



PREMIUM 1,920 SF FLEX SUITES ALONG THE
GROWING ROUTE-18 CORRIDOR



LEASE

EAG FLEX UNITS-PHASE ONE

2570 Medina Rd, Medina, OH 44256

PRESENTED BY:

TYLER ROBIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,570.00/ month (NNN)
NNN LEASE:	Taxes, Ins., Snow, Landscaping
AVAILABLE SF:	1,920-11,520
OFFICE SF:	320 SF+
PRIVATE RESTROOM:	56 SF ADA Compliant
POWER:	Single Phase, 200Amp, 120/240 Volt
LOT SIZE:	High Speed Fiber Ready
PARKING:	3 Dedicated Space per 1,920 SF

PROPERTY HIGHLIGHTS

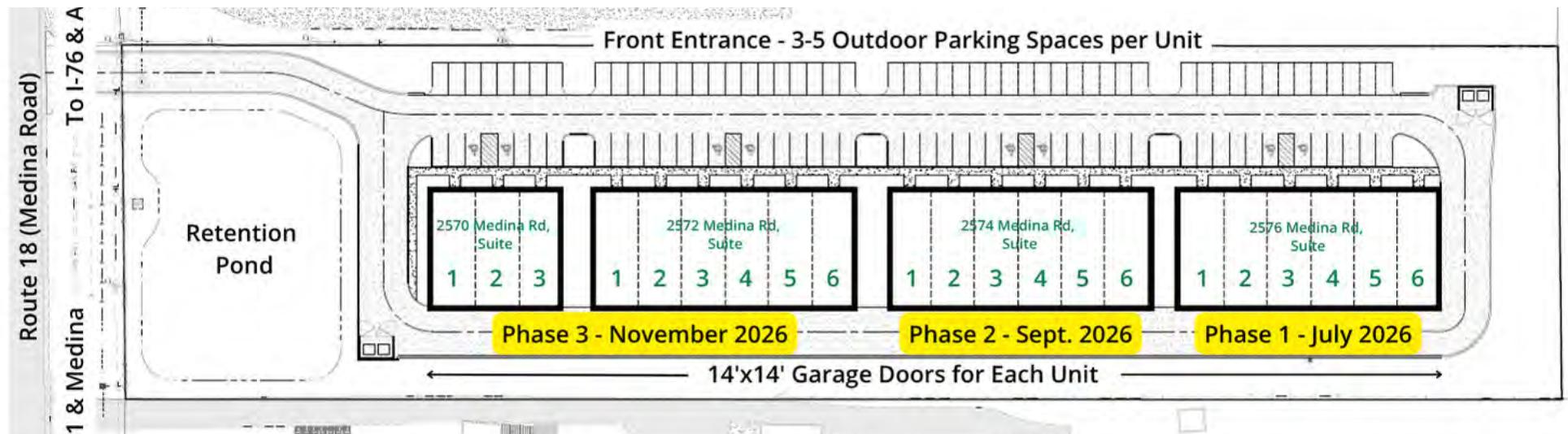
- Modern exterior and professional appearance suitable for customer-facing operations.
- Clean, functional flex units built for contractors, trades, and service users.
- Strong visibility along Route 18 with direct access to I-71.
- Versatile layout suitable for tools, equipment, parts storage, or light shop work.
- High 16' peak height supports shelving, racking, and efficient workspace setups.
- Large 14' x 14' drive-in door for pickups, vans, trailers, and small box trucks.
- Ample on-site parking directly in front of each unit.
- Easy circulation for work vans and daily service traffic.

