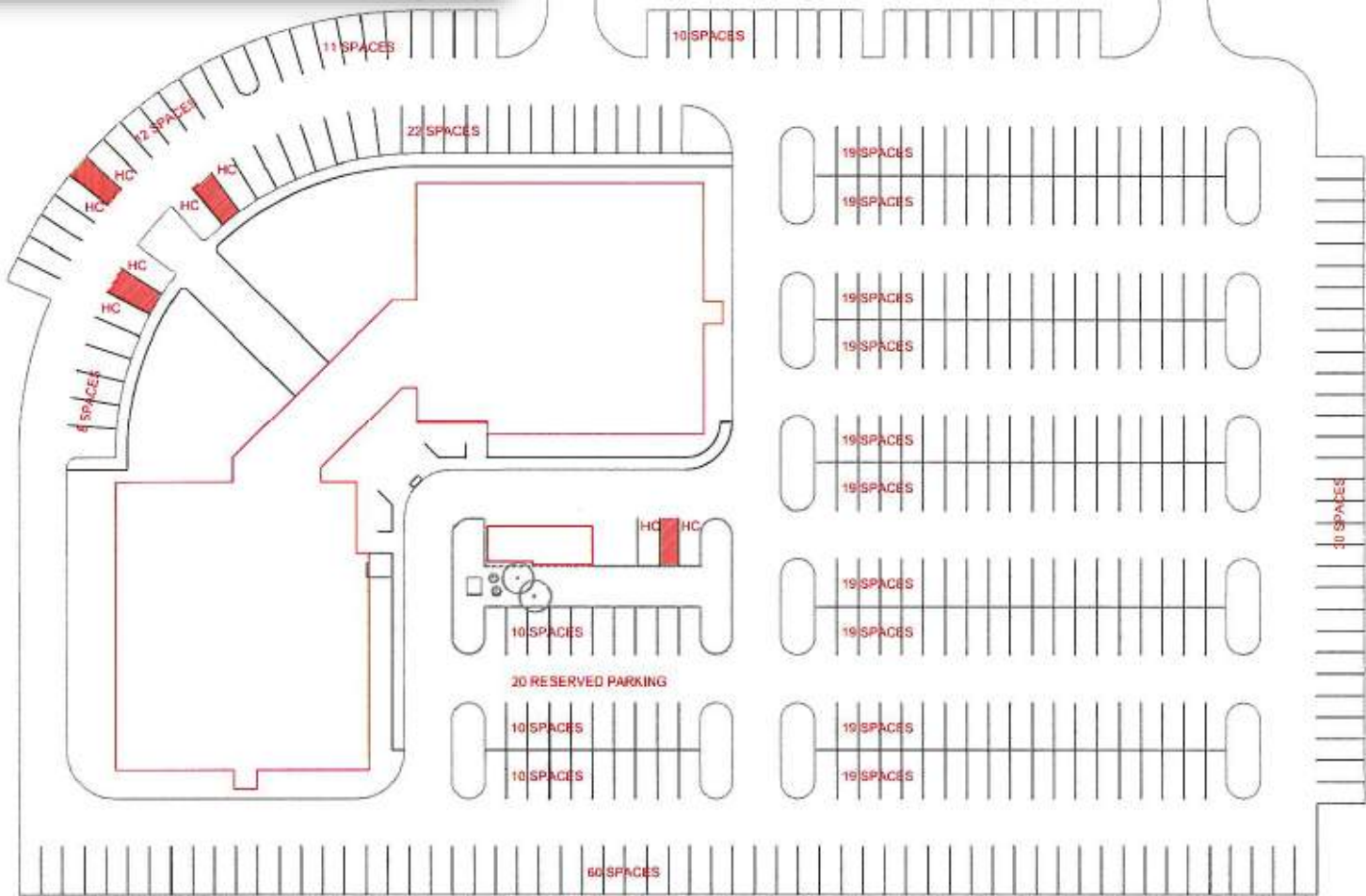


Parking Lot Layout



LANDER ROAD

PARKLAND BOULEVARD



Parking Layout





Area Attractions Map





Aerial Map Immediate Surrounding Area





