



# 6175 SOM CENTER ROAD

Solon, Ohio 44139

## FOR LEASE

### RECENTLY RENOVATED



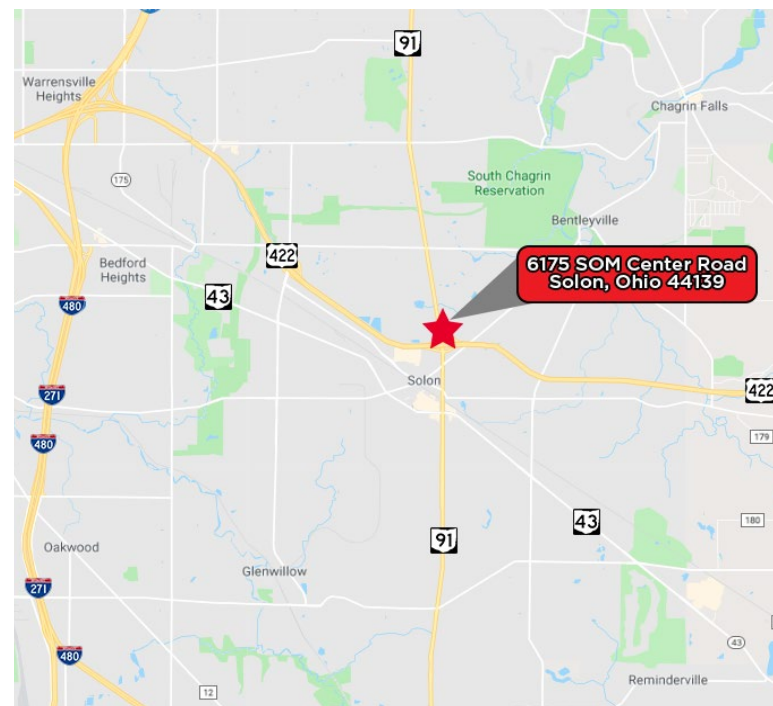
### AVAILABLE UNITS FOR LEASE

Unit	Total SF	Available
135*	1,115 SF	2nd Quarter 2025
140*	1,583 SF	2nd Quarter 2025
235	1,472 SF	2nd Quarter 2025

*\*Units 135 & 140 are currently combined (2,698 SF) and are proposed to be split.*

### PROPERTY SPECIFICATIONS:

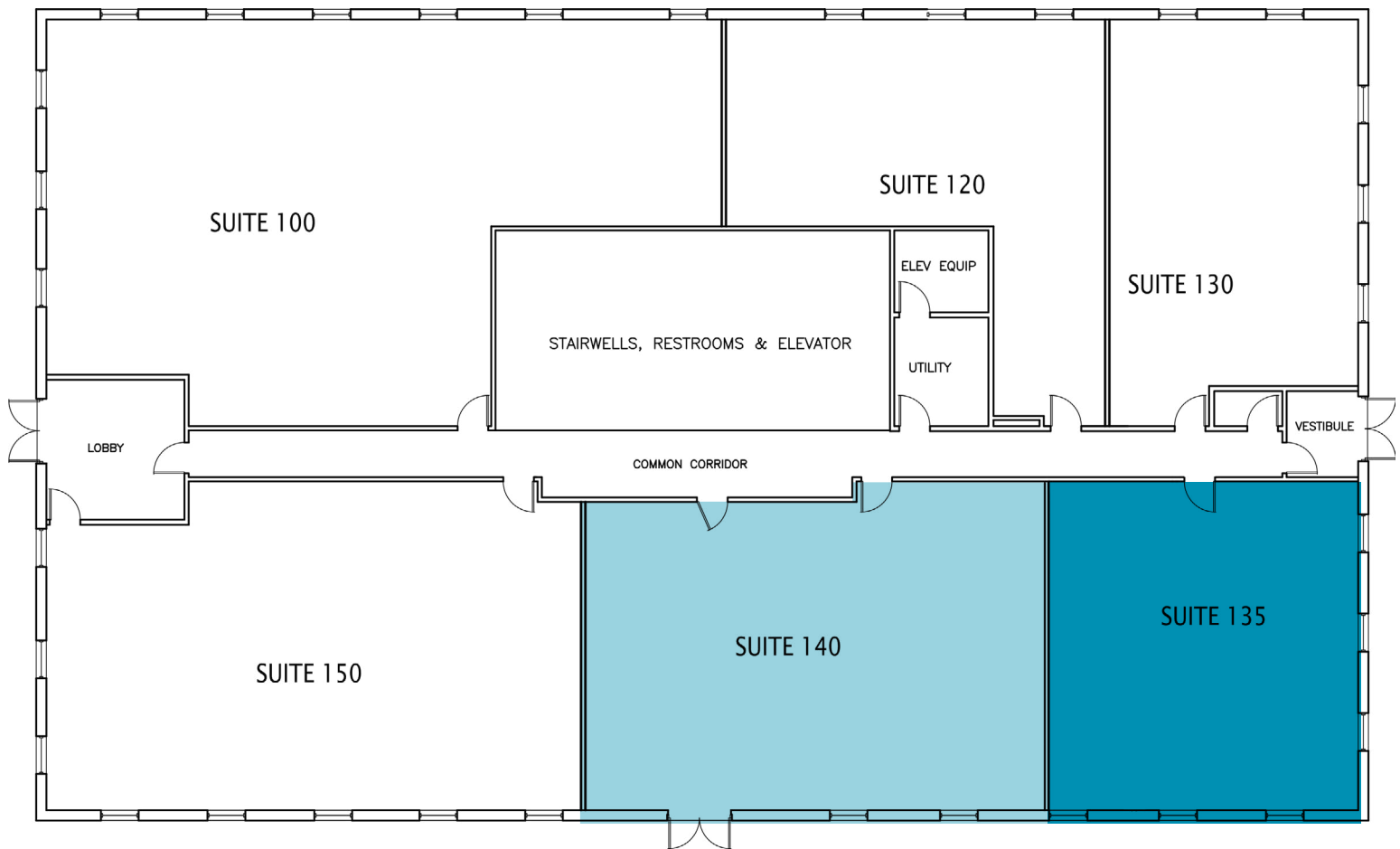
TOTAL BUILDING SF	20,000 SF
CONSTRUCTED	1985 (Renovated 2019)
ROOF	EPDM/shingle
LIGHTING	LED
HEAT	Rooftop HVAC
AIR-CONDITIONING	100%
PARKING	70 spaces
Drive Time to I-422	3 minutes



