

FOR LEASE

# AIRPORT EXECUTIVE PARK

ENGLE ROAD

Middleburg Hts., OH 44130



## 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



[properties.cbre.us/amsdell-airport-executive-park/](https://properties.cbre.us/amsdell-airport-executive-park/)

Professional Managed and Owned By:



**CBRE**

Updated 10-1-2025

# FOR LEASE AIRPORT EXECUTIVE PARK

## 6801 ENGLE ROAD | BUILDING I

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



## 6779 ENGLE ROAD | BUILDING II

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
<b>100% LEASED</b>				



## 6777 ENGLE ROAD | BUILDING III

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
<b>100% LEASED</b>				



## 6745 ENGLE ROAD | PARKVIEW BUILDING

SUITE	OFFICE SF	TOTAL SF	LOCATION IN BUILDING	COMMENT	RATE
3rd Floor Suite 300	8,708	8,708	East Wing	Contiguous	\$16.50 psf FSG
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	5,237	5,237	West Wing	Not Contiguous	\$16.50 psf FSG
1st Floor Suite 103	3,205	3,205			



ENGLE ROAD  
MIDDLEBURG HTS  
OH 44130

6751 ENGLE ROAD | BUILDING IV

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
A-1	1,000	0	1,000	\$1,000
F	1,420	580	2,000	\$1,750



6749 ENGLE ROAD | BUILDING V

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



6753 ENGLE ROAD | NORTH POINTE I

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



6755 ENGLE ROAD | NORTH POINTE II

SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
A	3,011	0	3,011	\$4,015

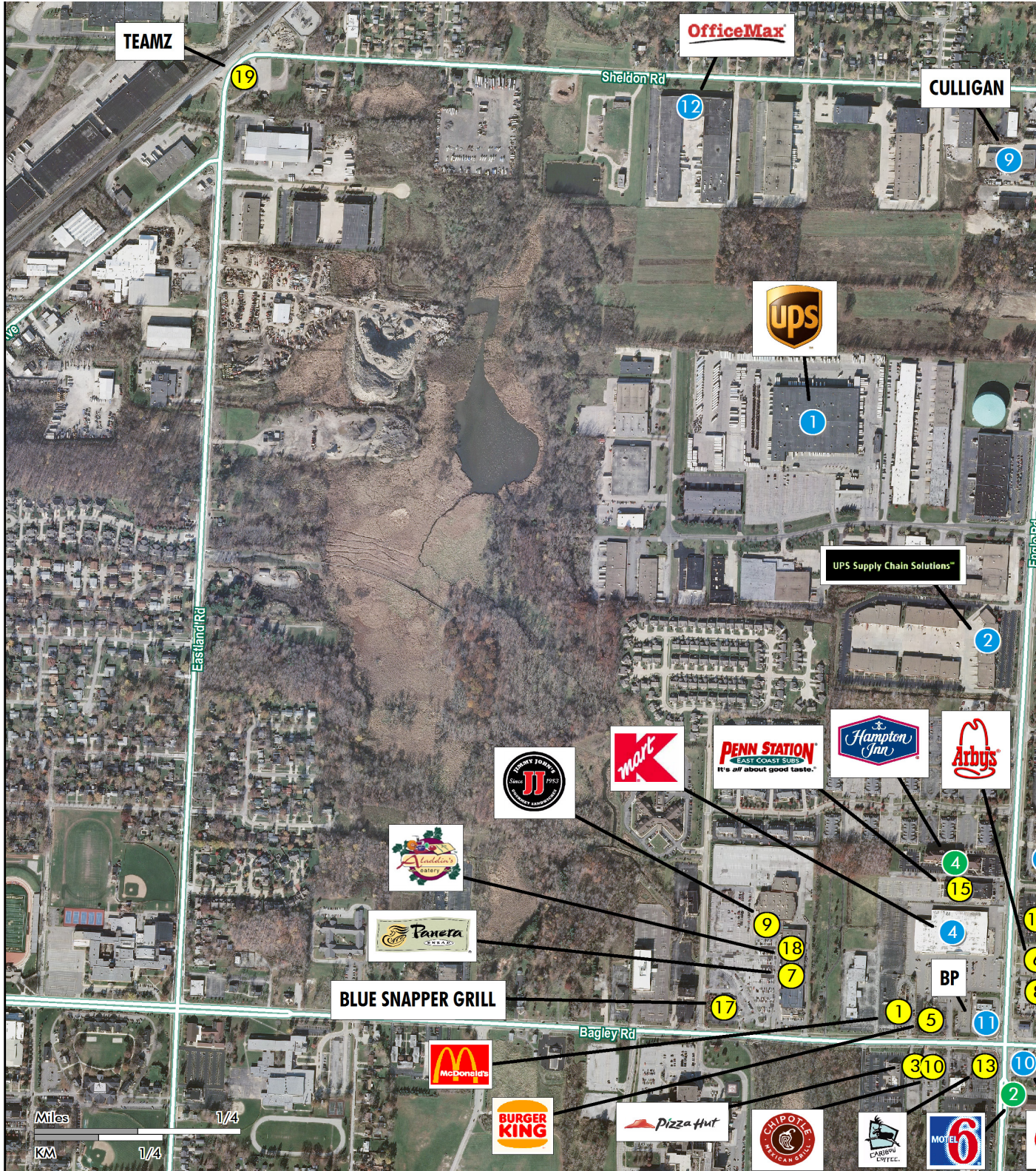


\* Can be combined for 11,947 SF -Total Building

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## AREA AMENITIES



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## RETAIL

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. UPS CUSTOMER CTR           | 8. TERMINIX                      |
| 2. UPS SUPPLY CHAIN SOLUTIONS | 9. CULLIGAN OF NORTH EAST OHIO   |
| 3. FEDEX WORLD SVC CTR        | 10. BAGLEY & INTERSTATE 71 SHELL |
| 4. K MART DISCOUNT STORES     | 11. BP                           |
| 5. US CUSTOMS SVC             | 12. OFFICE MAX                   |
| 6. UNITED STEEL WORKERS       | 13. SPEEDWAY                     |
| 7. STATE FARM INSURANCE       |                                  |

