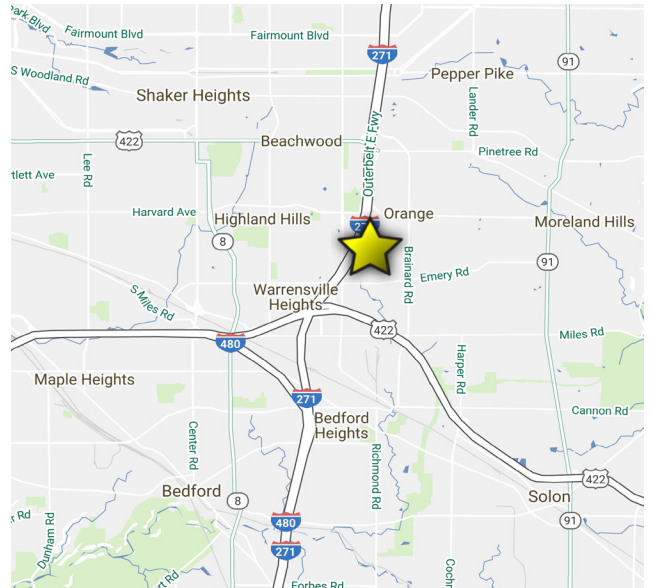


FOR SALE OR LEASE

26650 RENAISSANCE PARKWAY

WARRENSVILLE HTS., OHIO 44128



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PROPERTY HIGHLIGHTS

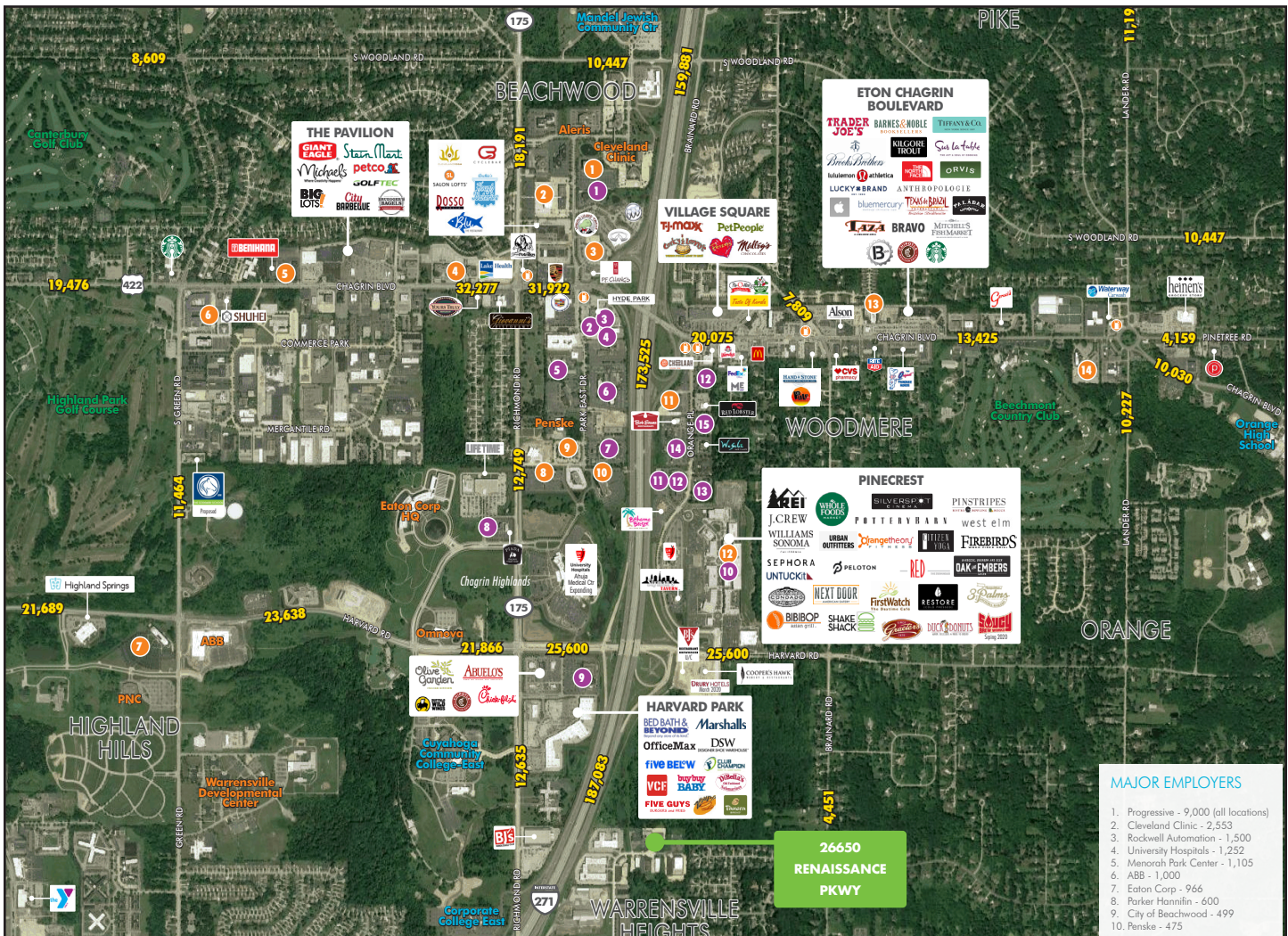
- + 36,404 SF Multi Tenant Building on 3.05 acres
- + Suite 2: 2,900 SF Available
- + Suite 3: 6,986 SF Available with 671 SF Warehouse / Storage - Can be combined with Suite 2 for a total of 9,886 SF
- + Suite 7: 2,950 SF Available
- + Suite 8: ±2,000 SF Available
- + Immediate Occupancy
- + Men's and Women's Restrooms in Suite (not shared)
- + Park-Like Setting
- + Excellent location with easy access to I-271 and I-480
- + Professional Management Services
- + Owner/User/Occupier Opportunity to own building with income in place.
- + **Lease Rate: \$9.50 PSF, NNN**
- + **Now Offered For Sale: \$1,850,000**
- + **Operating Expenses: \$3.50 PSF**



