



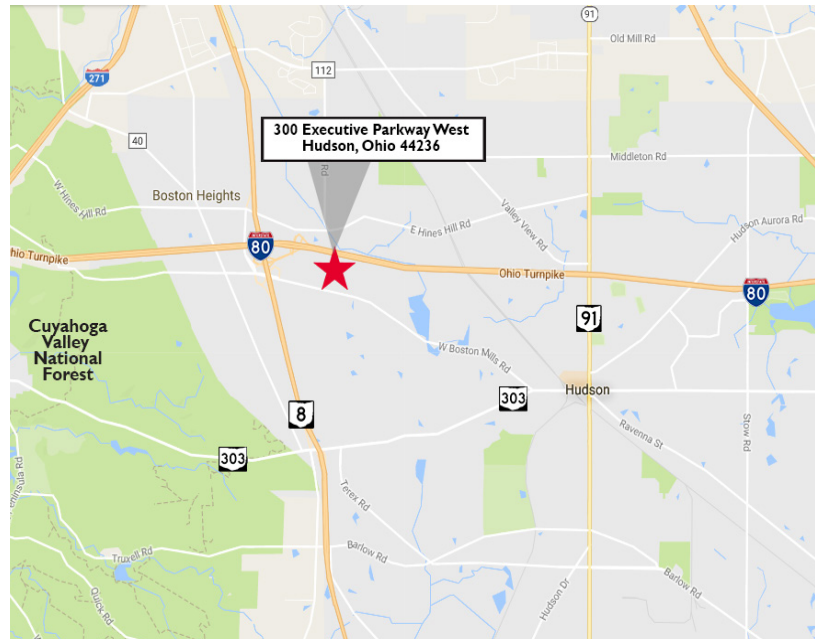
FOR LEASE

**300 Executive Parkway West**  
Hudson, Ohio 44236



## Property Highlights

- 5,765 SF available
- Modern office building with abundant glass and open space in a serene setting
- Immediate access to State Route 8, I-80 Ohio Turnpike and minutes to downtown Hudson shopping and restaurants
- Multiple upgrades include:
  - New roof in 2015
  - New boiler & generator in 2013
  - New parking lot in 2003
  - New T-8 lighting in 2015
  - New compressors providing 150 tons of HVAC in 2018
- Redundant direct fiber connectivity



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FOR LEASE

300 Executive Parkway West  
Hudson, Ohio 44236



**300 Executive Parkway West, Ste 1  
Hudson, OH 44236**

<b>County:</b>	Summit
<b>Market:</b>	SE-Z2
<b>Sub Market:</b>	Summit County North/Portage County
<b>Land Size (Acres)</b>	8.53 Acres
<b>Available SF:</b>	5,765 SF
<b>Building SF:</b>	46,766 SF
<b>Office SF:</b>	5,765 SF

**Building/Space**

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Office
<b>Year Built:</b>	1997
<b>Year Refurbished</b>	2015
<b>Current Occupancy %:</b>	88.00%
<b># Buildings:</b>	1
<b>ConstructionType:</b>	
<b># Floors:</b>	2
<b># Passenger Elevators</b>	1
<b>Sprinkler:</b>	Wet/Partial
<b>Lobby:</b>	Yes
<b>Gas:</b>	Dominion
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Broadband:</b>	Fiber Optic

**General Listing/Transaction Information**

<b>Asking Rate:</b>	\$18.00 MG Per Year
<b>Min Avail SF:</b>	5,765 SF
<b>Max Contig SF:</b>	5,765 SF
<b>Transaction Type:</b>	Lease

**Parking**

<b># Spaces:</b>	190
<b>Parking Ratio:</b>	4/1000

**Contacts**

<b>Listing Broker(s)</b>	Matt Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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**Comments**

**Listing Comments:** Modern office building with abundant glass, open space, serene setting with immediate access to State Route 8, Ohio Turnpike and minutes to downtown Hudson shopping and restaurants.

Multiple upgrades include:

New roof in 2015, new boiler and generator in 2013, new parking lot in 2003 and new T-8 lighting in 2015, all with redundant direct fiber connectivity. 150 tons of HVAC with new compressors in 2018.

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