## RESTAURANTS

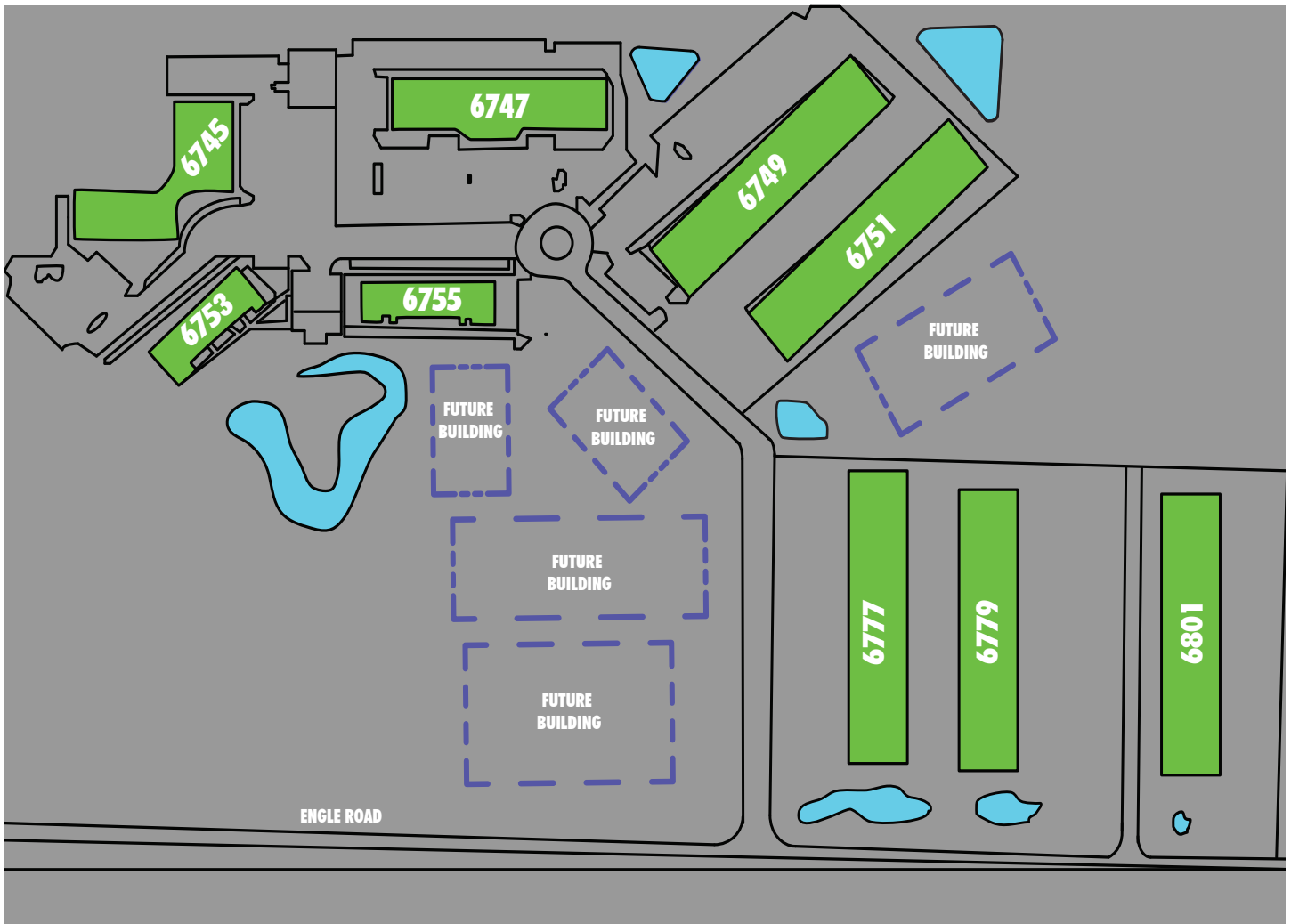
- |                 |                                  |
|-----------------|----------------------------------|
| 1. MC DONALD'S  | 11. MAX & ERMA'S RESTAURANT      |
| 2. TACO BELL    | 12. OLIVE GARDEN                 |
| 3. PIZZA HUT    | 13. CARIBOU COFFEE               |
| 4. SUBWAY       | 14. BOB EVANS RESTAURANT         |
| 5. BURGER KING  | 15. PENN STATION EAST COAST SUBS |
| 6. ARBY'S       | 16. GEORGIO'S OVEN FRESH PIZZA   |
| 7. PANERA BREAD | 17. BLUE SNAPPER GRILL           |
| 8. PERKINS      | 18. ALADDIN'S EATERY             |
| 9. JIMMY JOHN'S | 19. TEAMZ RESTAURANT & BAR       |
| 10. CHIPOTLE    |                                  |

## HOSPITALITY & ATTRACTIONS

1. RED ROOF INN
2. MOTEL 6
3. RESIDENCE INN
4. HAMPTON INN
5. STUDIO PLUS

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**CONTACT US**

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