Under \$100,000
Drury Hotels - 170 rooms

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OHIO 44128



BEACHWOOD, OH CHAGRIN CORRIDOR RETAIL TRADE AREA

TRADE AREA INFO

I-271 & Chagrin Boulevard
(3 Miles)

- Population: 55,345
- Daytime Population: 117,668
- Average HH Income: \$120,900
 - Total Businesses: 3,542
 - Total Employees: 106,490

HOTELS

18 Hotels/2,798 Rooms

1. Homewood Suites - 125 Rooms
2. Hotel Indigo - 100 Rooms
3. Clarion - 74 Rooms
4. Home2 Suites - 91 Rooms
5. Residence Inn - 174 Rooms
6. Double Tree - 404 Rooms
7. Embassy Suites - 216 Rooms
8. Aloft - 135 Rooms
9. Marriott - 295 Rooms
10. AC Marriott - 145 Rooms
11. Hampton Inn - 139 Rooms
12. Extended Stay America North & South - 141 & 113 Rooms
13. Super 8 - 117 Rooms
14. Fairfield Inn - 158 Rooms
15. Courtyard - 113 Rooms

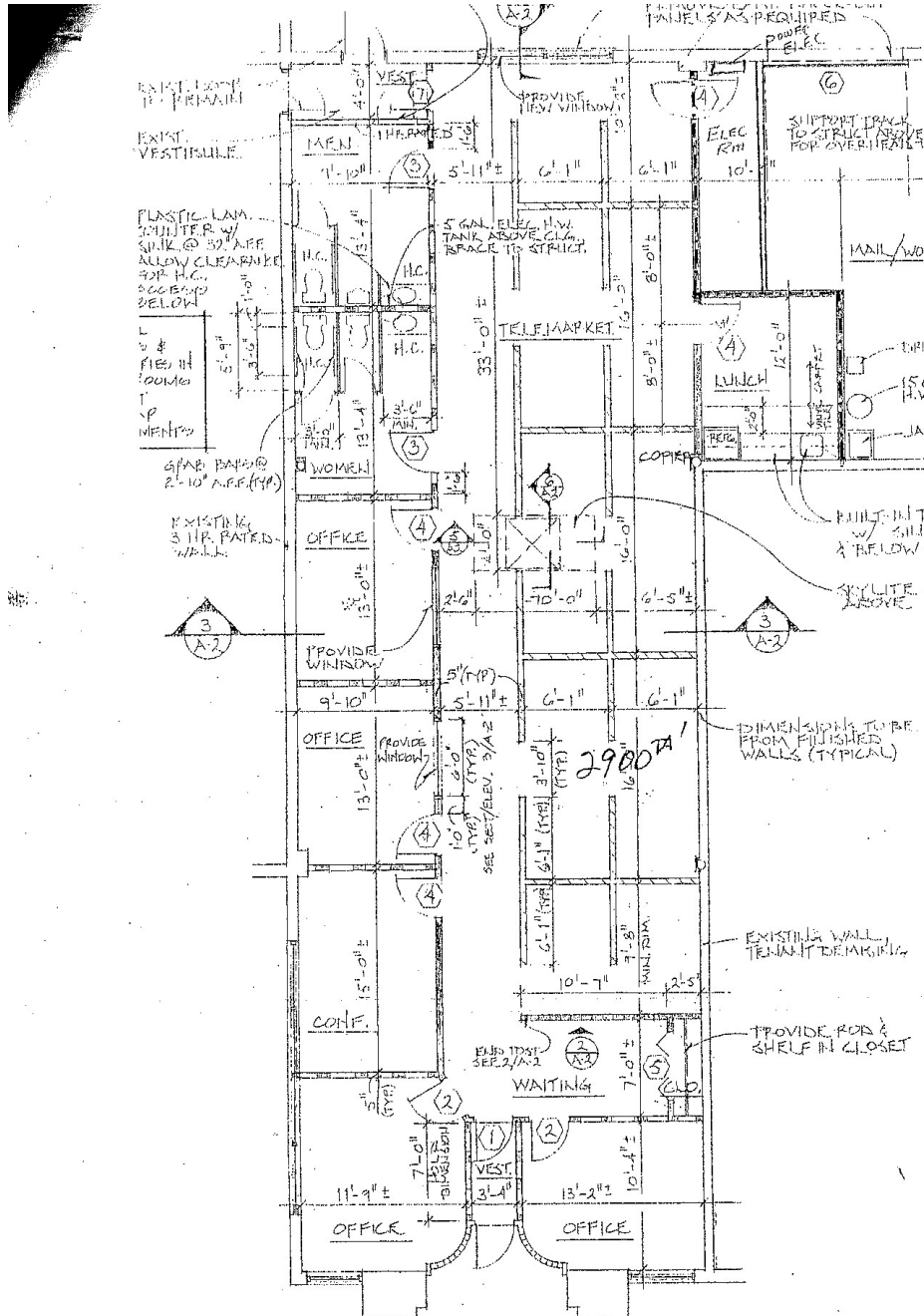
MAJOR OFFICE BLDGS

3,500,000 Total Office SF

1. Lakepoint Office Park - 111,514 SF
2. DDR Building - 147,904 SF
3. Enterprise Place - 124,532 SF
4. Signature Square - 242,510 SF
5. Chagrin Plaza East & West - 106,685 SF
6. Commerce Park - 432,425 SF
7. Metropolitan Plaza - 210,000 SF
8. Two Chagrin Highlands - 114,720 SF
9. Park East Center - 97,626 SF
10. One Chagrin Highlands - 110,268 SF
11. Orangewood Place - 126,365 SF

