

7887 Hub Parkway

19,858 to 73,812 SF (Entire Building)
Available for Sublease

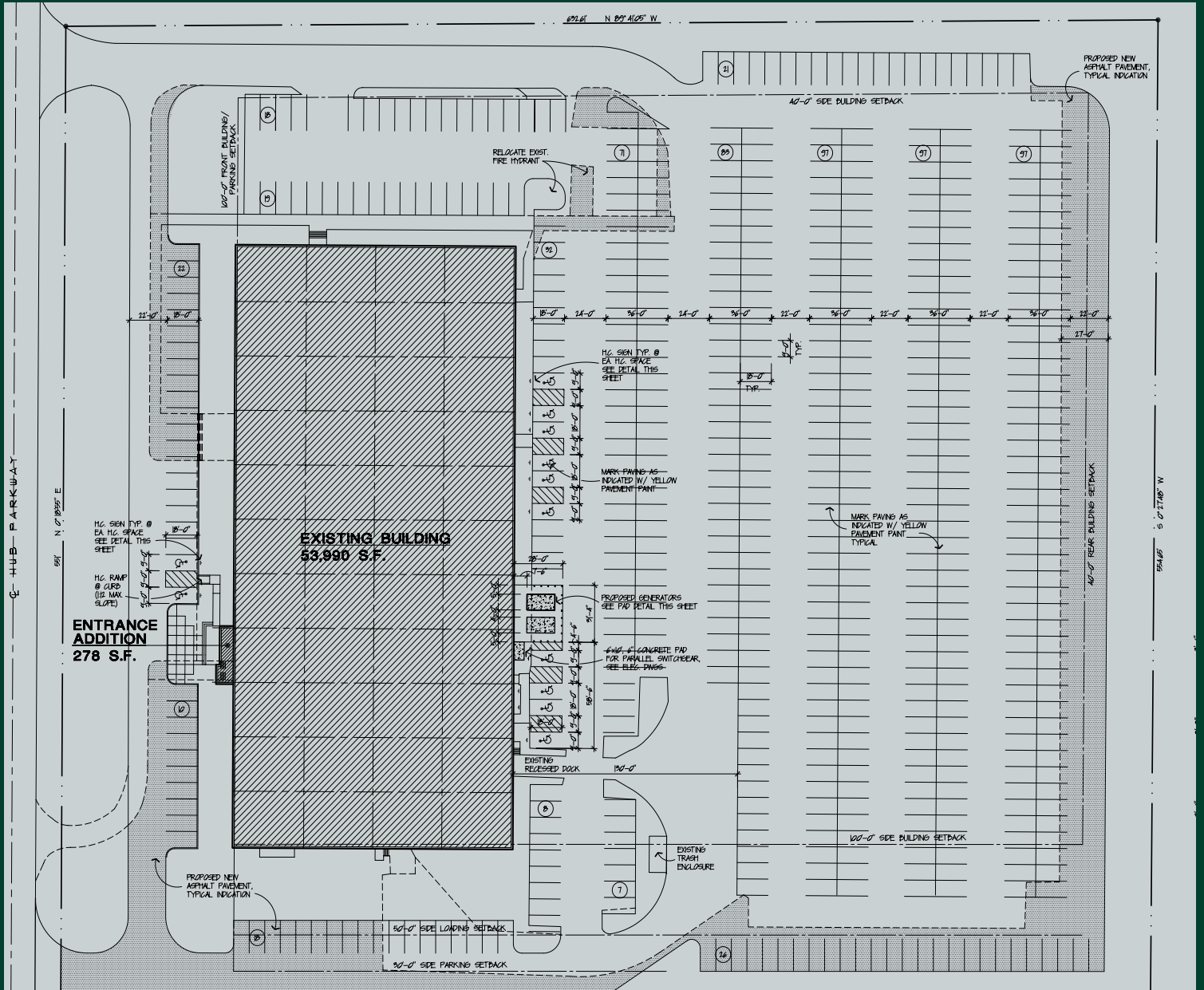
7887 Hub Parkway
Valley View, OH 44125
www.cbre.us/cleveland



