

OFFICE FOR LEASE SOLON PARK PLACE

33790 Bainbridge Road, Solon, OH 44139

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

Right in the center of Solon with abundant restaurant and shopping options surrounding the building. Minutes from the I-422 exit @ SOM Center Road. The architecture, abundant surface parking and high visibility make this mixed use building an excellent location for both medical/professional offices and retail tenants.

OFFERING SUMMARY

Lease Rate:	Call For Info
Building Size:	18,105 SF
Available SF:	1,020 - 4,319 SF
Lot Size:	1.09 Acres
Year Built:	1990

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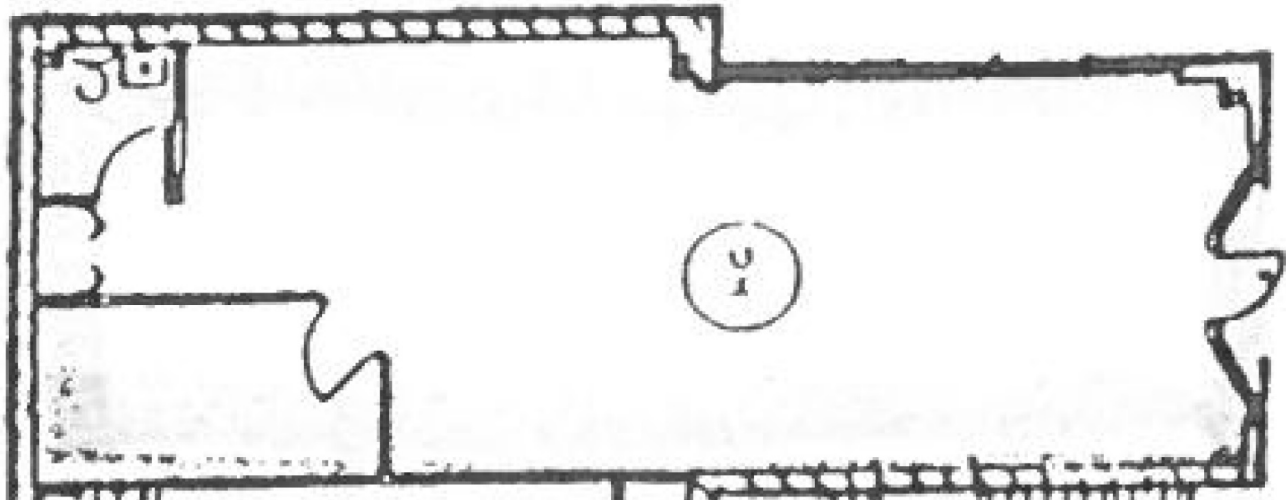


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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	1,093 - 4,319 SF	NNN	Call For Info	High visibility retail at the corner of the building. 1093 RSF street level retail with an additional 3226 RSF available in contiguous space just underneath the unit in the lower level.



