

Available For Lease

20,000-50,000 SF Modernized Office Space in a 641,830 SF Building
7711 East Pleasant Valley Road | Independence, Ohio



Available Space

Modern Office Space: 30,000 SF

Additional Space: 20,000 SF

Total Available: 50,000 SF

Lease Rate: \$5.25/SF Gross

Highlights



Modern Office Space
30,000 SF with Exterior Windows
Surrounding Courtyard



Additional Area
• 20,000 SF Interior Space
• Possible Showroom



**Furnishings
Included**



Parking
100+ Allocated Spaces



Security
24/7 Security Guard Monitored
Entrance



Layout
Common Area, Exercise Facility, Lunch
Room, Large Boardroom/Training Area
with Modular Tables



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NEWMARK

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Terry **COYNE**.com



Power
480V 3-Phase



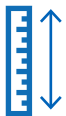
Sprinkler System
Wet



Year Built
1974



Year Renovated
2006



Clearance Height
18-45 Feet

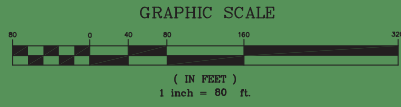


Freeway Access
Close Proximity to I-77 Providing
Excellent Freeway Access

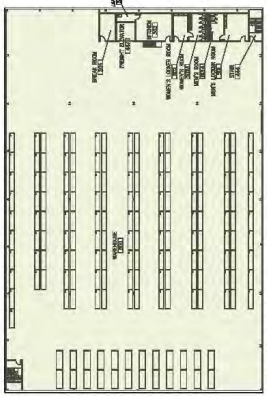


20,000 to 50,000 SF OFFICE

Office: 50,000 SF



96,965 SQ FT	WHSE HIGH BAY
1,225 SQ FT	WHSE HIGH BAY OFFICES
19,700 SQ FT	WHSE LOW BAY
176 SQ FT	WHSE GENERATOR ROOM
68,141 SQ FT	WHSE MID BAY
3,228 SQ FT	WHSE 2ND FL. MEZZANINE
39,181 SQ FT	WHSE 3RD FLOOR
256,297 SQ FT	WHSE LOW BAY
2,626 SQ FT	RESTROOMS
2,626 SQ FT	WHSE MAIN LOCKERS ROOMS/RESTROOMS
11,213 SQ FT	WHSE PAINT & MODEL SHOP
4,220 SQ FT	WHSE MAINTENANCE SHOP & 1ST FL. OFFICE
1,400 SQ FT	WHSE 2ND FLOOR MEZZANINE OFFICE
602,351 SQ FT	TOTAL WAREHOUSE AREA

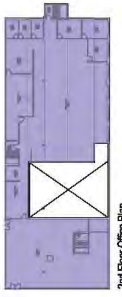


3rd Floor Warehouse Plan
591,671 SQ FT

2nd Floor Warehouse
Warehouse Plan
3,228 SQ FT

3,782 SQ FT	OFFICE NW LAB SPACES
6,523 SQ FT	OFFICE SW QUAO (KICHLER IT)
7,509 SQ FT	OFFICE SW QUAO (KICHLER OPERATIONS)
270 SQ FT	OFFICE SPRINKLER RISER OUTBUILDING
6,075 SQ FT	OFFICE NE QUAO SHOWROOM & CONFERENCE ROOM
9,008 SQ FT	OFFICE NE QUAO SHOWROOM & CONFERENCE ROOM
2,434 SQ FT	OFFICE CORRIDOR BETWEEN
5,990 SQ FT	OFFICE SE QUAO (KICHLER EXECUTIVE SUITES & HR)
15,364 SQ FT	OFFICE NORTH CENTRAL (KICHLER CSMT/OPINANCE)
4,974 SQ FT	OFFICE MULTEROOMS, MECHANICAL, FACILITIES BLOCK
9,277 SQ FT	OFFICE 2ND FLOOR KICHLER OPERATIONS WITH STORAGE
14,661 SQ FT	OFFICE ADDITION WEST OF COURTYARD (KICHLER ENG)
10,660 SQ FT	OFFICE ADDITION EXISTING GOTTION WITH ENTRY LOBBY
2,889 SQ FT	OFFICE AVAILABLE FUTURE GOTTION NORTH OF COURTYARD
1,142 SQ FT	MAIN HALL RESTROOM OFFICE NEW CAFETERIA
2,185 SQ FT	MAIN HALL RESTROOM OFFICE NEW CAFETERIA
8,598 SQ FT	MAIN HALL 2ND FLOOR FITNESS CENTER
189,479 SQ FT	TOTAL OFFICE AREA

