

Airport Executive Park

Engle Road
Middleburg Heights, OH 44130
[Visit the Property Website](#)



Property Features

- + Flexible spaces for office and/or warehouse-storage needs
 - + Climate-controlled warehouse
 - + Minutes to Cleveland Hopkins Airport, I-71, I-480 and many restaurants and businesses
 - + Ideal for all users: office, warehouse, sales & service, research & development, medical related
 - + Future development, including land sites for build-to-suits
 - + Ample parking throughout
 - + First class image and on site management and maintenance to assist all your Tenant needs
- ### Lease Terms
- + Gross leases
 - + Monthly asking rents enclosed
 - + Lease term minimum 2 years and maximum 10 years
 - + Gross lease includes the following:
 - Base year real estate taxes
 - Base year insurance for building
 - Common area maintenance (CAM)
 - + Common trash container included
 - + HVAC unit maintenance included
 - + Gas and electric separately metered



6801 ENGLE ROAD | BUILDING I

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
E	0	1,750	1,750	\$1,550



6751 ENGLE ROAD | BUILDING IV

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
B	1,100	0	1,100	\$1,150
F	1,420	580	2,000	\$1,750
K	500	1,500	2,000	\$1,900



6779 ENGLE ROAD | BUILDING II

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



6749 ENGLE ROAD | BUILDING V

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



6777 ENGLE ROAD | BUILDING III

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
I	1,137	613	1,750	\$1,700



6753 ENGLE ROAD | NORTH POINTE I

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
A	12,250	0	12,250	\$16.50 psf



6745 ENGLE ROAD | PARKVIEW BUILDING

SUITE	OFFICE SF	TOTAL SF	LOCATION IN BUILDING	COMMENT	RATE
2nd Floor Suite 205	5,628	5,628	West Wing	Not Contiguous	\$16.50 psf FSG
2nd Floor Suite 215	1,770	1,770			
1st Floor Suite 120	1,512	1,512	East Wing	Not Contiguous	\$16.50 psf FSG
1st Floor Suite 115	3,307	3,307			
1st Floor Suite 105	5,348	5,348	West Wing	Not Contiguous	\$16.50 psf FSG

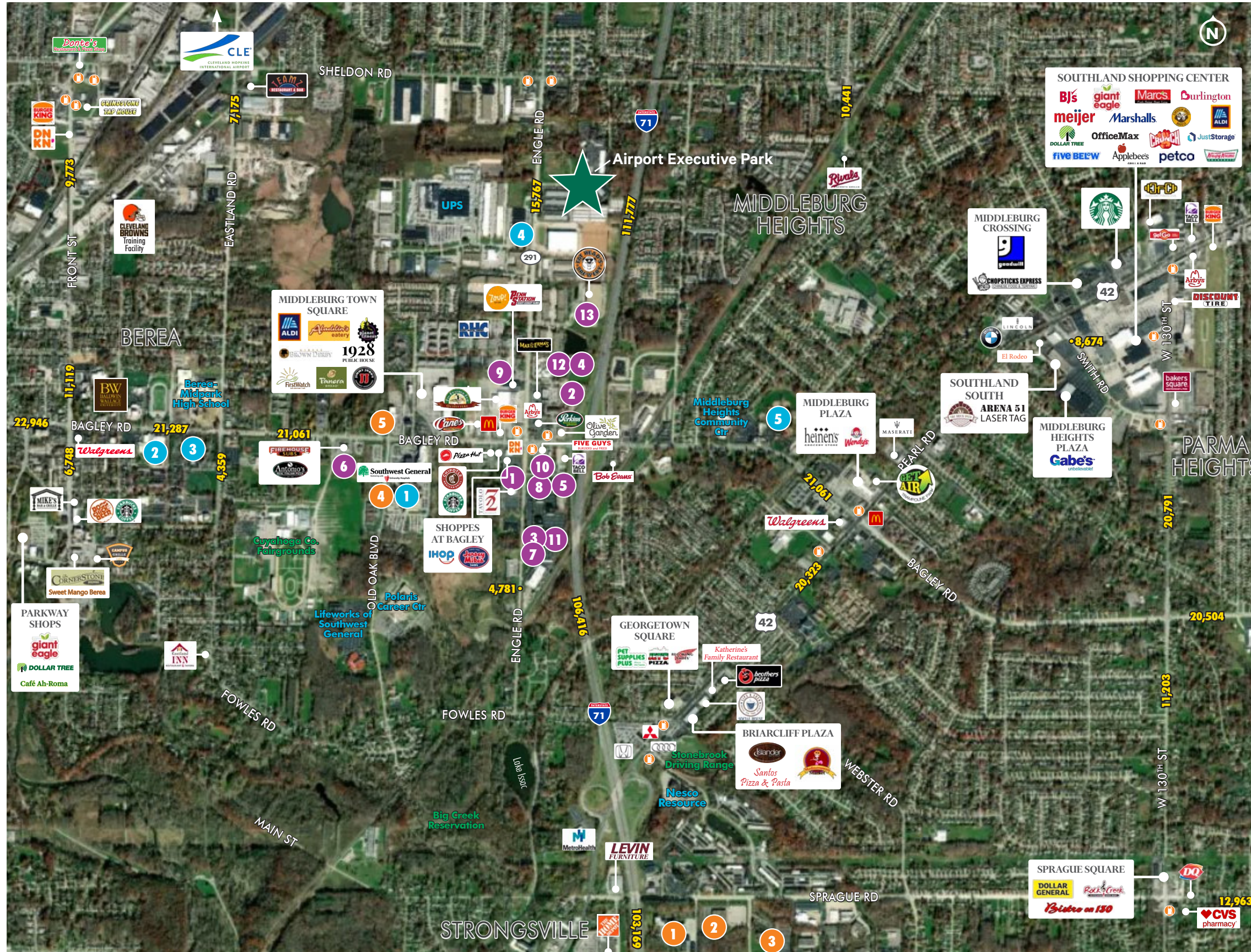


6755 ENGLE ROAD | NORTH POINTE II

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



Area Amenities



MIDDLEBURG HTS - BEREA RETAIL TRADE AREA

TRADE AREA INFO

Bagley Rd & Engle Rd
(3 Miles)