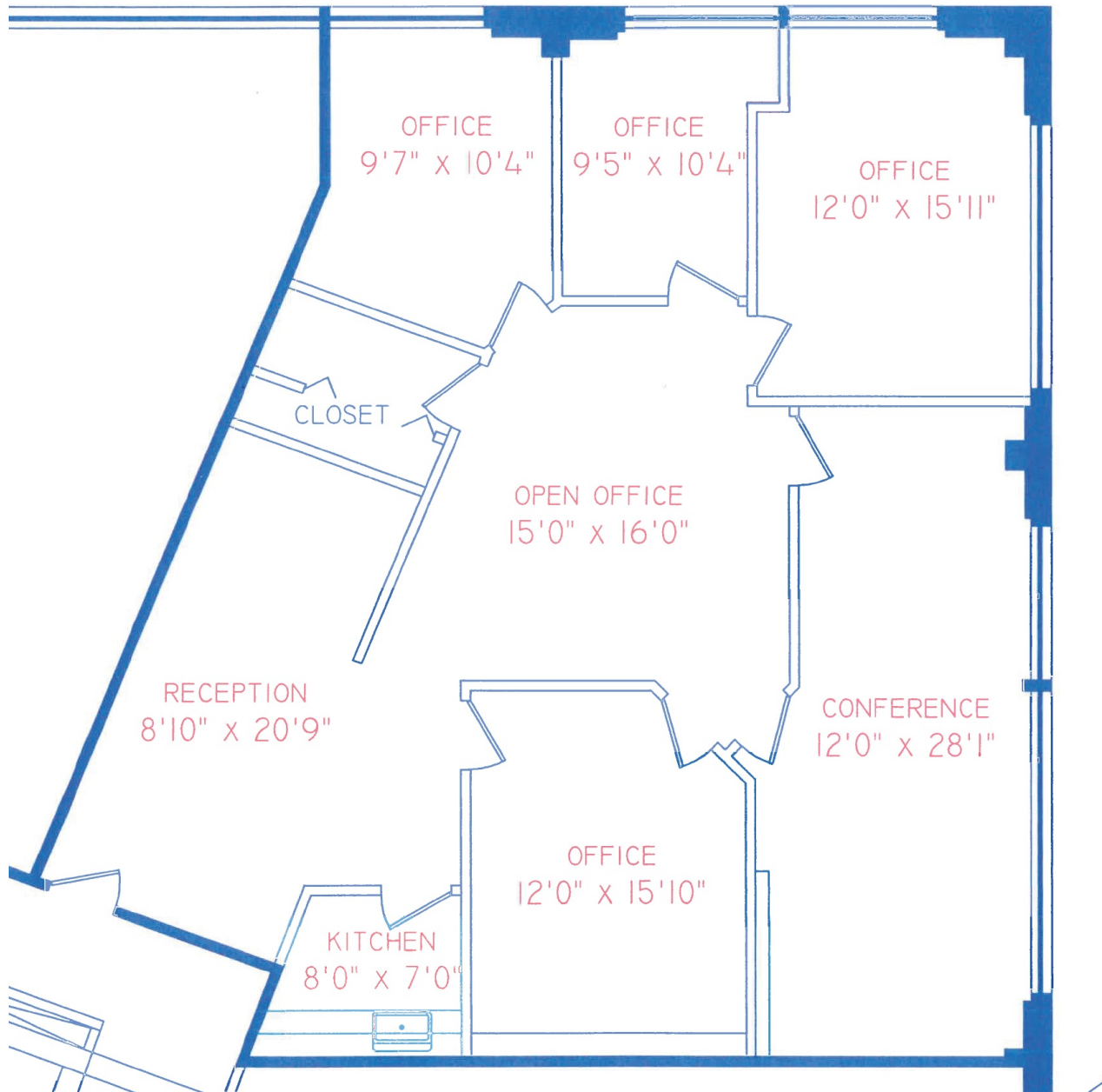
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
205	Available	1,667 SF	Modified Gross	Call For Info	Corner office with two sides of windows overlooking the park. Includes 5 windowed offices, conference room, reception, kitchenette and open area for cubes.



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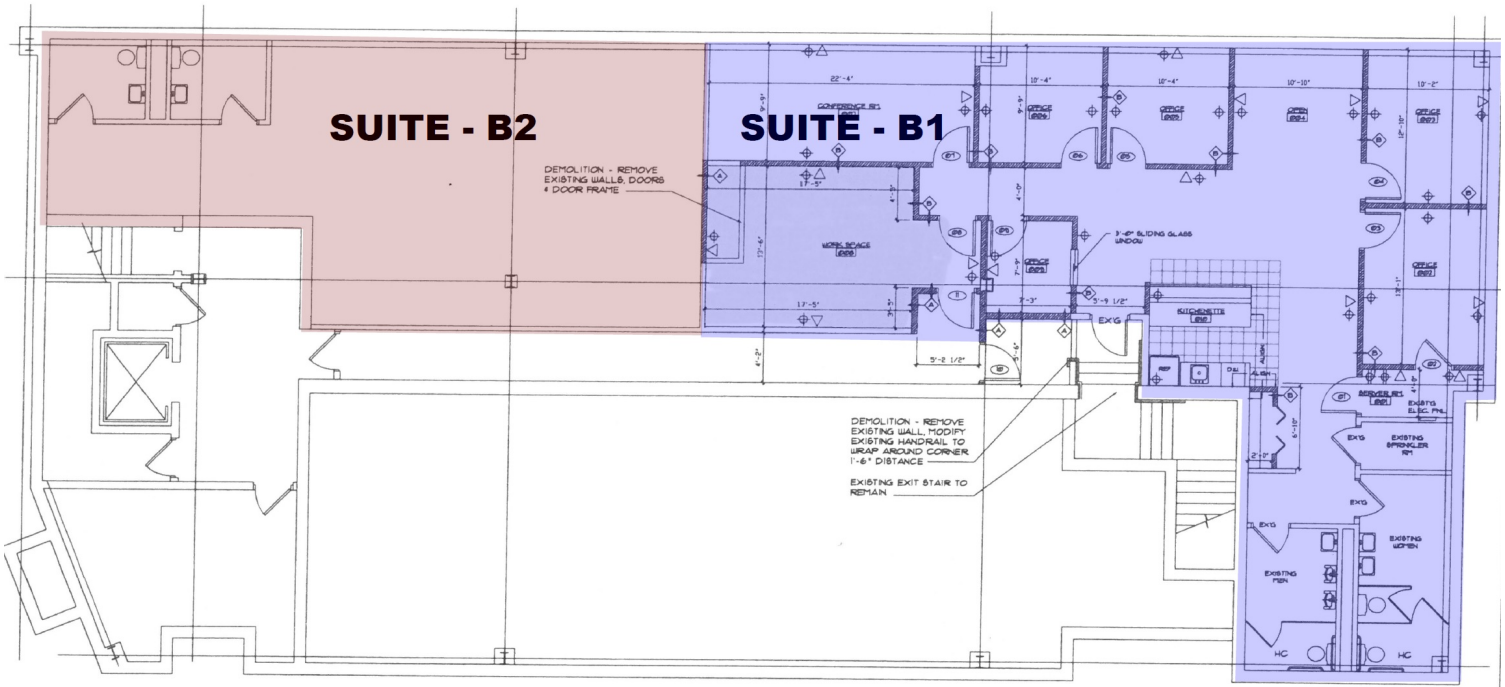
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B1	Available	2,206 - 4,319 SF	Modified Gross	Call For Info	Upgraded office in the lower level area with a good mix of private offices and open areas. The space benefits from a central kitchen with bar counter and private bathrooms.
B2	Available	1,020 - 4,318 SF		Call For Info	Open area ready to accommodate your yoga studio or open plan office.