2nd Floor Warehouse
Office Plan
1,440 SQ FT



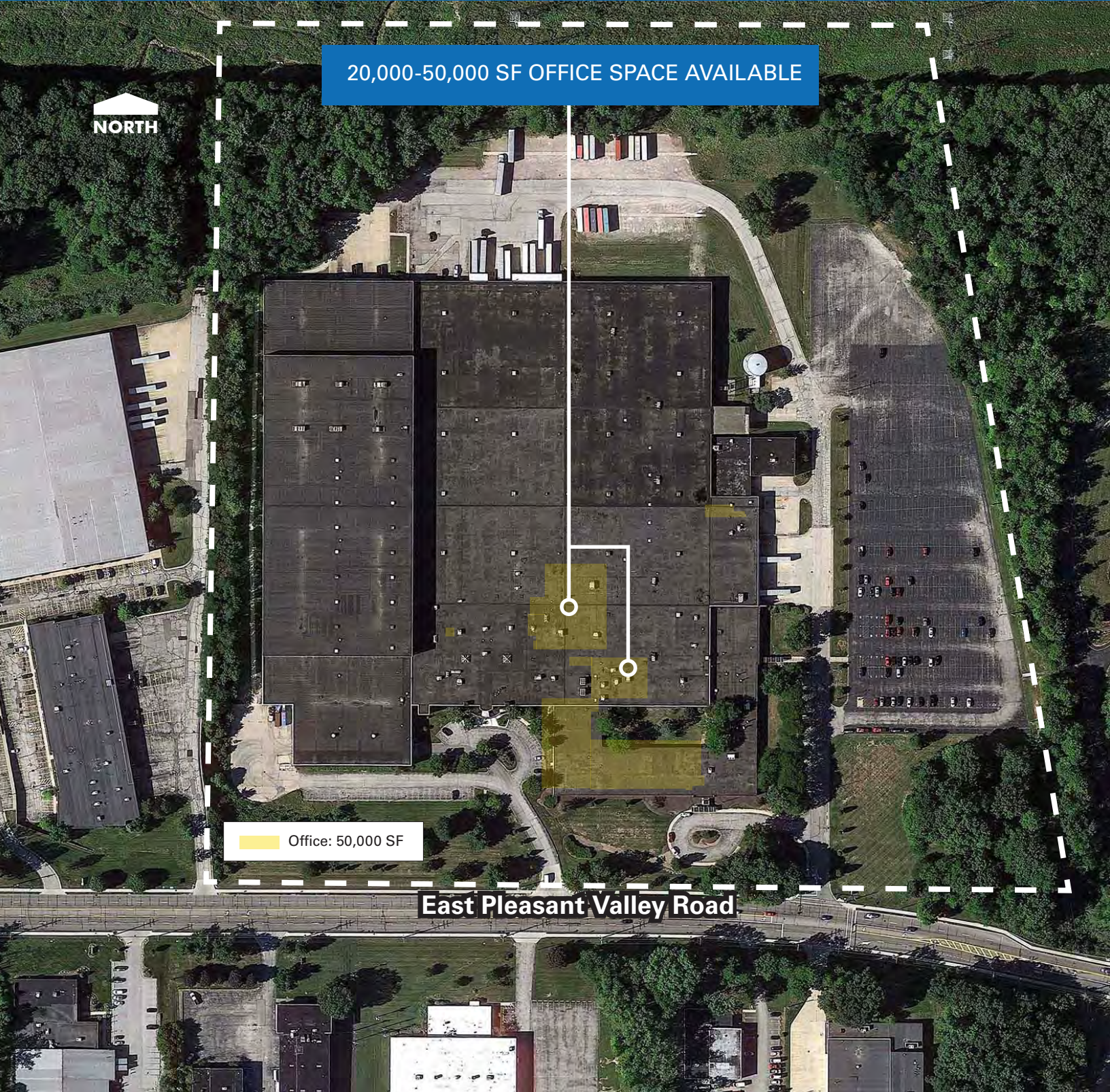
2nd Floor Office Plan
8277 SQ FT

602,351 SQ FT	WAREHOUSE AREA
18,475 SQ FT	OFFICE AREA
91,830 SQ FT	TOTAL BUILDING



2nd Floor Warehouse
Warehouse Office Plan

2nd Floor Warehouse
Fitness Center Plan
2,185 SQ FT



NORTH

20,000-50,000 SF OFFICE SPACE AVAILABLE

Office: 50,000 SF

East Pleasant Valley Road







7711 East Pleasant Valley Road | Independence, Ohio

Hillside Road

Brecksville Road

BDI | BDIExpress

