

HIGHLY VISIBLE LOCATION



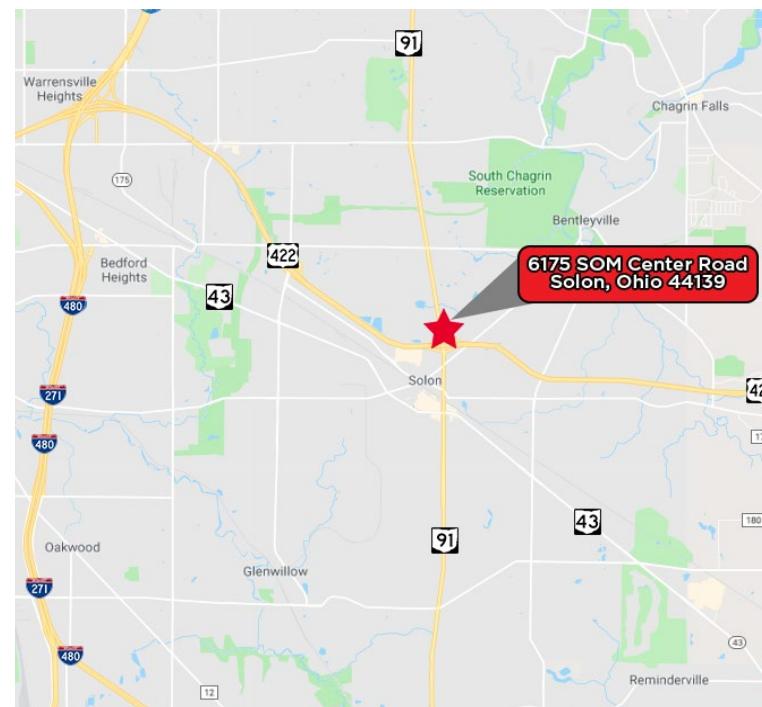
AVAILABLE UNITS FOR LEASE

Unit	Total SF	Available
135*	1,115 SF	3rd Quarter 2025
140*	1,583 SF	3rd Quarter 2025
235	1,472 SF	Immediately

