

Office Space for Sale or Lease

HIGH-END, FULLY FURNISHED BUILDING

33095 Bainbridge Road, Solon, Ohio 44139

HIGHLIGHTS

- High-end, fully furnished state-of-the-art single-story office building in the heart of Solon
- Ideal for corporate headquarters
- Building offers flexibility for multi-tenancy
- Features stunning entryway/lobby, 22 unique rounded cubicles, 12 private offices, kitchen with cozy lounge area, 20 person executive conference room, small conference rooms and several "think-tank" areas for optimal collaboration
- Extensive interior and exterior glass lines
- Various HVAC zones providing 100% AC and heat
- Drive-in door for indoor parking or storage use
- Exercise room equipped with treadmills/equipment
- Outdoor patio for relaxation
- Close proximity to restaurants, shopping, hotels, and entertainment

AVAILABLE (DIVISIBLE)

Building Size	15,160 SF
Office Space	10,160 SF
Unfinished office, commercial or warehouse space	5,000 SF

LEASE RATE

Finished Space: \$22/SF NNN

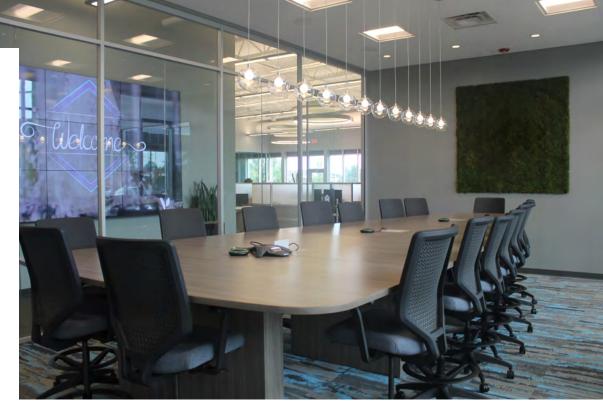
\$25/SF NNN

Unfinished Space: \$8/SF MG

\$10/SF MG

SALE PRICE

\$3,995,000 \$4,500,000

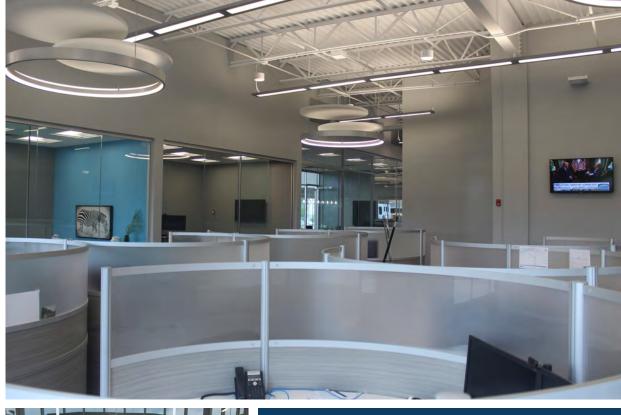


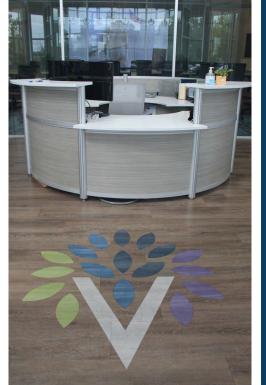












BUILDING STATS

Year Constructed 2020

Site Size 1.64 AC

Parking 50+ Surface Spaces

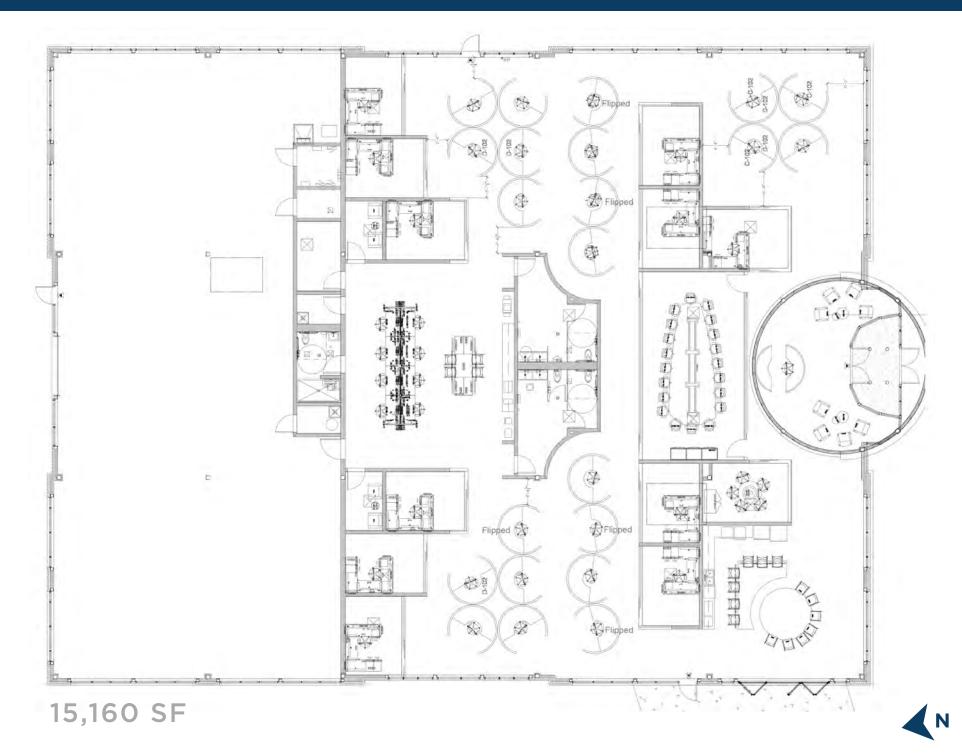
Construction Masonry/Brick/Glass

Roof Rubber (Includes Warranty)

Floor Thickness 4"

Power 277/480V/400A/3PH

Floor Plan













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