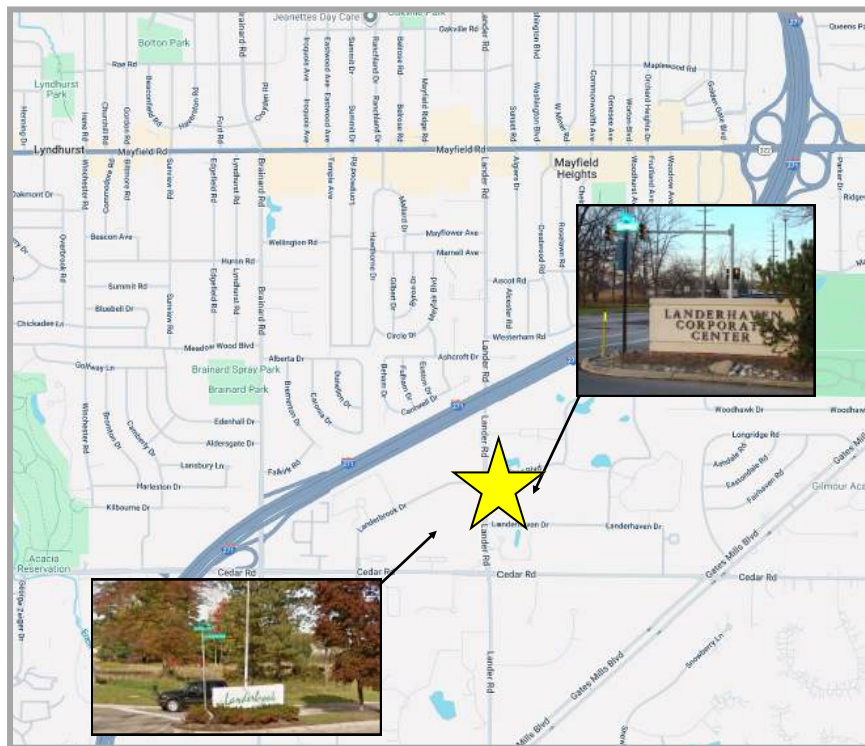
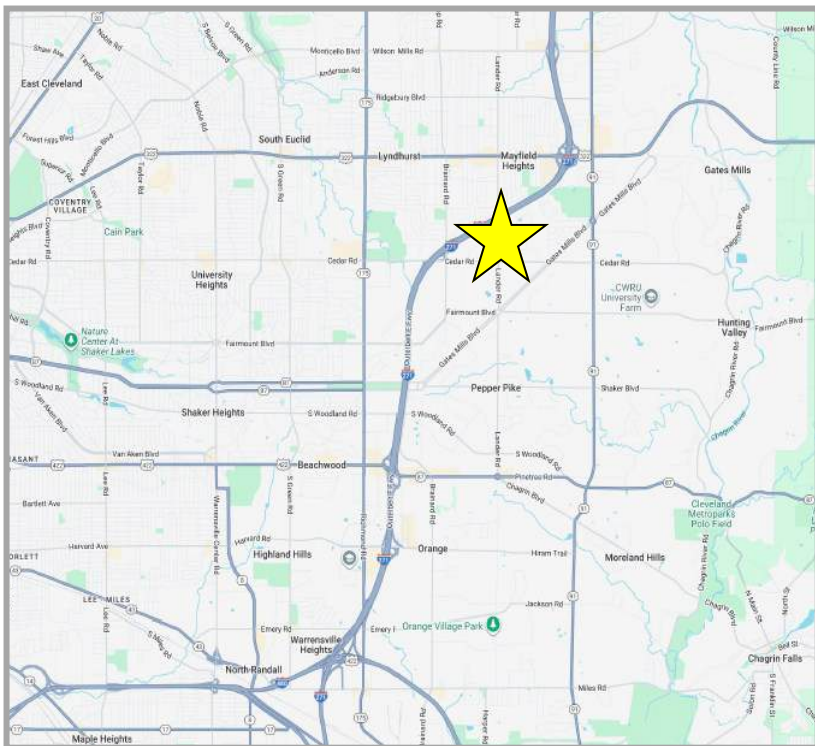
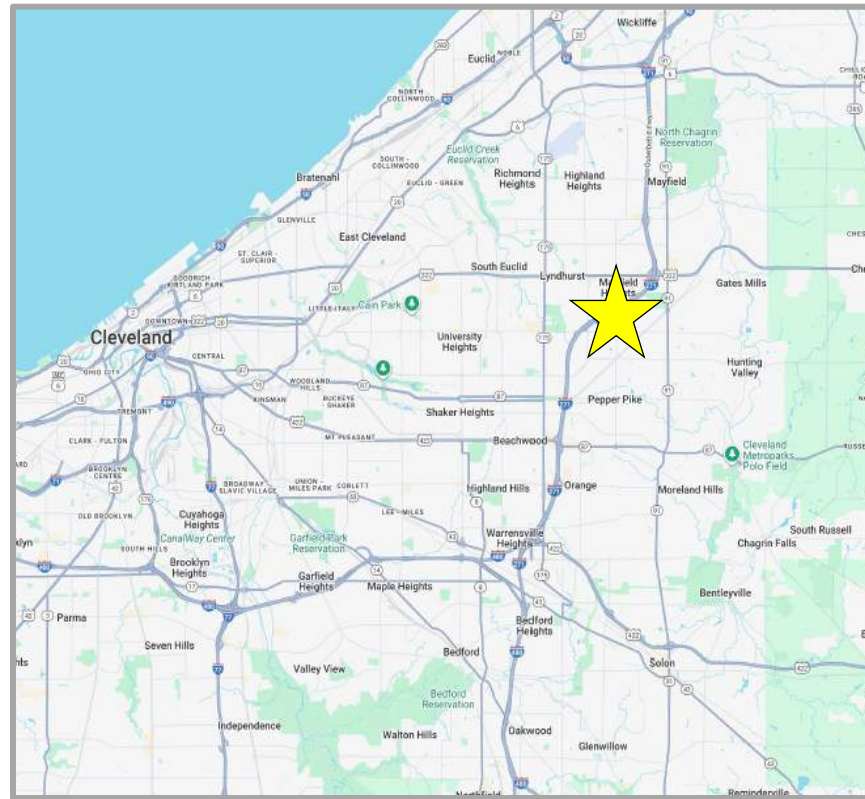
Surrounding Area's Complimentary Professional Tenancy



