

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd. | Suite 402 Independence, Ohio 44131 +1 216 831 3310 naipvc.com

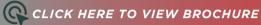
# AT A GLANCE





### **SCARCITY**

Only office property offering greater than 20,000 square feet of contiguous office space in Rocky River.



#### RARITY

70,000 square foot, 3.5 story multi-tenant office building situated on 3.41 acres including 220 car surface parking and an 85 car parking garage.



## CAPACITY

High-density interior environment, lead tenant opportunity comprising approx. 27,663 square feet plus expansion potential (full 2nd & partial 3rd floor).



#### INVESTMENT

Opportunity to acquire a 1980, 70,000 square foot office building plus 2 retail outbuildings and a covered parking structure all situated on 3.41 acres with 443' feet of Center Ridge Road frontage.

#### LOCATION

Desirable Rocky River assets offering development potential located on amenity-rich Center Ridge Road.



## Alex Jelepis

Executive Vice President - Director C 216 832 4060 | O 216 455 0916 ajelepis@naipvc.com

# **OVERVIEW**



PROPERTY DETAILS	<b>Office Building:</b> 3.5 story, approximately 70,000 gross square foot multi-tenant, office building. <b>Retail Buildings:</b> 3 retail spaces located within 2 freestanding buildings comprising approximately 6,500 square feet total.
AVAILABLE SPACE	Suite 050: 8,102 RSF (ground floor medical space)
	Suite 165: 1,250 RSF (1st floor, corner space)
	Suite 120: 3,930 RSF (1st floor medical space)
	Suite 200: 16,490 RSF (full floor) Suite 330: 11,173 RSF (expandable)  CLICK EACH SUITE TO VIEW ITS FLOOR PLAN
YEAR BUILT	Office Building and Garage: 1980
	Retail Buildings: mid to late 1960's
SITE	Approximately 3.41 acres with 443' of Center Ridge Road frontage.
TECHNOLOGY	Diverse path, multiple-provider fiber feeds providing superior bandwidth and ultra-high speed Internet service.
PARKING	220 surface parking spaces plus an attached 85-car parking garage.
ANNUAL RENTAL	General Office Space: \$16.50/square foot, full-service, gross.
RATES	Medical Office Space: \$22.00/square foot, full service, gross.
SALE PRICE	Offers encouraged.
COMMENTS	Ideal occupier/investor opportunity for move-in-ready office space combined with current and future rental revenue or lead-tenant lease opportunity to occupy up to 30,000 square feet.  Prominent signage available for high-identity at an outstanding location.



# **Alex Jelepis**