

## **6565 Davis Industrial Pkwy., Suite AA**

**SUBLEASE | TURN-KEY OFFICE/R&D/PHARMA SPACE**

**6565 Davis Ind. Pkwy., Suite AA**  
**FOR SUBLEASE**  
**TURN-KEY OFFICE/R&D/PHARMA SPACE**

**±11,812 SF**

AVAILABLE SPACE

**\$10.50/SF NNN**

LEASE RATE

**TOTAL SIZE: ±11,812 SF**

**- Warehouse: ±3,100 SF**



- Air-Conditioned warehouse
- 19' Clear
- Isolated Secured Pharma Storage

**- Office: ±7,000 SF**



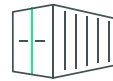
- 8 Total Offices Rooms with 3 Executive Offices
- 2 large open floor plans for bullpens
- 1 Kitchenette/Break Room
- 1 Secured Locker Room
- 1 Conference Room
- Turn-key Plug 'n Play with Furniture Available

**- Clean Room Space: ±1,000 SF**



- Class 7 (Prep): ±500 SF
- Class 5 (Sterile): ±500 SF
- Bio Freezer: 630 Cubic SF

**- Secured Pharmacy Storage:**



- Dry: 462 SF  
Clear: 9'
- Dry Isolated (w/stacking): 525 SF  
Clear: 19'

Loading - 2 Loading Docks with leveler - 8' x 8'

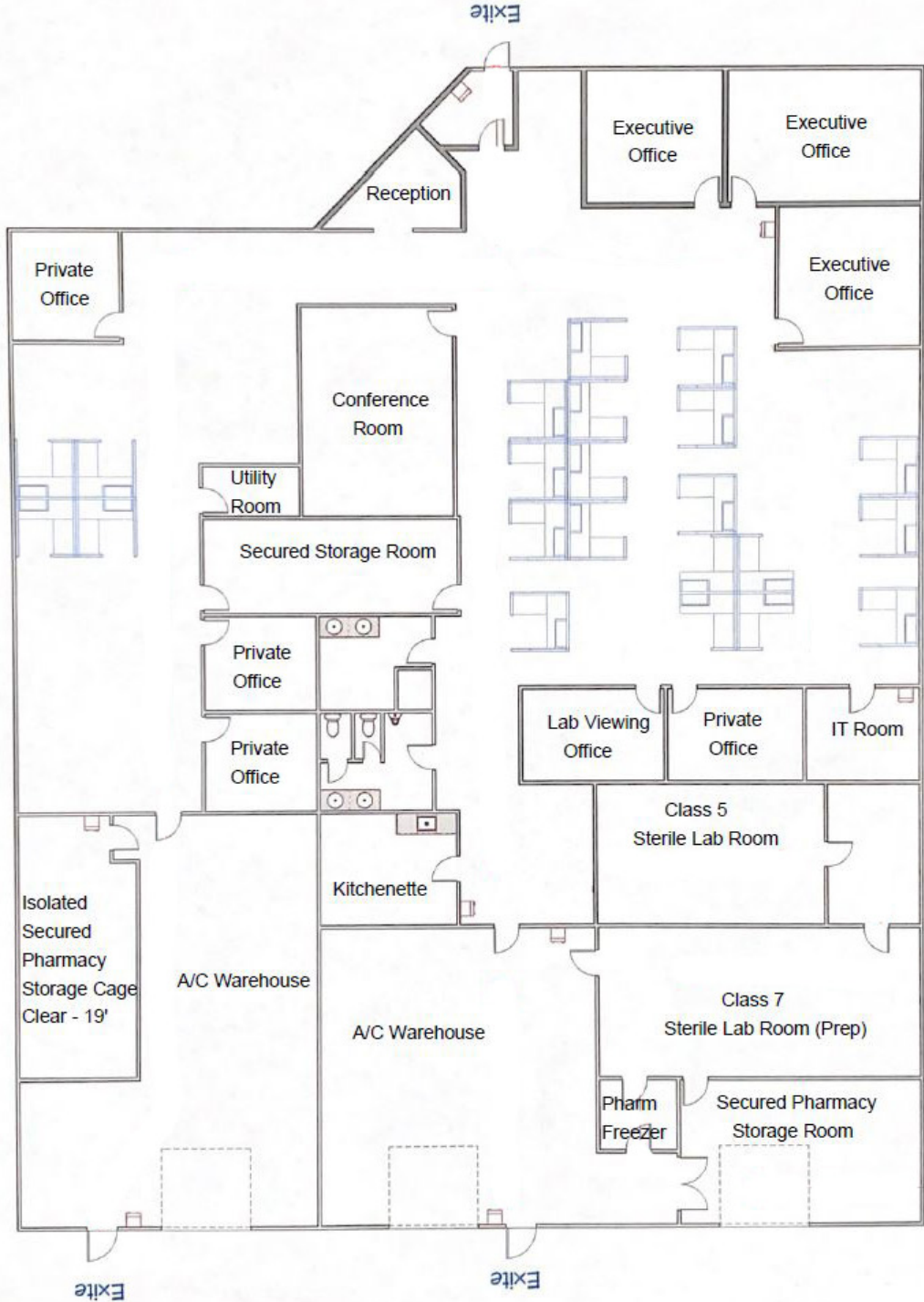
Power - 480V/200A/3P

Lease Rate - \$10.50/SF NNN

Sublease Expiration: 1/31/2029



# Floor Plan







# Area Demographics - 5 Mile Radius



## SOLON RETAIL TRADE AREA

### TRADE AREA INFO

Bainbridge Road & OH-91  
(3 Miles)

- Population:
- Daytime Population:
- Total Households:
- Median HH Income:
- Total Businesses:
- Total Employees:

### MAJOR OFFICE BUILDINGS

537,349 Total SF

1. Nestle - 141,208 SF
2. Swagelok Global HQ - 130,000 SF
3. Industrial Commercial Prop. - 102,500 SF
4. Fountain Parkway III - 100,000 SF
5. Arbor Court II - 63,641 SF

### HOTELS

5 Hotels/426 Rooms

1. Springhill Suites - 120
2. Hampton Inn - 103
3. TownePlace Suites - 97
4. Homewood Suites - 96
5. Solon Motel - 20

### MAJOR EMPLOYERS

1. Swagelok - 3,800
2. TTI Floor Care - 2,900
3. Nestle - 2,500
4. Kennametal - 400
5. Venture Lighting - 300

**\$131,367**

Avg. Household  
Income

**74,862**

Employees

**101,510**

Population

**41,994**

Households

**\$339,795**

Avg. Household  
Value

**44.4**

Median Age

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE, Licensed Real Estate Broker.



# 6565 Davis Industrial Pkwy., Suite AA

SUBLEASE | TURN-KEY OFFICE/R&D/PHARMA SPACE



## CONTACTS

Fred Herrera  
Senior Vice President  
+1 216 363 6408  
fred.herrera@cbre.com

Nick Smith  
Associate  
+1 440 212 6715  
nick.smith1@cbre.com

CBRE  
950 Main Avenue  
Suite 200  
Cleveland, Ohio 44113

SOLON, OHIO 44139

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.