Property Highlights

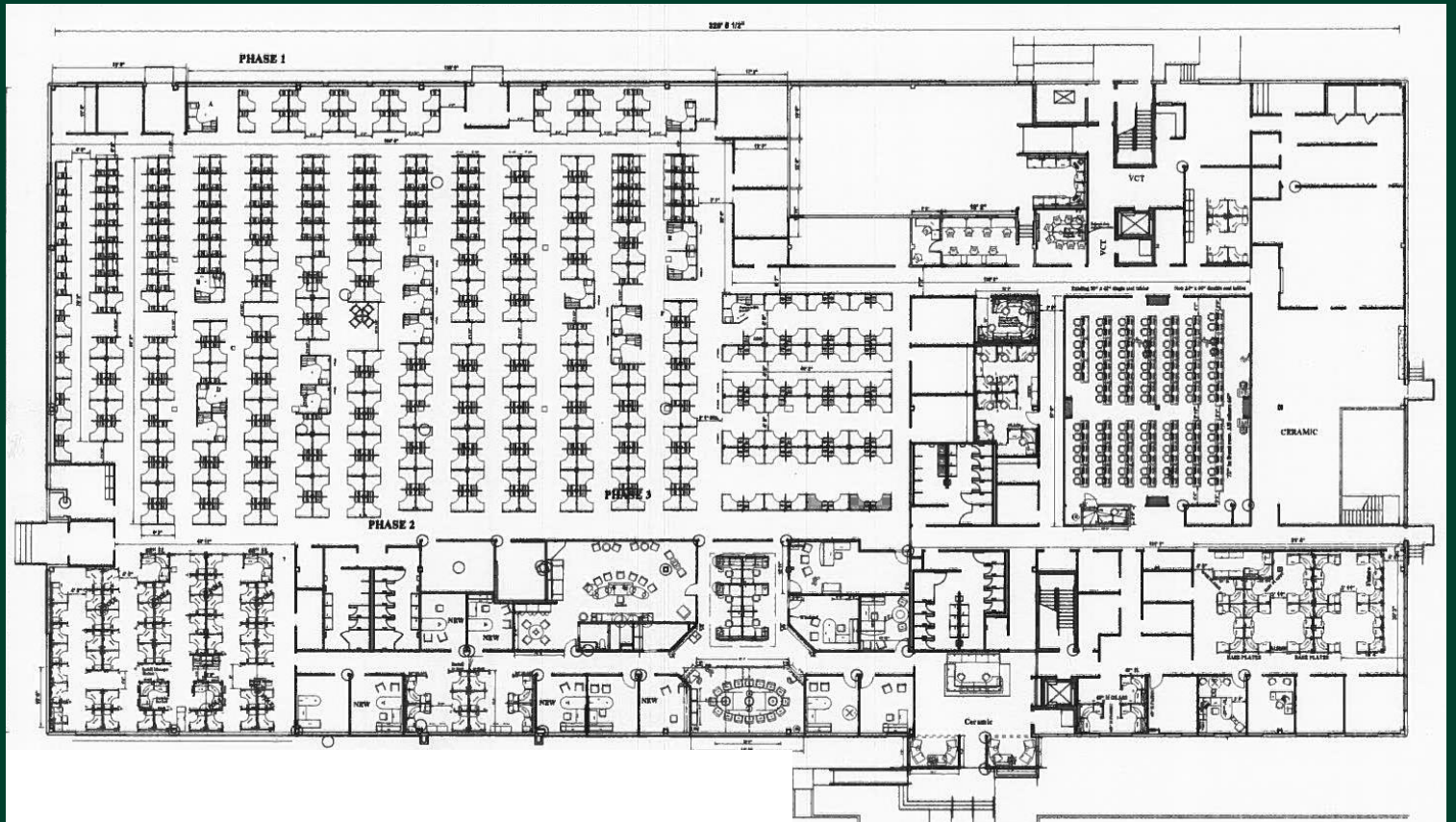
- +73,812 SF two-story office building; may be subdivided to a minimum of approximately 19,858 SF
- +Rentable area:
 - Total: 73,812 SF
 - First floor: 53,954 SF
 - Second floor: 19,858 SF
- +Available for sublease at \$14.50 per square foot NNN; Net charges include real estate taxes, insurance and common area maintenance (CAM)
- +Term through June 30, 2028
- +614 surface parking spaces
- +Acreage: 8.02 acres
- +Use: Headquarters, office, call center
- +Zoning: Office Building District
- +Building built in 1972 and completely renovated in 2009
- +Back-up generator: There are two (2) 500 KVA back-up generators each with 3000 gallons of diesel fuel
- +Building power: Multiple 120/208 volt and 277/480 volt panels
- +HVAC: Rooftop package units
- +Utilities: Electric and gas heat
- +Electric service: Provided by CEI
- +Loading dock: One (1) loading dock
- +Ceiling height: 9 ft dropped ceiling and approximately 19 ft clearance to deck
- +Sprinklers: Monitored wet system
- +Fiber: Multiple fiber providers service the building. They include Lumen, Crown Castle and Megaport. A subtenant may contract directly with the fiber providers
- +Raised floor computer room
- +Cafeteria: Large commercial grade cafeteria with adjacent outdoor patio area
- +Fitness center: On-site with men's and women's locker rooms and showers

