



6175 SOM CENTER ROAD

Solon, Ohio 44139

FOR LEASE

HIGHLY VISIBLE LOCATION



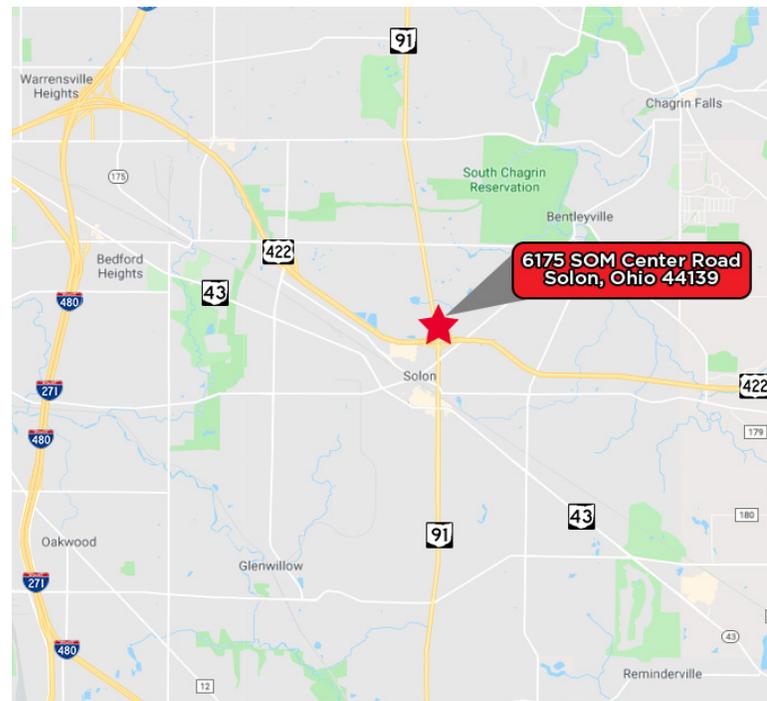
AVAILABLE UNITS FOR LEASE

Unit	Total SF	Available
135*	1,115 SF	3rd Quarter 2025
140*	1,583 SF	3rd Quarter 2025

**Units 135 & 140 are currently combined (2,698 SF) and are proposed to be split.*

PROPERTY SPECIFICATIONS:

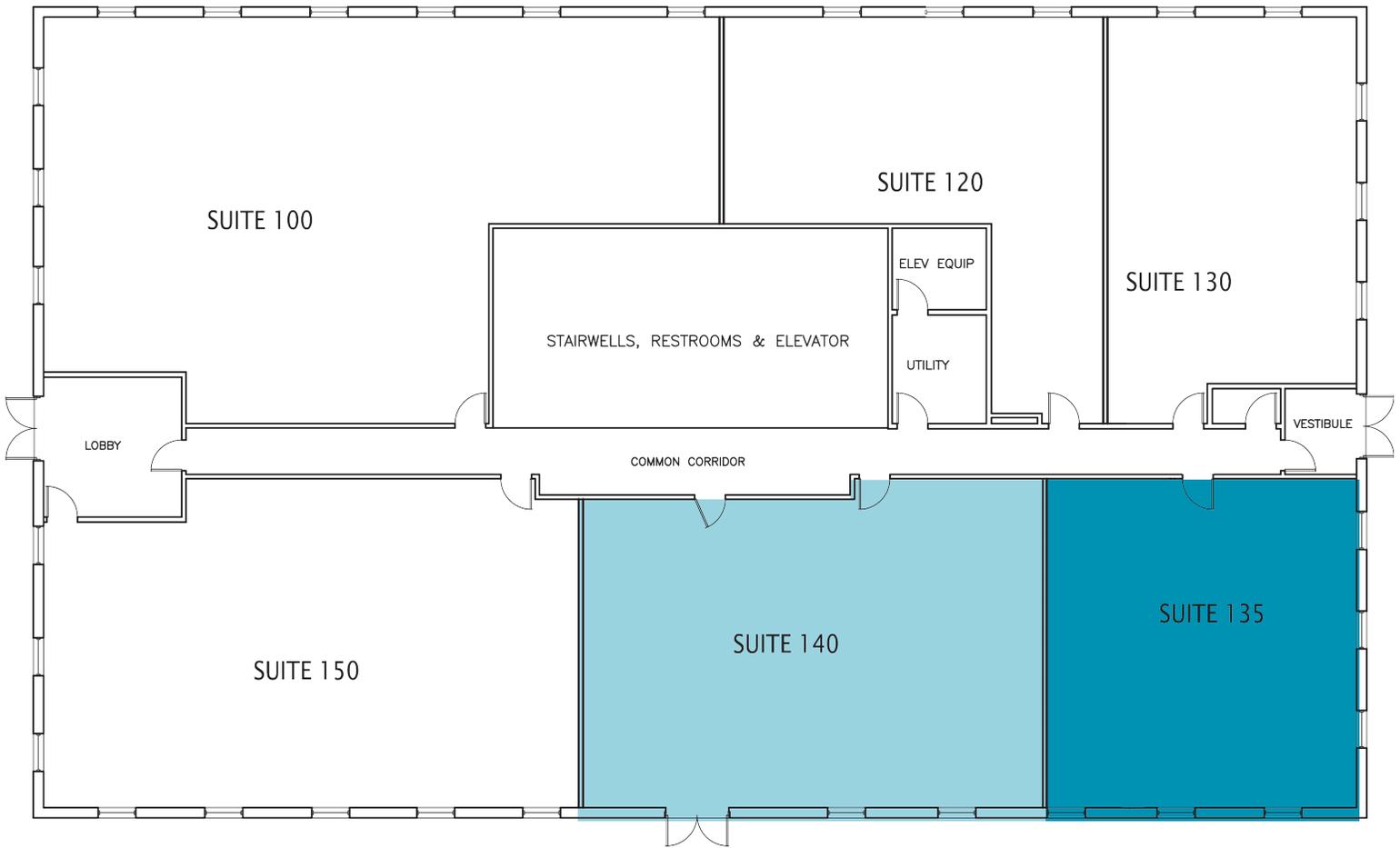
TOTAL BUILDING SF	20,000 SF
CONSTRUCTED	1985 (Renovated 2019)
ROOF	EPDM/shingle
LIGHTING	LED
HEAT	Rooftop HVAC
AIR-CONDITIONING	100%
PARKING	70 spaces
Drive Time to I-422	3 minutes