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SUITE 3 - 6,986 SF

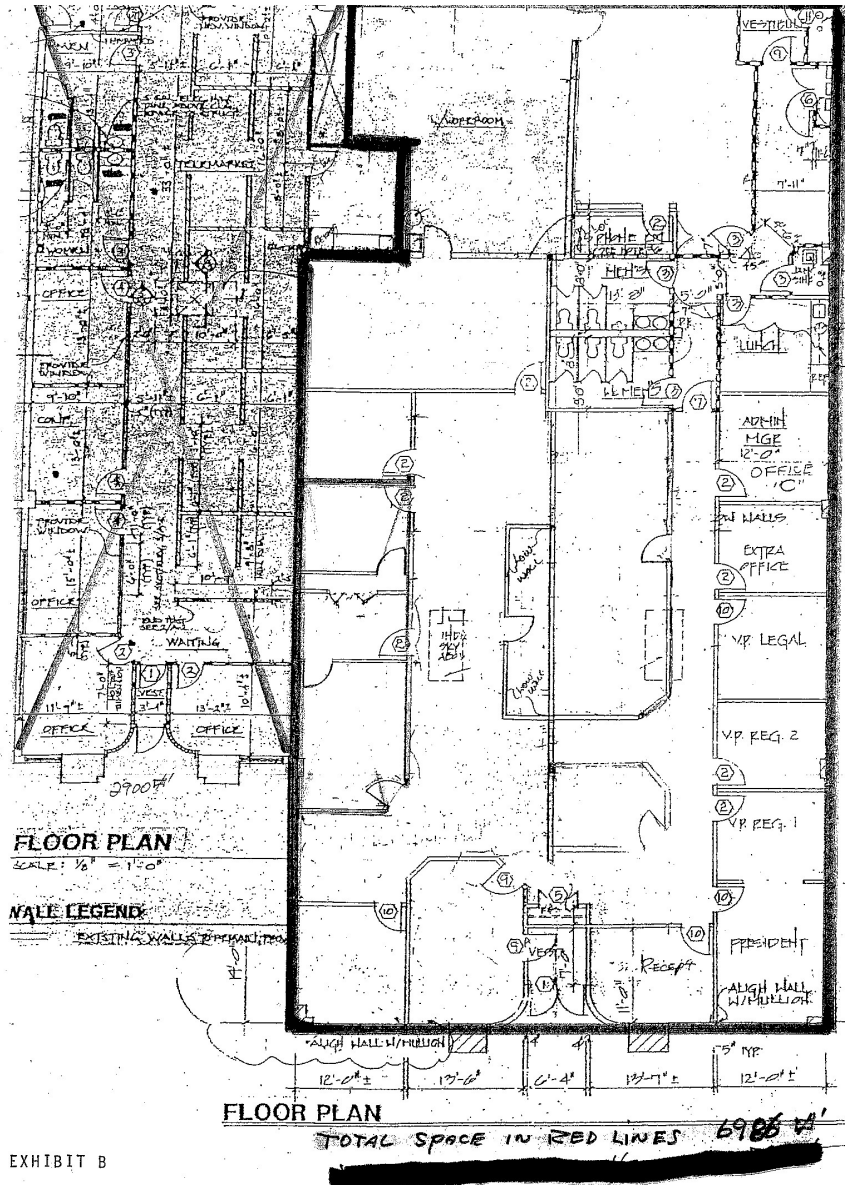


EXHIBIT B

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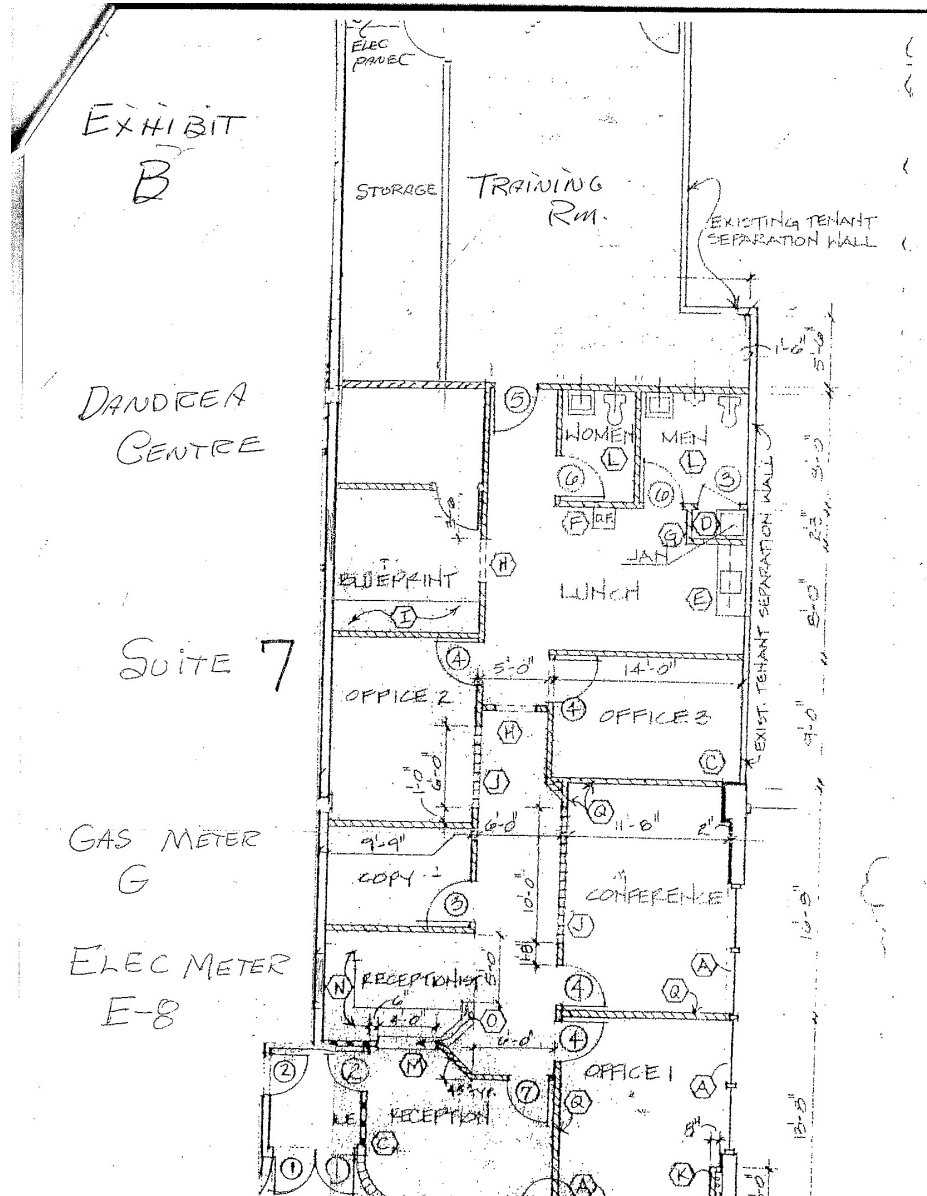
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SUITE 7 - 2,590 SF



