

AVAILABLE FOR SUBLEASE  
9,060- 53,690 SF MODERN OFFICE SPACE  
31500 Solon Road | Solon, Ohio

Rare Class A Solon Turnkey Office Space



CLICK HERE  
FOR  
VIRTUAL  
TOUR

LEASE RATE: \$17.00/SF GROSS

HIGHLIGHTS



CALL CENTER SET UP  
WITH CLASS A FINISHES



PARKING  
AMPLE FREE PARKING SPACES (5.5/1,000 SF)



TENANTS HAVE ACCESS TO  
FITNESS CENTER, CAFE, LOADING DOCK,  
OUTDOOR PATIO AND POND



BEAUTIFUL SCENIC  
PARK-LIKE SETTING



CLOSE PROXIMITY TO  
SHOPPING AND DINING OPTIONS



EASY ACCESS TO  
I-271, I-480, STATE ROUTE 422 & ROUTE 91  
(SOM CENTER ROAD)



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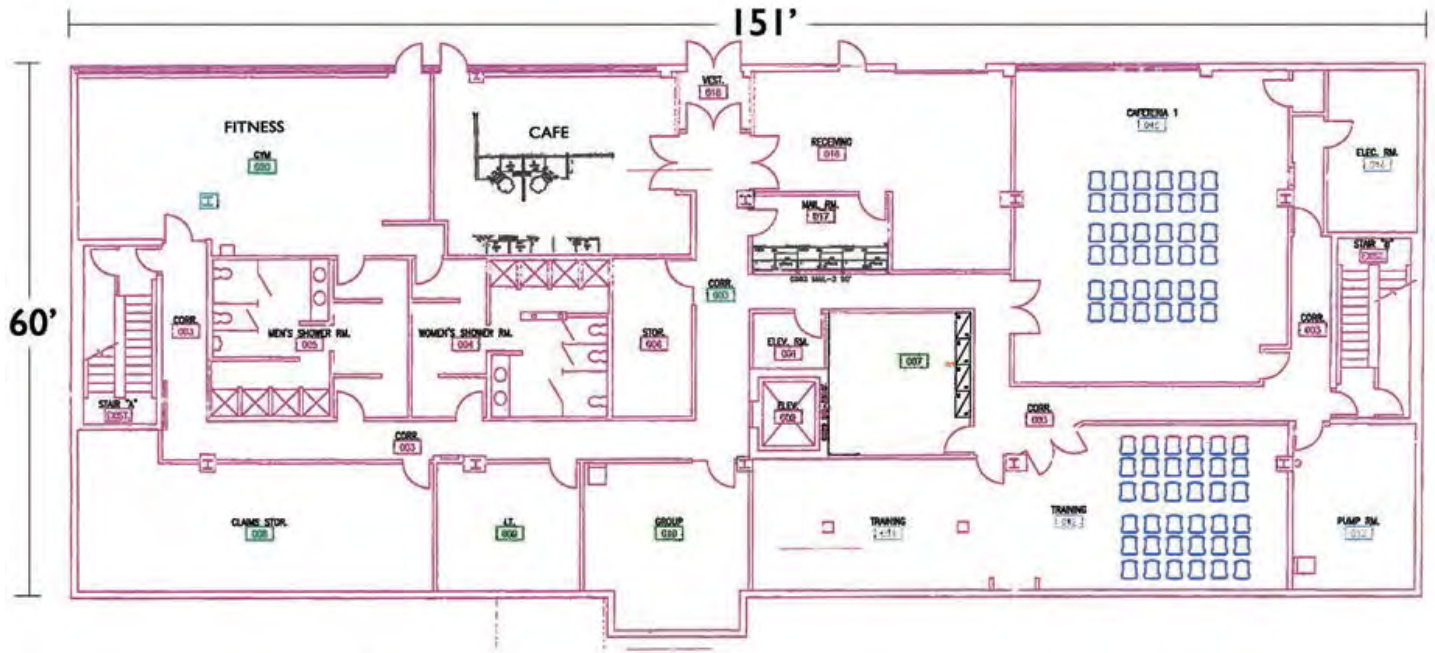
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**NEWMARK**