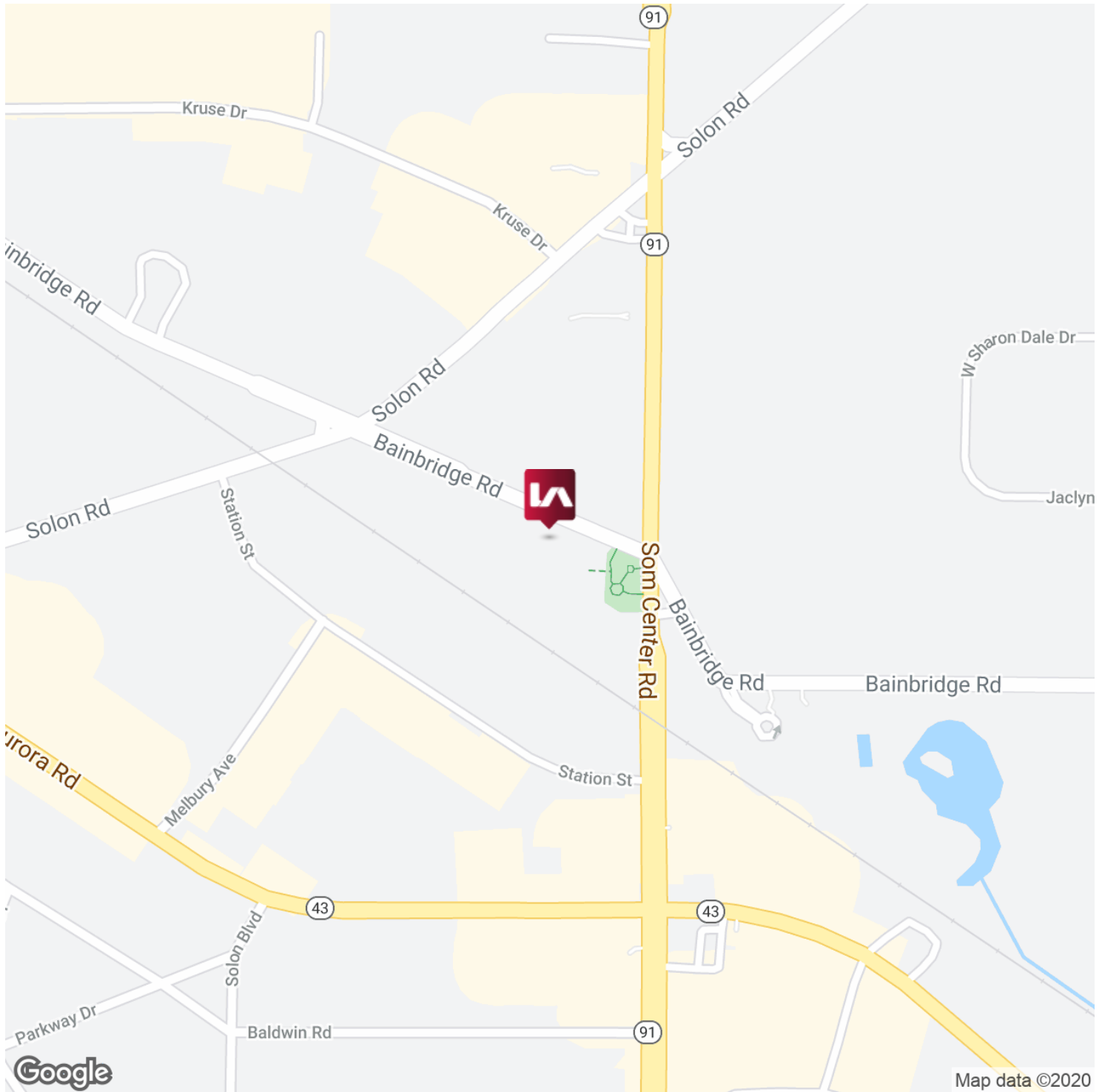
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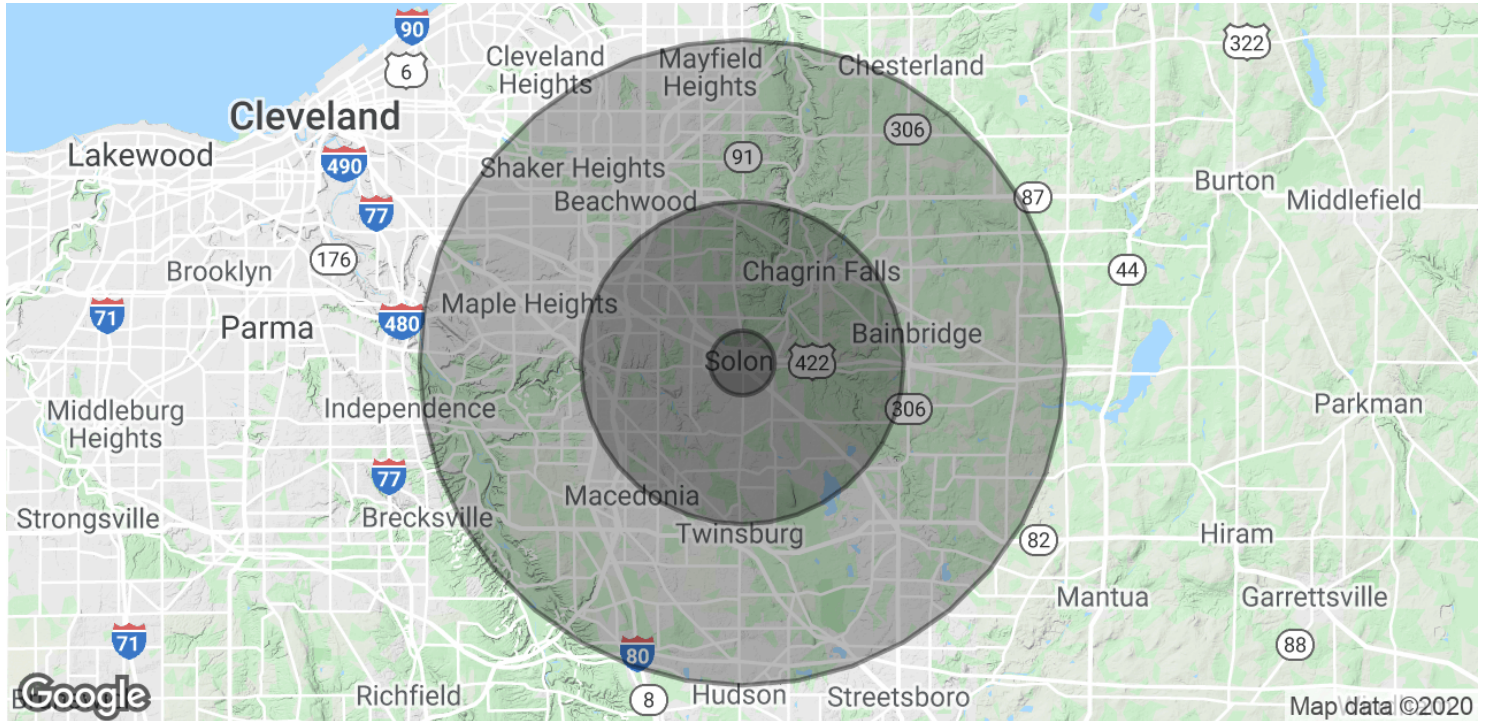


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,380	85,037	382,606
Average age	41.8	41.4	42.0
Average age (Male)	39.3	40.2	39.7
Average age (Female)	43.2	42.4	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,591	33,143	154,043
# of persons per HH	2.8	2.6	2.5
Average HH income	\$108,313	\$105,760	\$90,111
Average house value	\$282,483	\$309,010	\$265,064

* Demographic data derived from 2010 US Census

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