



**PRICE
REDUCED!**



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

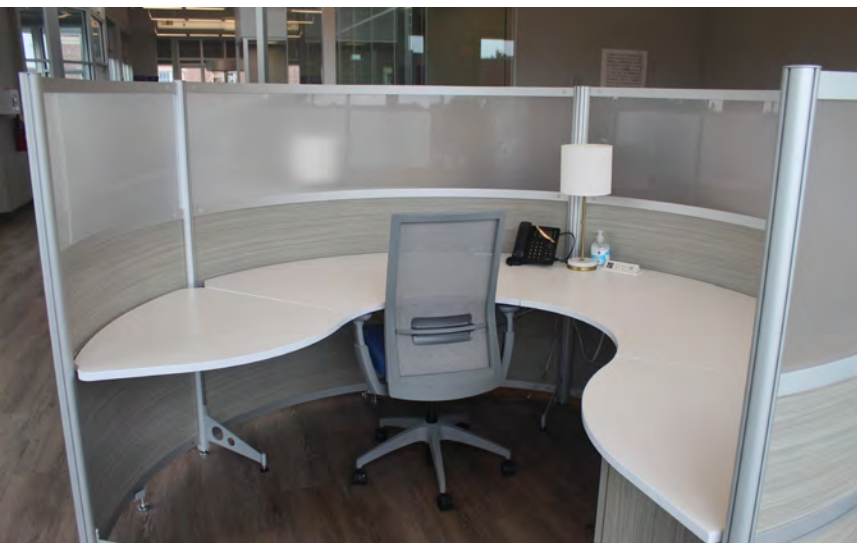
Finished Space: **\$22/SF NNN**
\$25/SF NNN

Unfinished Space: **\$8/SF MG**
\$10/SF MG

SALE PRICE

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



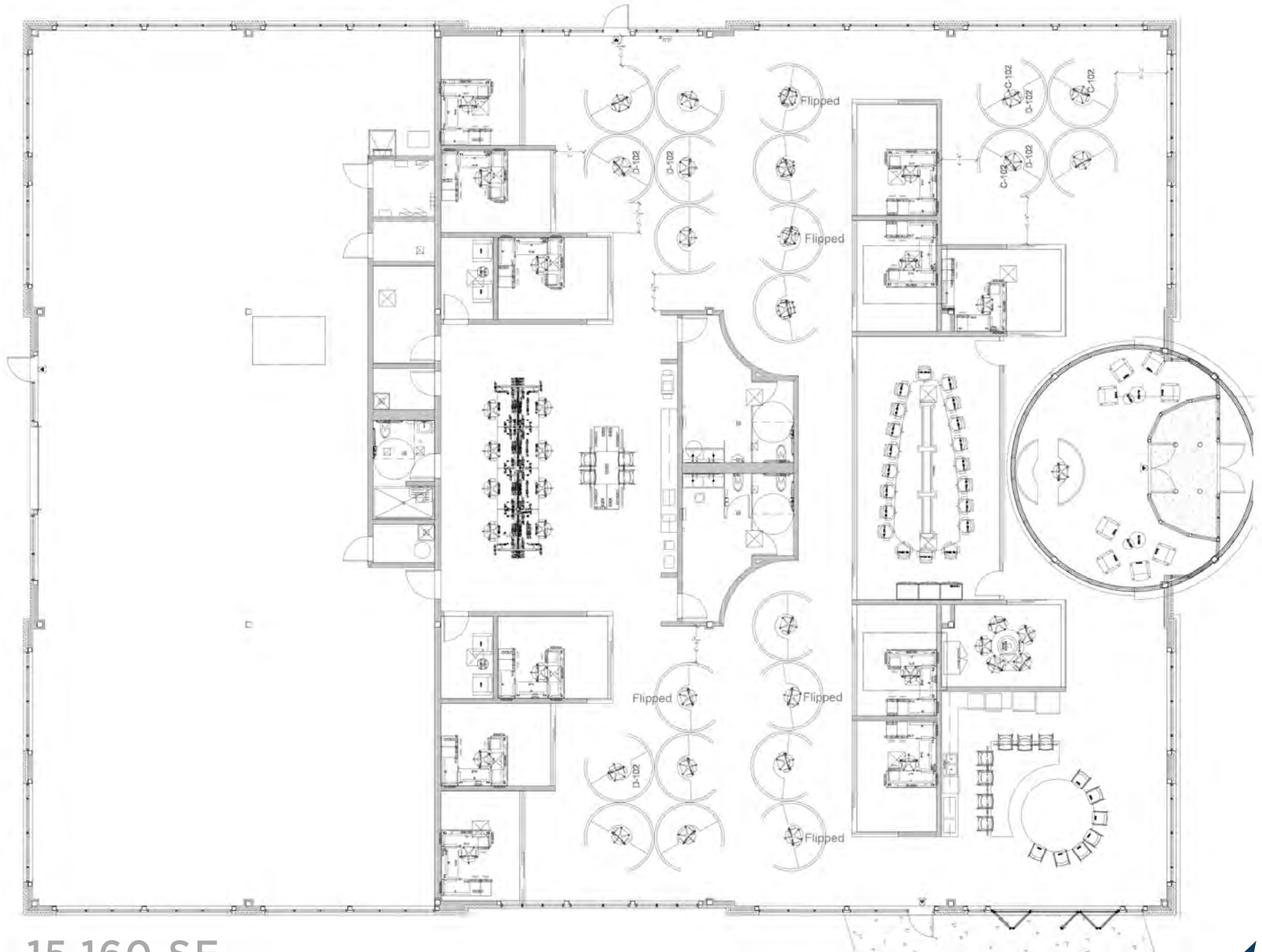


BUILDING STATS

Year Constructed	2020
Site Size	1.64 AC
Parking	50+ Surface Spaces
Construction	Masonry/Brick/Glass
Roof	Rubber <i>(Includes Warranty)</i>
Floor Thickness	4"
Power	277/480V/400A/3PH



Floor Plan



15,160 SF



Kruse Dr

1,482



33095 Bainbridge Rd

Bainbridge Rd



5,733

33095 Bainbridge Rd

crumbl cookies SUBWAY CHARLEYS CLUB PILATES
First National Bank Starbucks 7 ELEVEN New York Community Bank
bp OfficeMax PET SUPPLIES PLUS FIFTH THIRD BANK



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