Parking Plan



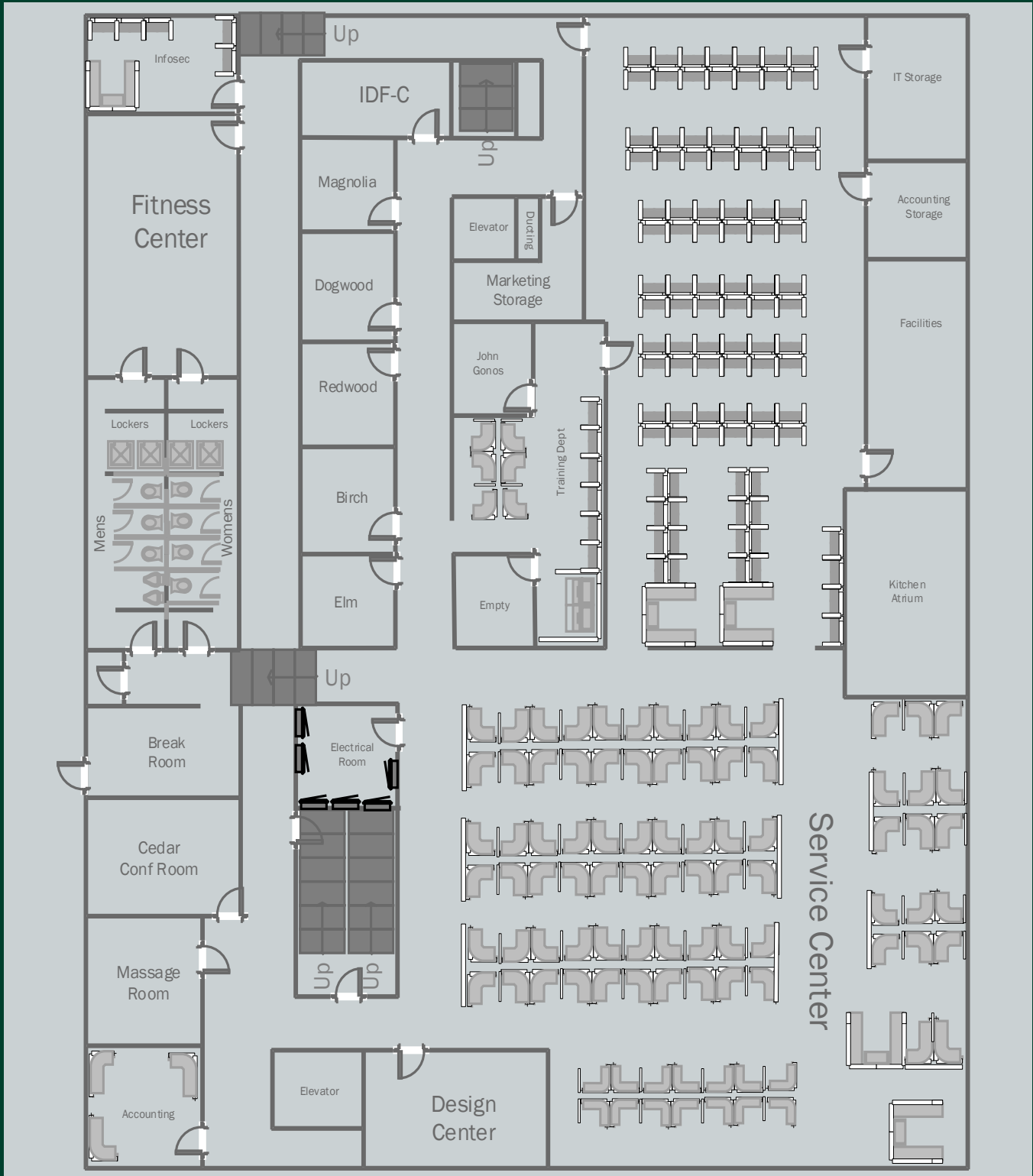
Floor Plan

First Floor - 53,954 SF



Floor Plan

Second Floor - 19,858 SF



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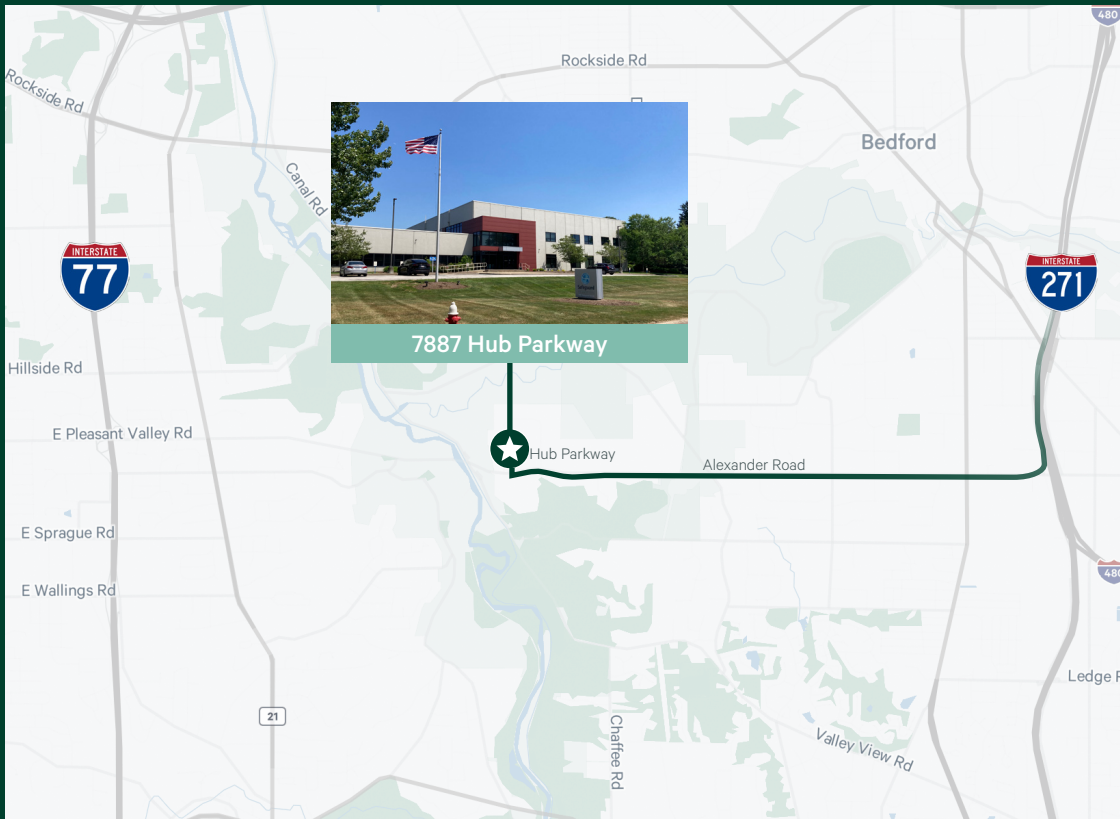
For Sublease

Building Photos



Location Summary

- + Centrally located
- + Easy access to all areas of town
- + Minutes from I- 271, I-77 and I-480 as well the Cuyahoga Valley National Park
- + 20 minutes to Cleveland Hopkins International Airport



Contact Us

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