Area Photos



Location Maps





6000 Parkland Blvd Mayfield Heights, OH 44124	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,515	59,563	146,897
2010 Census Population	8,170	58,575	145,482
Historical Annual Growth 2010 to 2025	0.3%	0.1%	-
2025 Median Age	46.7	44.7	42.2
Households			
2025 Estimated Households	3,872	26,690	63,070
2010 Census Households	3,702	26,283	61,623
Historical Annual Growth 2010 to 2025	0.3%	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	77.9%	72.8%	63.1%
2025 Estimated Black or African American	11.9%	16.0%	27.5%
2025 Estimated Asian or Pacific Islander	5.6%	6.9%	5.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	-
2025 Estimated Other Races	4.4%	4.2%	4.2%
2025 Estimated Hispanic	3.5%	3.3%	3.2%
Income			
2025 Estimated Average Household Income	\$131,950	\$144,482	\$146,173
2025 Estimated Median Household Income	\$101,205	\$99,453	\$100,948
2025 Estimated Per Capita Income	\$60,201	\$64,971	\$62,957
Education (Age 25+)			
2025 Estimated High School Graduate	20.2%	18.8%	17.6%
2025 Estimated Some College	19.0%	16.5%	16.7%
2025 Estimated Associates Degree Only	5.5%	6.5%	7.7%
2025 Estimated Bachelors Degree Only	25.4%	27.2%	25.8%
2025 Estimated Graduate Degree	25.2%	27.0%	28.3%
Business			
2025 Estimated Total Businesses	503	3,337	8,422
2025 Estimated Total Employees	17,478	50,503	106,392
2025 Estimated Employee Population per Business	34.7	15.1	12.6
2025 Estimated Residential Population per Business	16.9	17.8	17.4



Tenant Analysis



Real Estate Services

howardhanna.com

Established in 1957 by Howard and Anne Freyvogel Hanna, with a single office in Pittsburgh, the family-owned Howard Hanna Real Estate Services is now the #1 family-owned and -operated broker in the country. Through the years, Howard Hanna has grown to be the top real estate company in the markets they serve. As the #1 privately owned Real Estate Company in the country, Howard Hanna can help you successfully navigate the process with ease - whether buying, selling, relocating, or seeking financing or insurance, the company can help. Each of their nearly 500 offices staffs a full time, non-competing sales manager who is there to help, along with the company boasting over 15,000 agents. Through the incentive programs, agents enjoy limitless opportunities and customized training programs to jumpstart careers. As the largest family-owned and -operated real estate company in the United States, offices also house other vital departments at the corporate offices, including information technology, marketing, accounting, event planning, human resources and recruiting.

Source: howardhanna.com

Tenant Lease Abstract

Headquarter:	Pittsburgh, PA
# of Total Locations:	500+
GLA:	25,778
Tenant Since:	2015
Current Term Start:	6/1/2025
Lease Expiration:	5/31/2030
Rental Bumps:	None
Options:	(1) 5-Yr.
Exclusive:	None
Other Termination:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$322,224.00	\$26,852.00	\$12.50
Option 1:	95% of Fair Market Value		

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Management/Admin. Fee:	Pro Rata Share



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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