Rental Rate: \$17.00/SF MG

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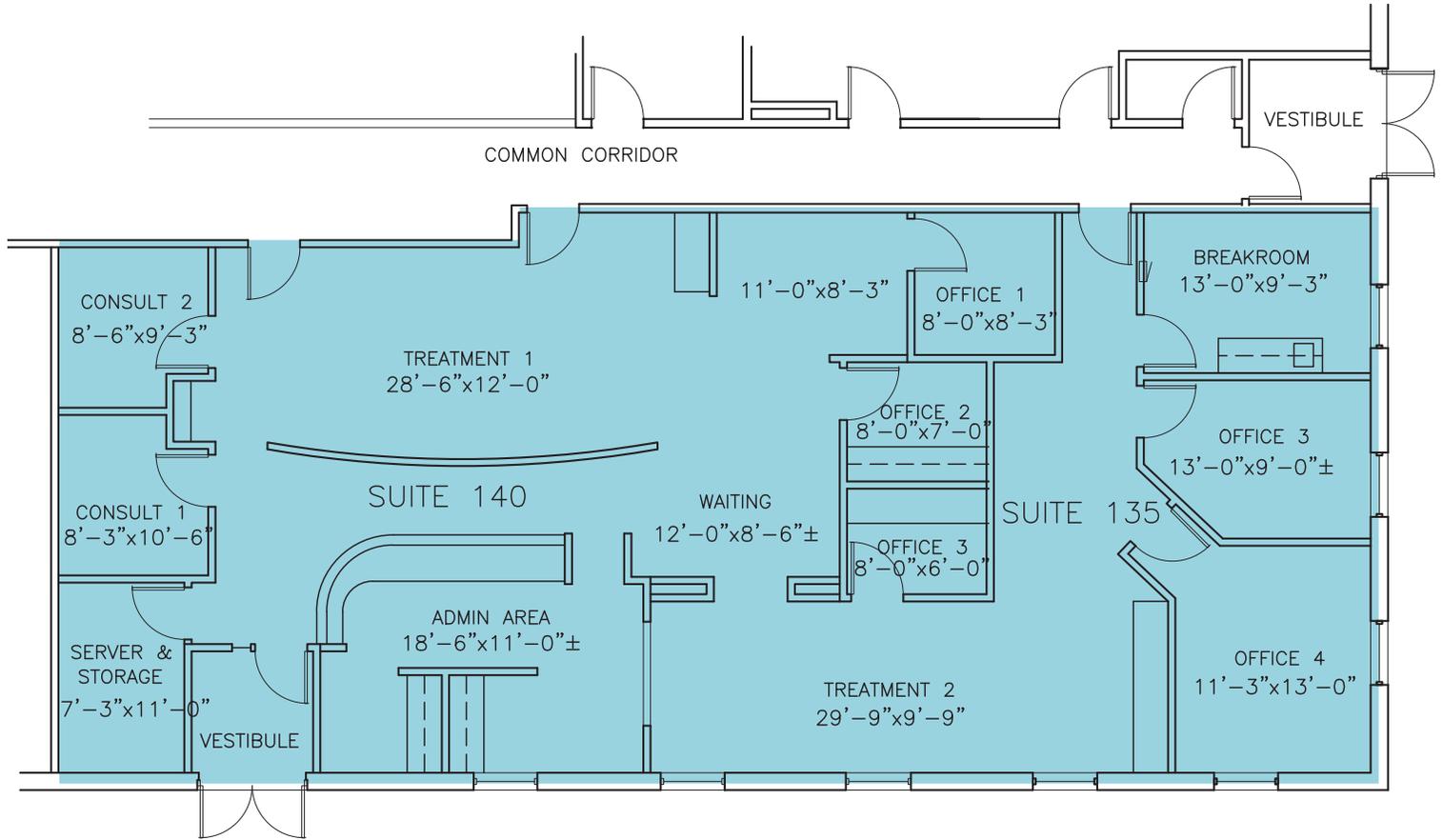
FIRST FLOOR