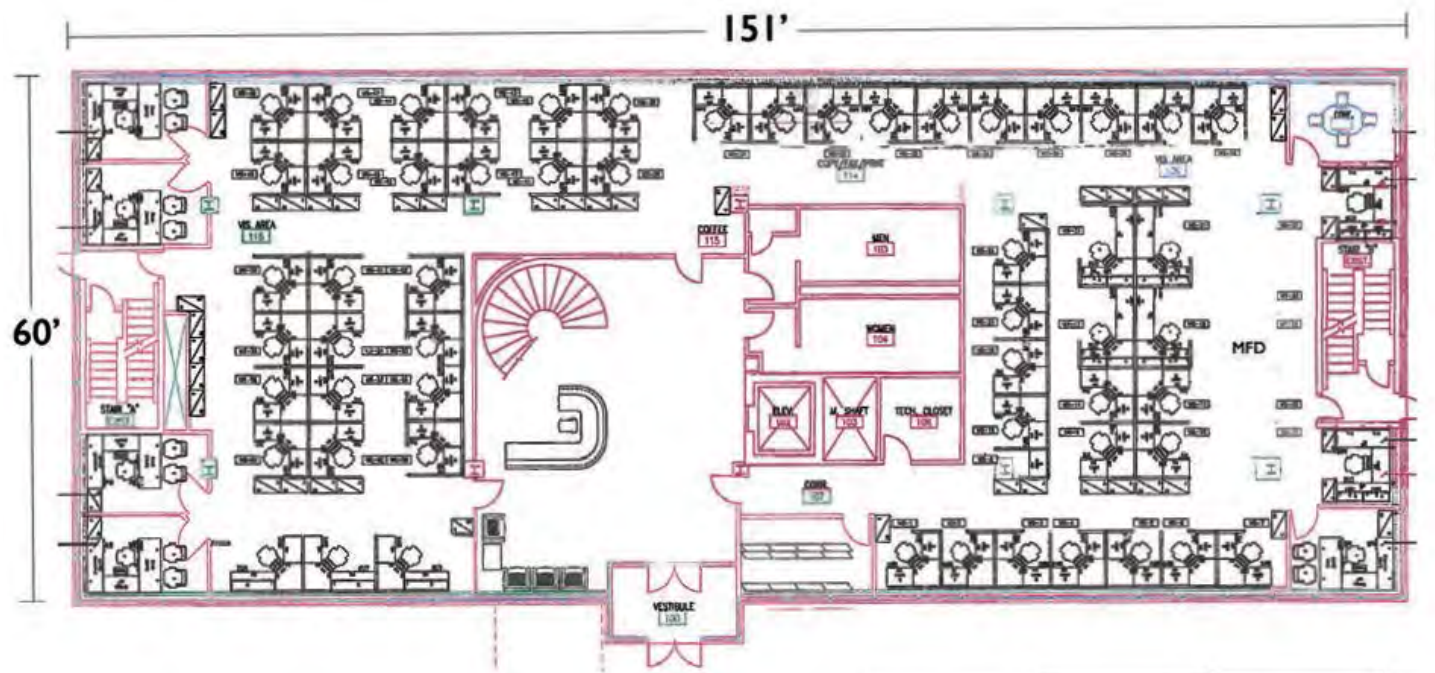
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*Terry* **COYNE**.com

