# **NAI**Pleasant Valley

## For Lease First Floor Offices



# 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:

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## For Lease First Floor Office





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### 2458 Edison Blvd. Twinsburg, OH

### For Lease Property Location





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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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