EXISTING FLOOR PLAN
NOT TO SCALE



SUITES 135 & 140 (EXISTING)

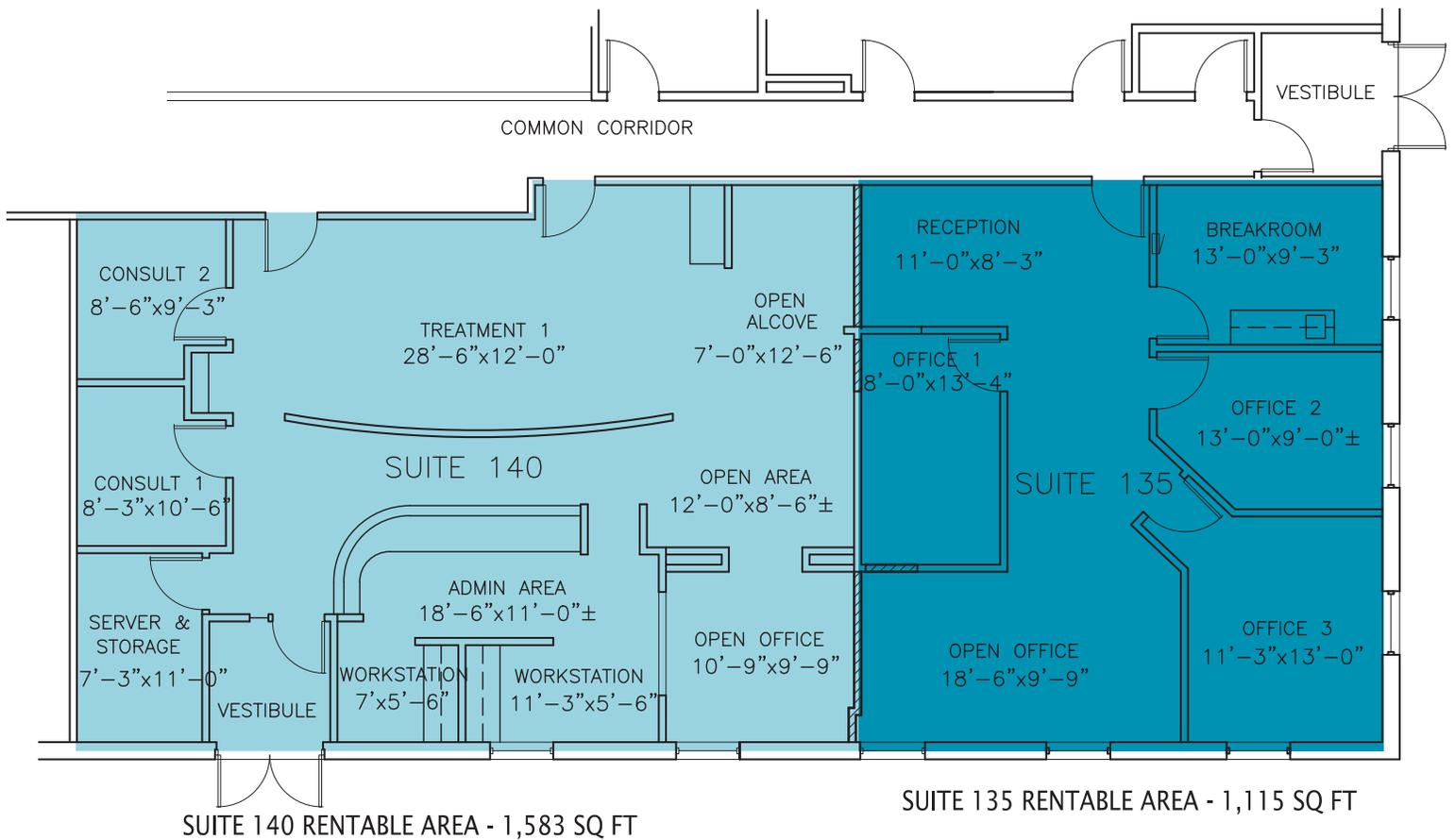


PRELIMINARY PLAN

NOT TO SCALE



SUITES 135 & 140 (PROPOSED)



PROPOSED FLOOR PLAN

NOT TO SCALE





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