



Click Below  
for Office Tour

1st Floor

## 2458 Edison Blvd.

Twinsburg, OH

### Property Features

- Total Building: 12,559 SF
- Available Office Space: 1,800 SF on First Floor
- Includes: 2 Private Offices, Conference Room, 2 Rest Rooms and Kitchen Area
- Year Built: 1992
- Attractive Offices Located off Rte. 91, Less Than 1 Mile from I-480.



For more information:

**David Hexter, SIOR**

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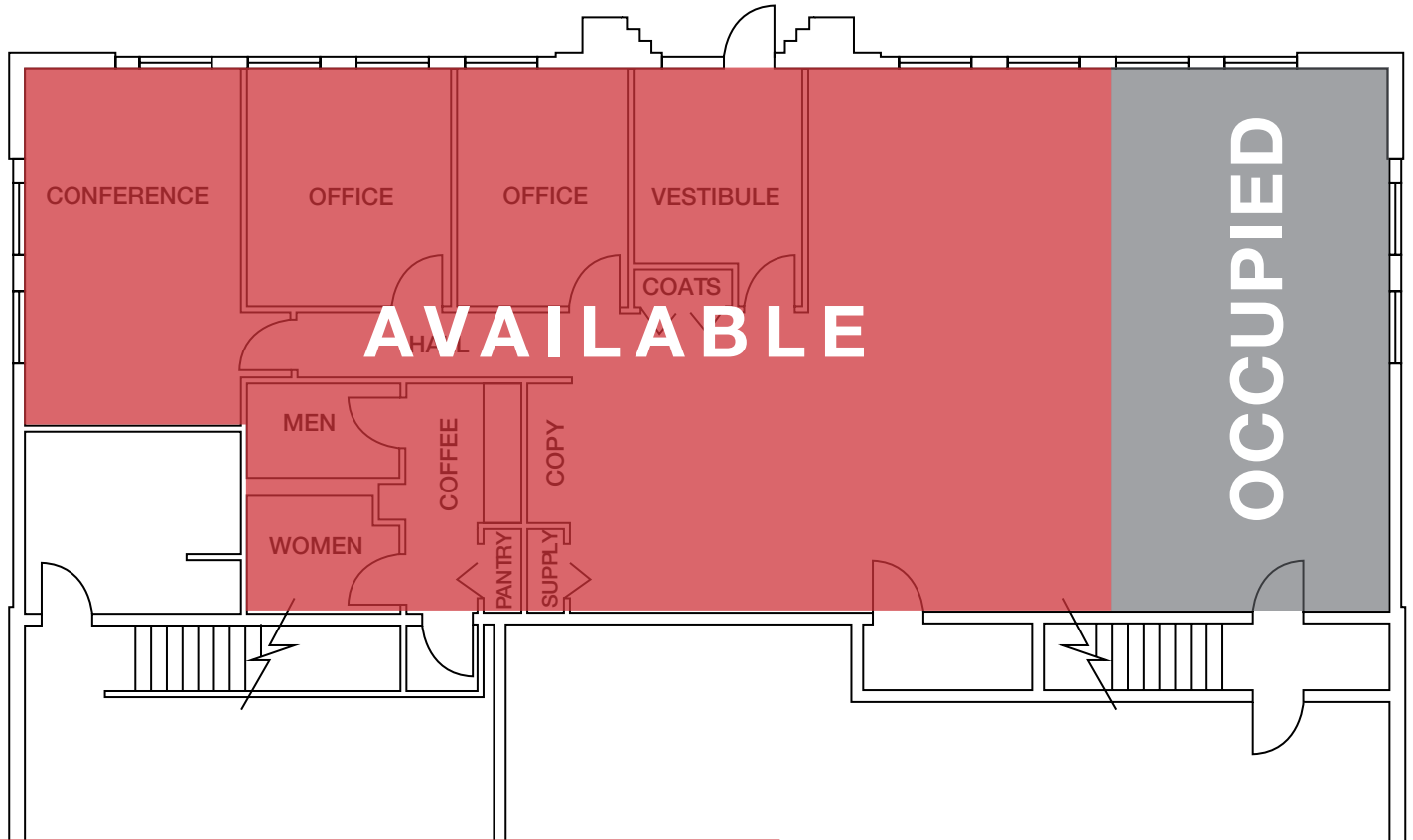
**Jeffrey Calig, CCIM**

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# 2458 Edison Blvd.

Twinsburg, OH

## For Lease First Floor Office



**NAI Pleasant Valley**

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# For Lease Property Location



## NAI Pleasant Valley

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## BUILDING INFORMATION SHEET

**LOCATION:** 2458 Edison Blvd., Twinsburg, OH  
**TOTAL BUILDING:** 12,559 SF  
**AVAILABLE OFFICE/AREA:** 1,800+/- SF on first floor  
**CONSTRUCTION:** Split faced concrete block  
**YEAR BUILT:** 1992  
**LAND AREA:** 1.42 Acres  
**ZONING:** I-3 Industrial District  
**PARKING:** 25 + 32 land banked  
**HVAC:** 100% AC  
**LIGHTING:** T8 fluorescent  
**LEASE RATE:** \$13.00/SF plus utilities  
**SECURITY SYSTEM:** Yes

**COMMENTS:** Attractive first floor office space located off Rte. 91, less than 1 mile from I-480

**CONTACT:** David R. Hexter, SIOR  
Jeffrey Calig, CCIM



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