ROE
Dental Laboratory

Veritiv

Epiroc

CSA GROUP

Heidelberg
DISTRIBUTING COMPANY

MMG / MERRYMEETING GROUP

AVTRON
INDUSTRIAL
AUTOMATION

East Pleasant Valley Road

Testek
SOLUTIONS

SIGNATURE
SAUCES

WHITE CAP
BUILDING TRUST ON EVERY JOB

Brookside Road

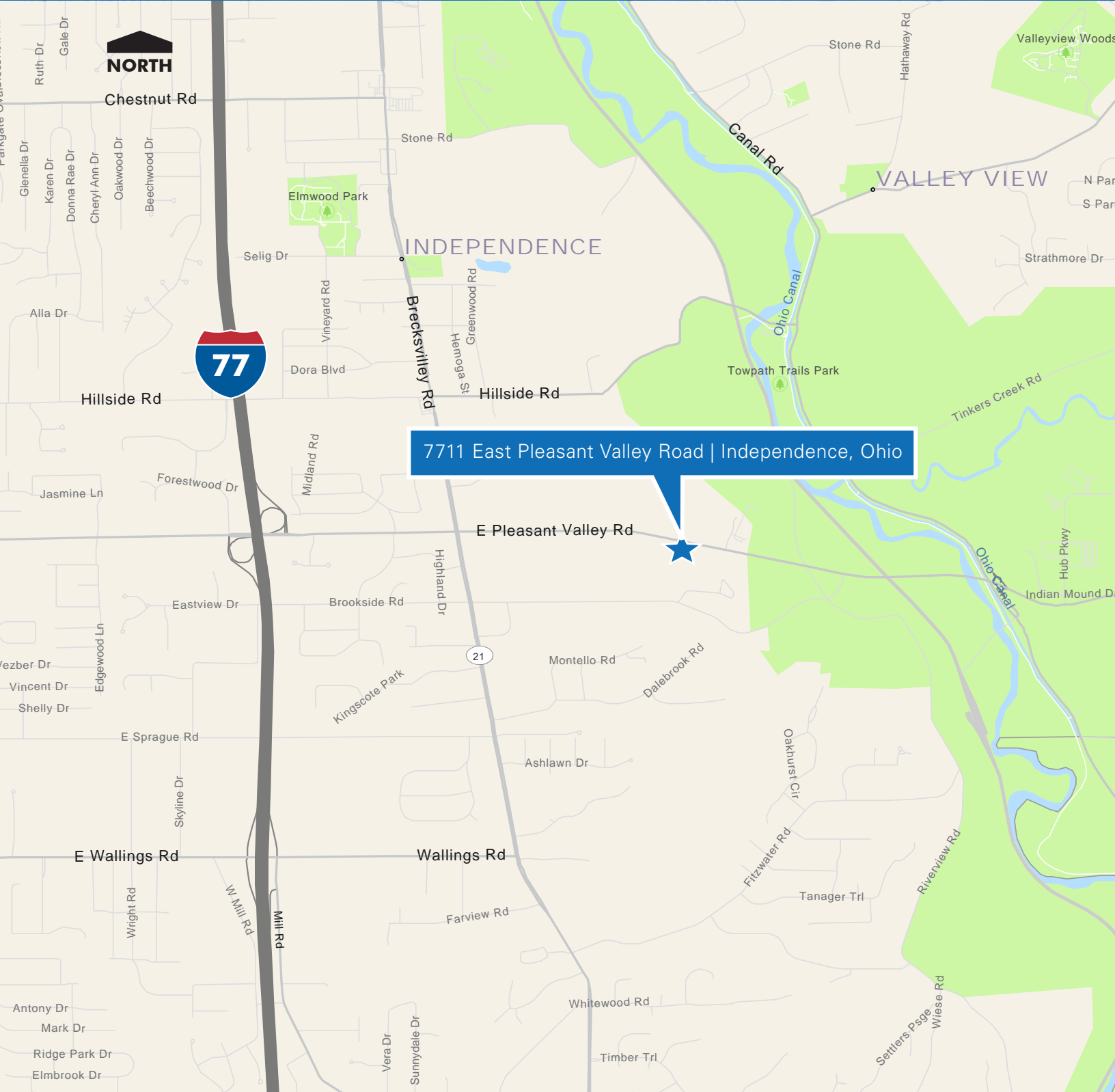
VALTRIS
SPECIALTY CHEMICALS

Mr. Rooter
PLUMBING
a neighborly company

PROforma

Wholesale Supplies Plus
Rustic Escentuals

quasar
energy group





Just under 17 miles to Cleveland Hopkins International Airport