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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit-1	Available	1,920 SF	NNN	\$2,570 per month
Unit-2	Available	3,840 SF	NNN	Negotiable
Unit-3	Available	5,760 SF	NNN	Negotiable
Unit-4	Available	7,680 SF	NNN	Negotiable
Unit-5	Available	9,600 SF	NNN	Negotiable
Unit-6	Available	11,520 SF	NNN	Negotiable

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ADDITIONAL PHOTOS

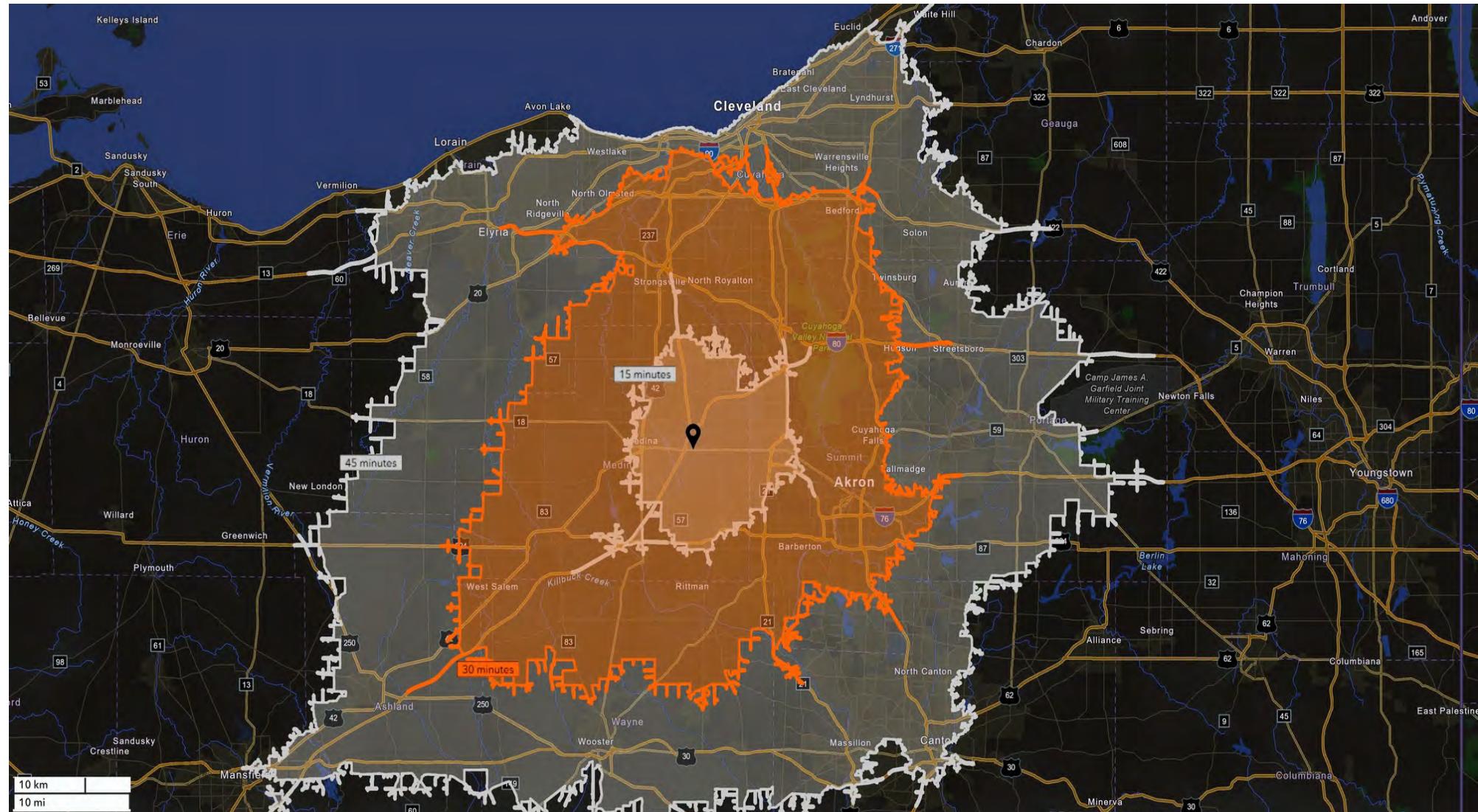


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DRIVE TIME MAP - 15, 30, & 45 MINUTES



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