*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



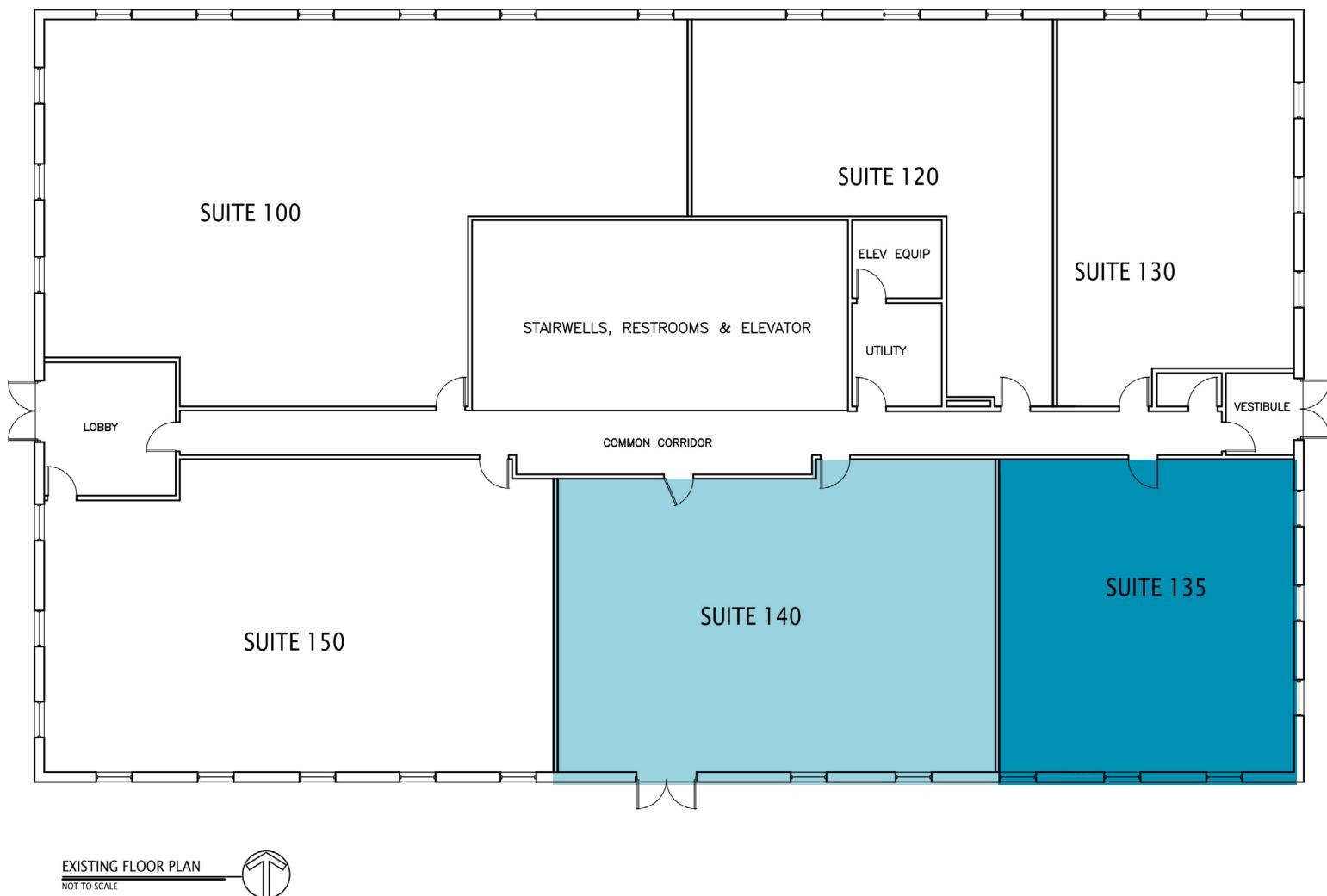
Rental Rate: \$17.00/SF MG

6175 SOM CENTER ROAD

Solon, Ohio 44139

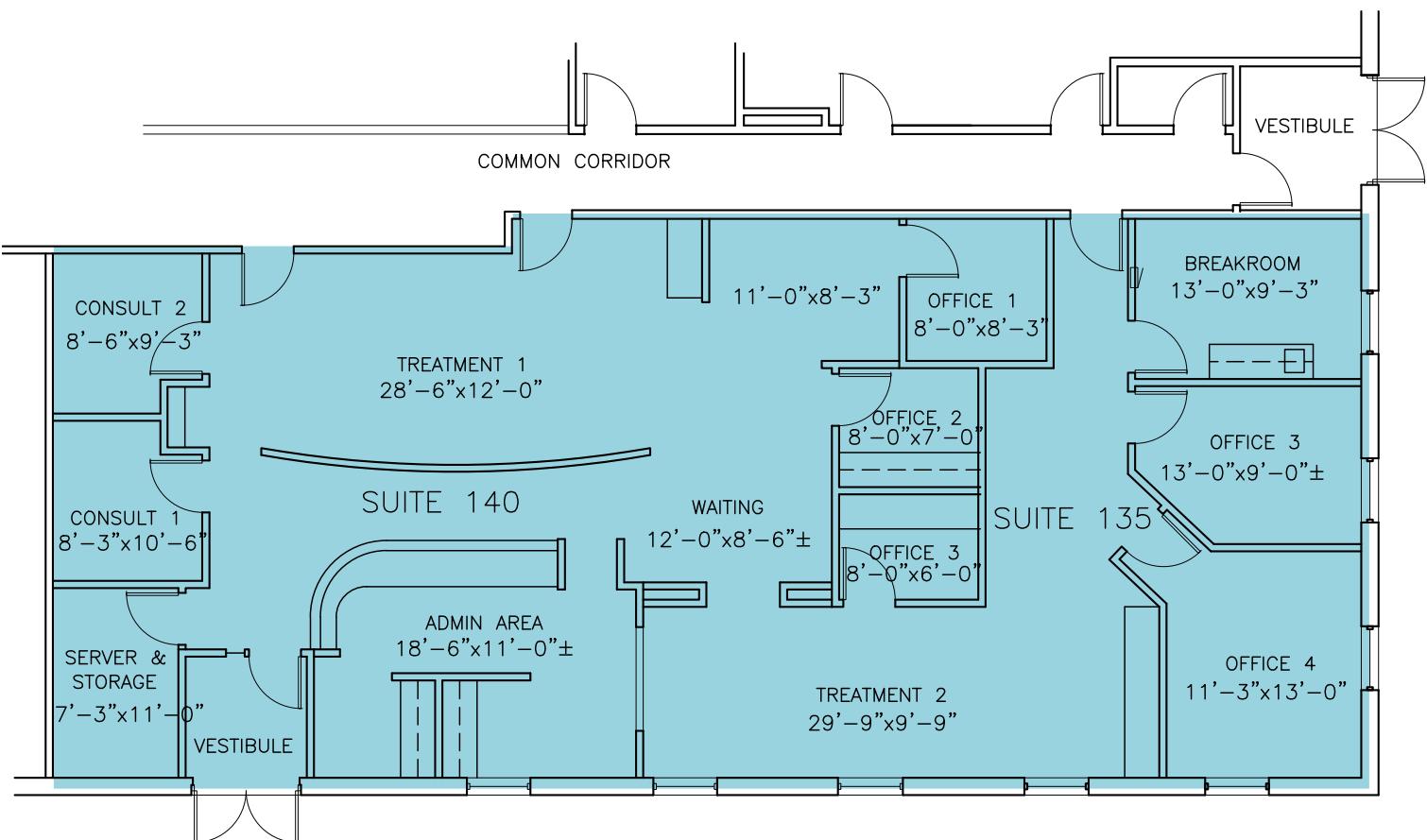
FOR LEASE

FIRST FLOOR



FOR LEASE

SUITES 135 & 140 (EXISTING)