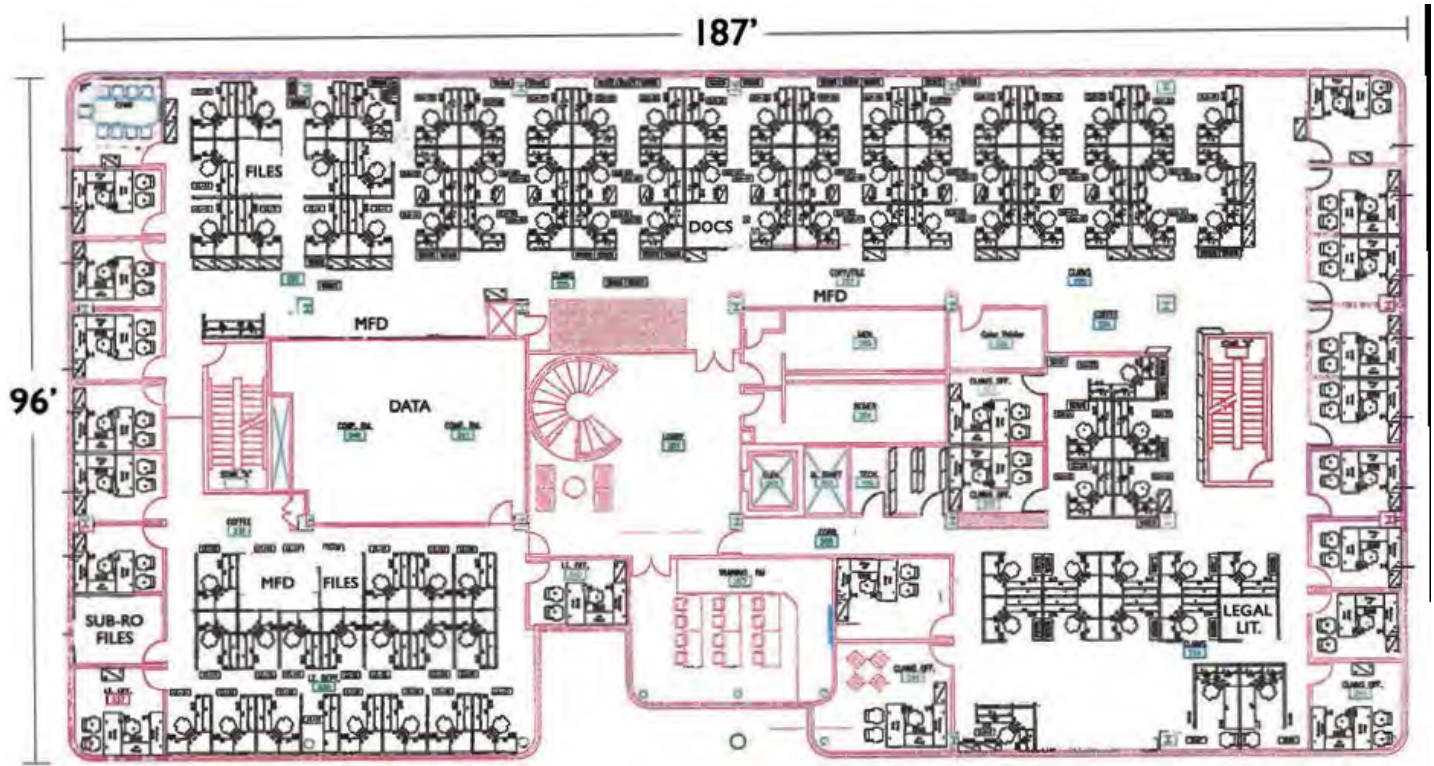
Lower Level



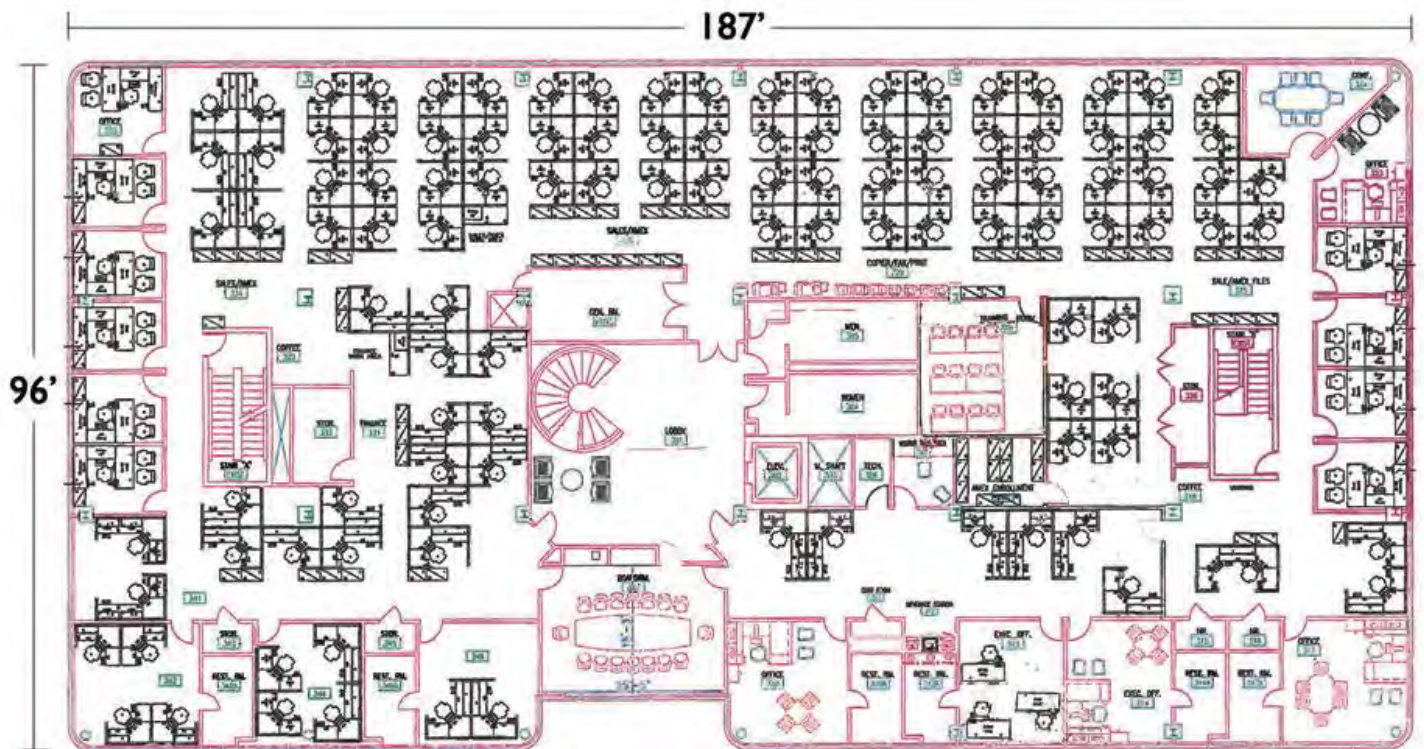
First Floor



Second Floor



Third Floor





Lobby and Reception



Lobby and Elevator



Private Office



Open Office



Conference Room



Meeting Room



Showroom











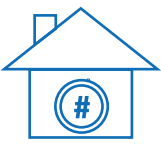







Fitness Room







KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>978,741</b> Population	 <b>23.7%</b> High School Diploma	 <b>\$60,430</b> Median Household Income	 <b>65.7%</b> White Collar	 <b>16.1%</b> Services
 <b>42.9</b> Median Age	 <b>26.6%</b> Some College	 <b>\$41,810</b> Per Capita Income	 <b>18.2%</b> Blue Collar	 <b>6.2%</b> Unemployment Rate
 <b>422,303</b> Households	 <b>38.8%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$52,144</b> Median Disposable Income		 <b>14.1%</b> Spend 7+ hours commuting to and from work per week	 <b>39,442</b> Total Businesses	 <b>757,708</b> Total Employees

EXCELLENT LOCATION CLOSE TO STATE ROUTE 422, RETAIL AND BUSINESSES



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Solon, Ohio