- Population: 66,797
- Daytime Population: 67,290
- Total Households: 28,982
- Median HH Income: \$76,641
- Total Businesses: 2,428
- Total Employees: 38,828

MAJOR OFFICE BLDGS

Total: 2.68 MSF

1. Ohio Research Center - 204,000 SF
2. PNC Strongsville Center - 100,000 SF
3. 15885 W Sprague Rd - 88,816 SF
4. 7255 Old Oak Blvd - 88,000 SF
5. Southwest General Med Ctr - 75,000 SF

HOTELS

13 Hotels/1,804 Rooms

1. Crowne Plaza - 472
2. Sonesta Suites - 158
3. Courtyard - 154
4. Comfort Inn - 136
5. Red Roof Inn - 116
6. Residence Inn - 112
7. Home 2 Suites - 111
8. Days Inn - 106
9. Hampton - 97
10. Motel 6 - 95
11. Townplace Suites - 95
12. Extended Stay - 71
13. Under Construction: Tru - 81

MAJOR EMPLOYERS

1. Southwest General - 2,083
2. Baldwin Wallace - 1,766
3. OhioGuidestone - 1,110
4. AmeriMark Direct - 600
5. City of Middleburg Heights - 450

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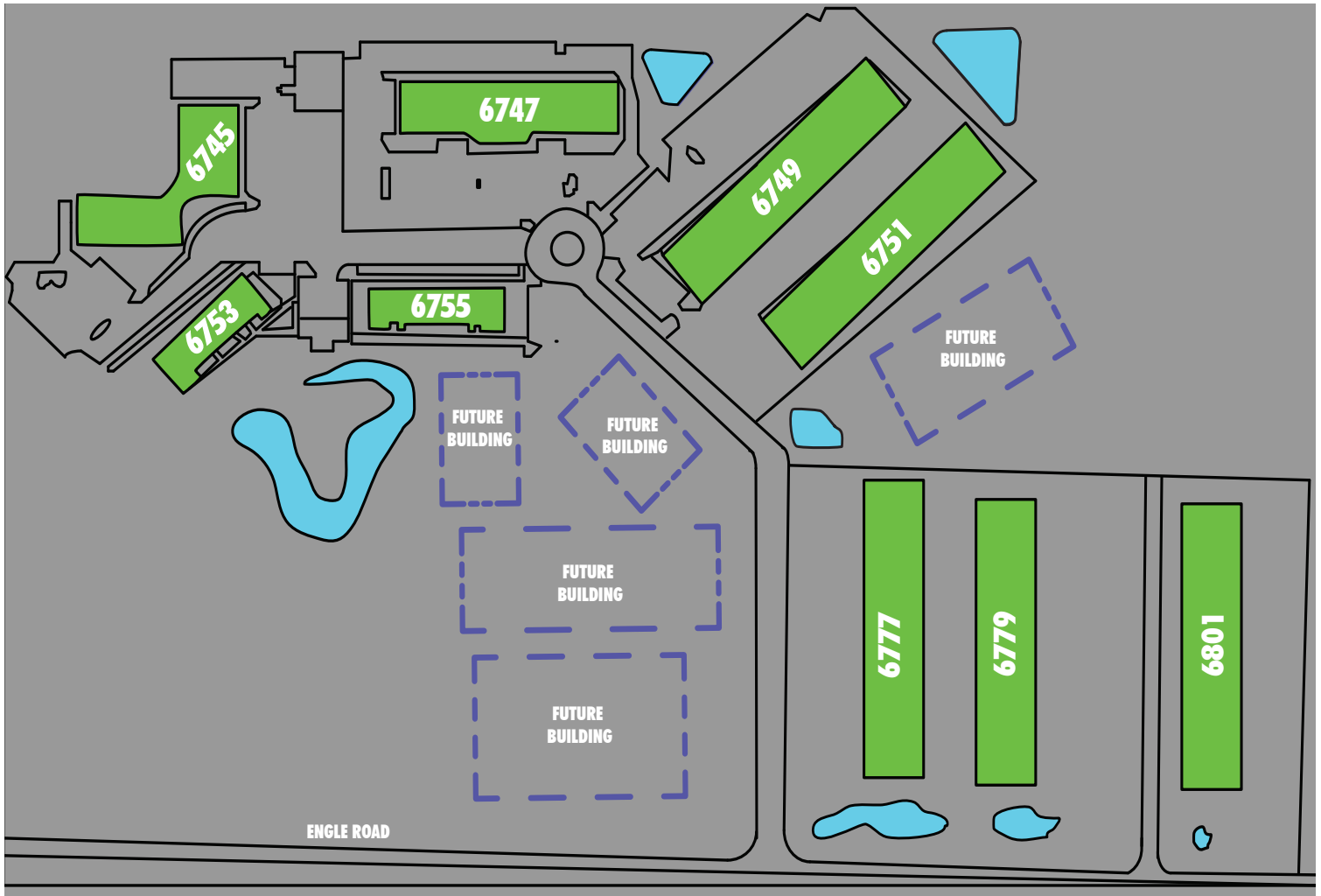
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For Lease



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