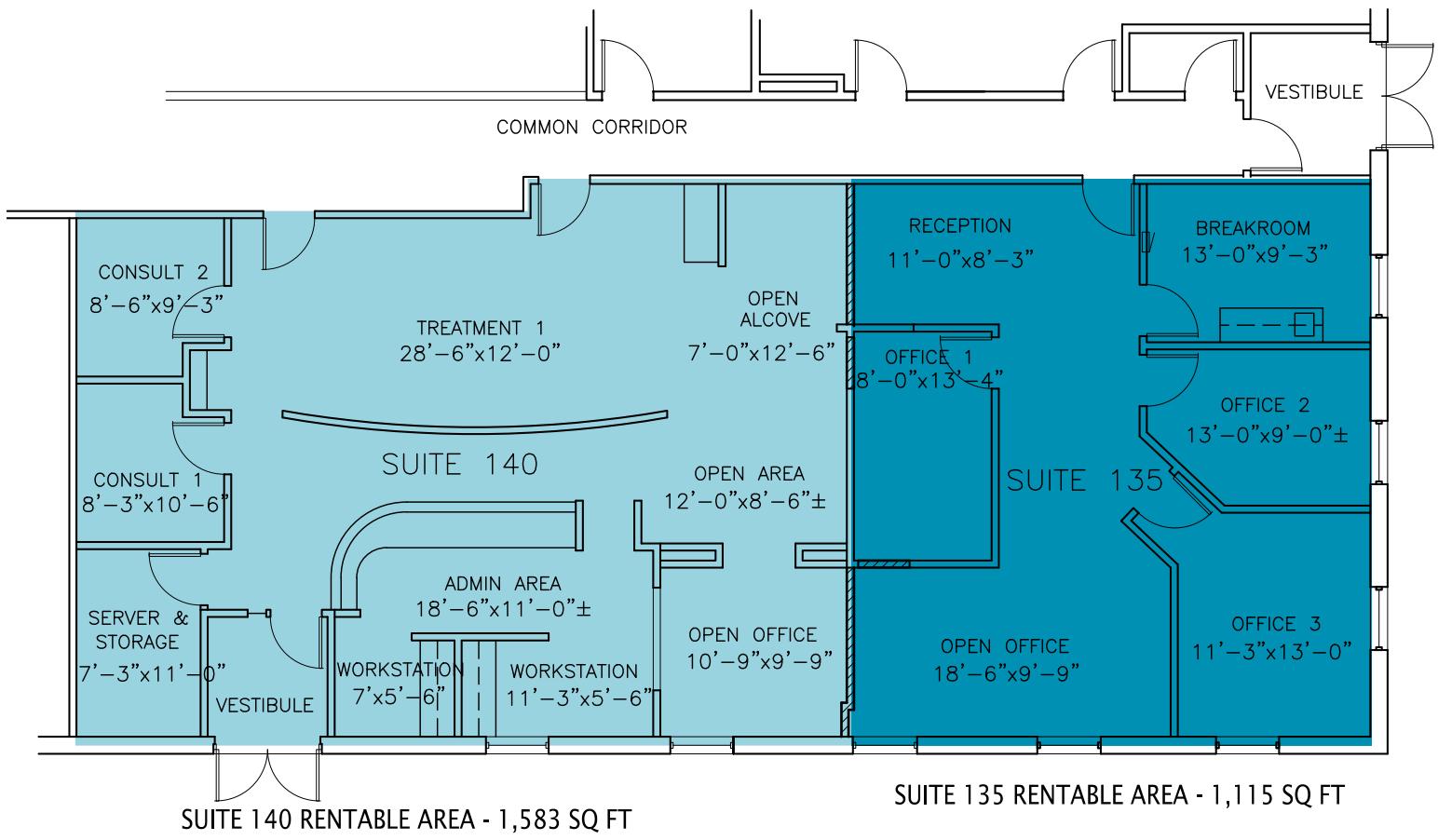
PRELIMINARY PLAN

NOT TO SCALE



FOR LEASE

SUITES 135 & 140 (PROPOSED)