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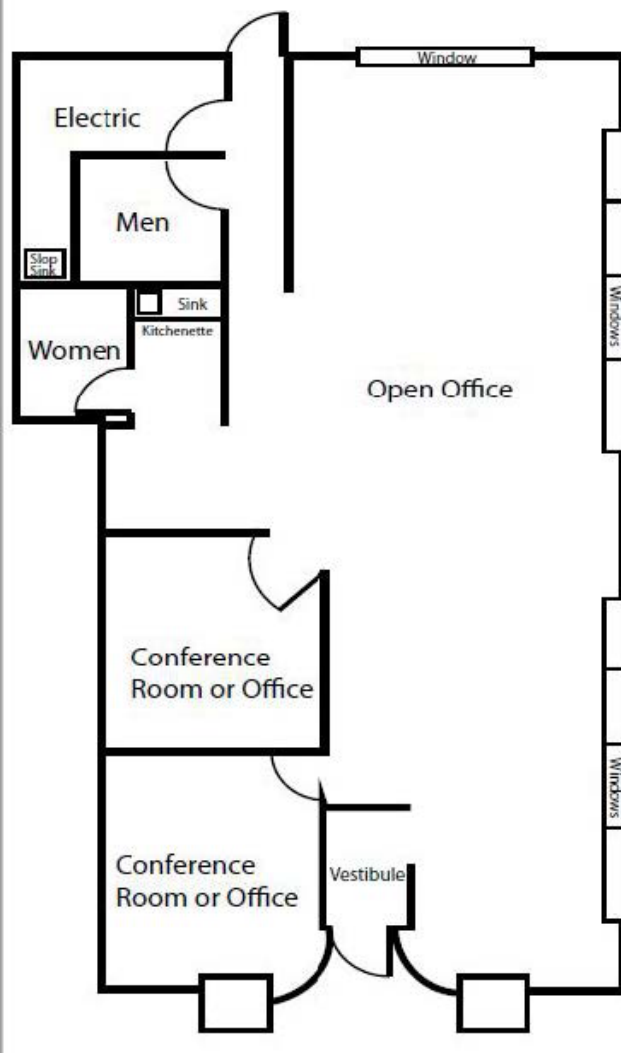
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SUITE 8 - ±2,000 SF



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