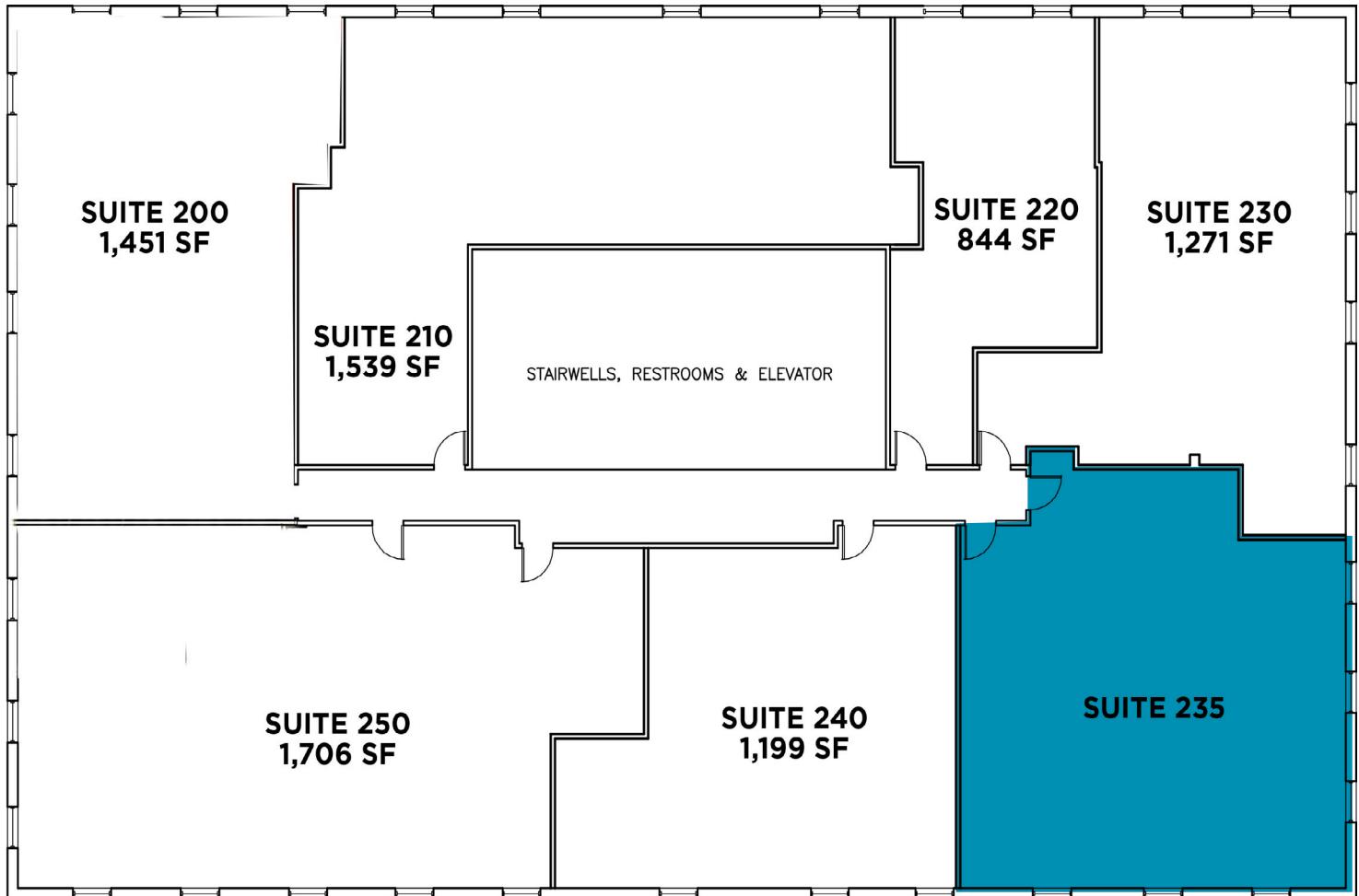


PROPOSED FLOOR PLAN
NOT TO SCALE



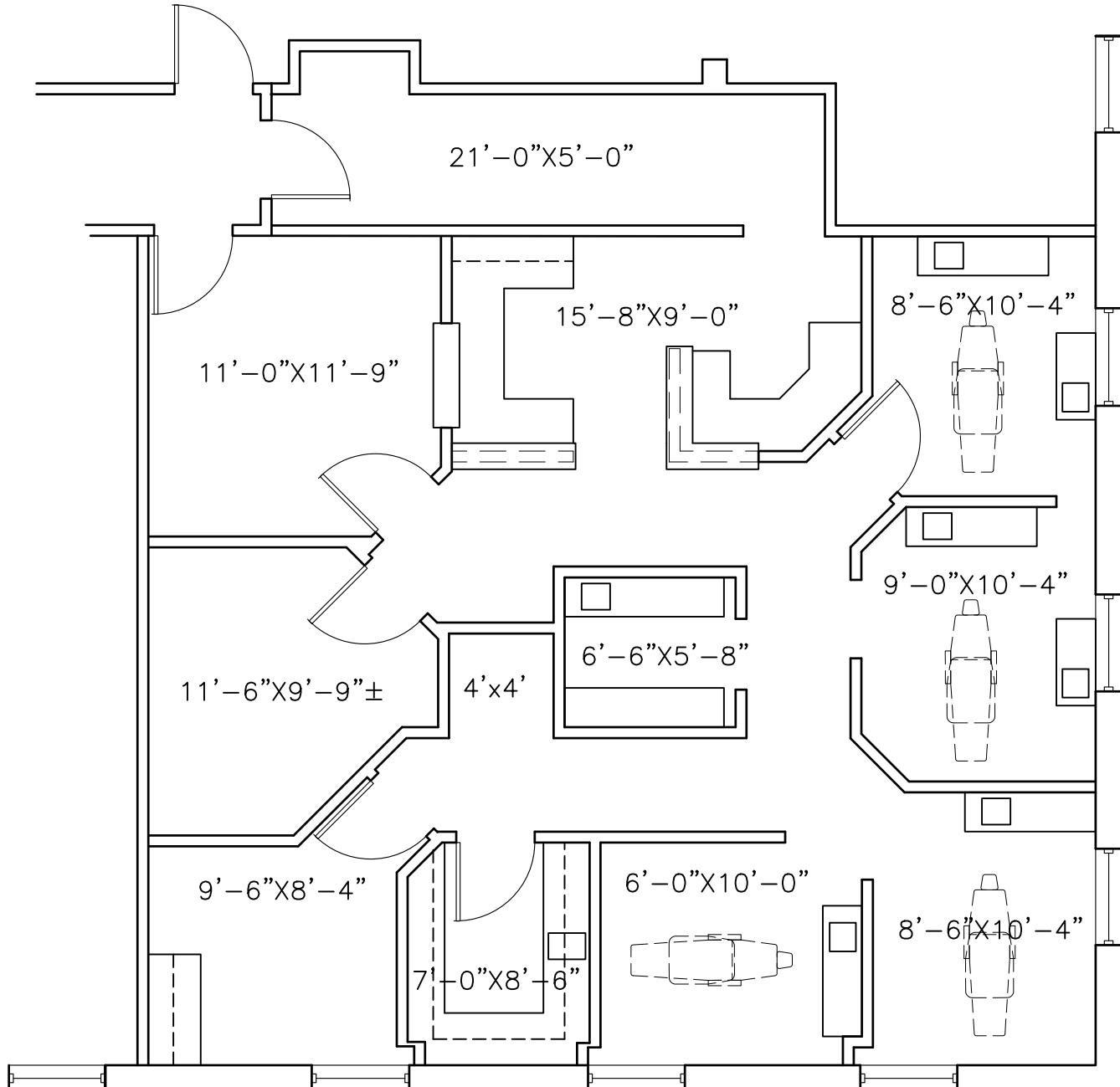
FOR LEASE

SECOND FLOOR

EXISTING FLOOR PLAN
NOT TO SCALE

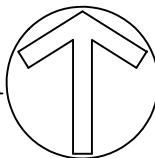
FOR LEASE

SUITE 235



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



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Solon, Ohio 44139

FOR LEASE



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