## Rental Rate: \$17.00/SF MG

**BOB GARBER, SIOR** / Executive Vice President & Partner Emeritus  
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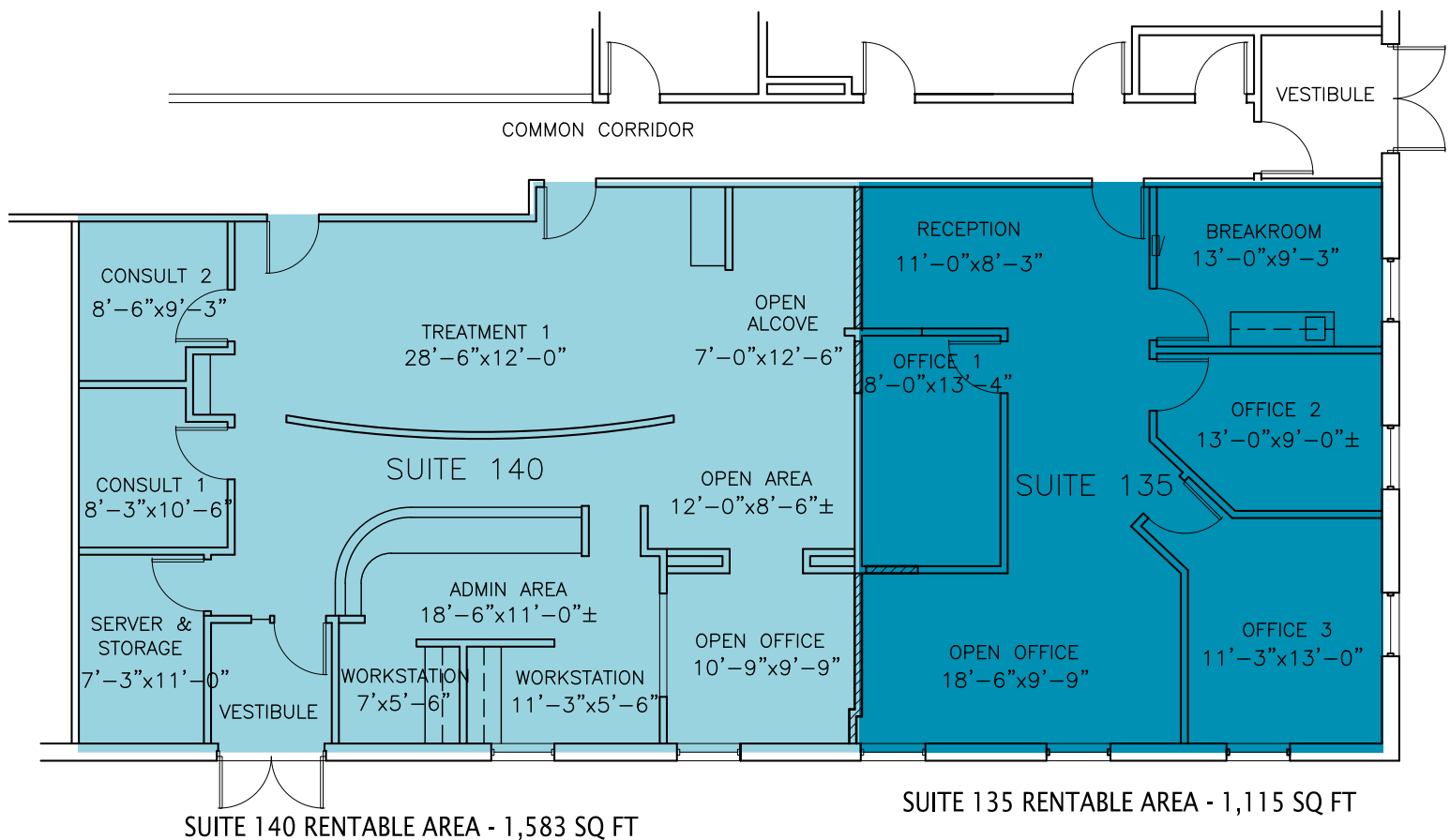
## FIRST FLOOR



EXISTING FLOOR PLAN  
NOT TO SCALE



## SUITES 135 & 140 (PROPOSED)

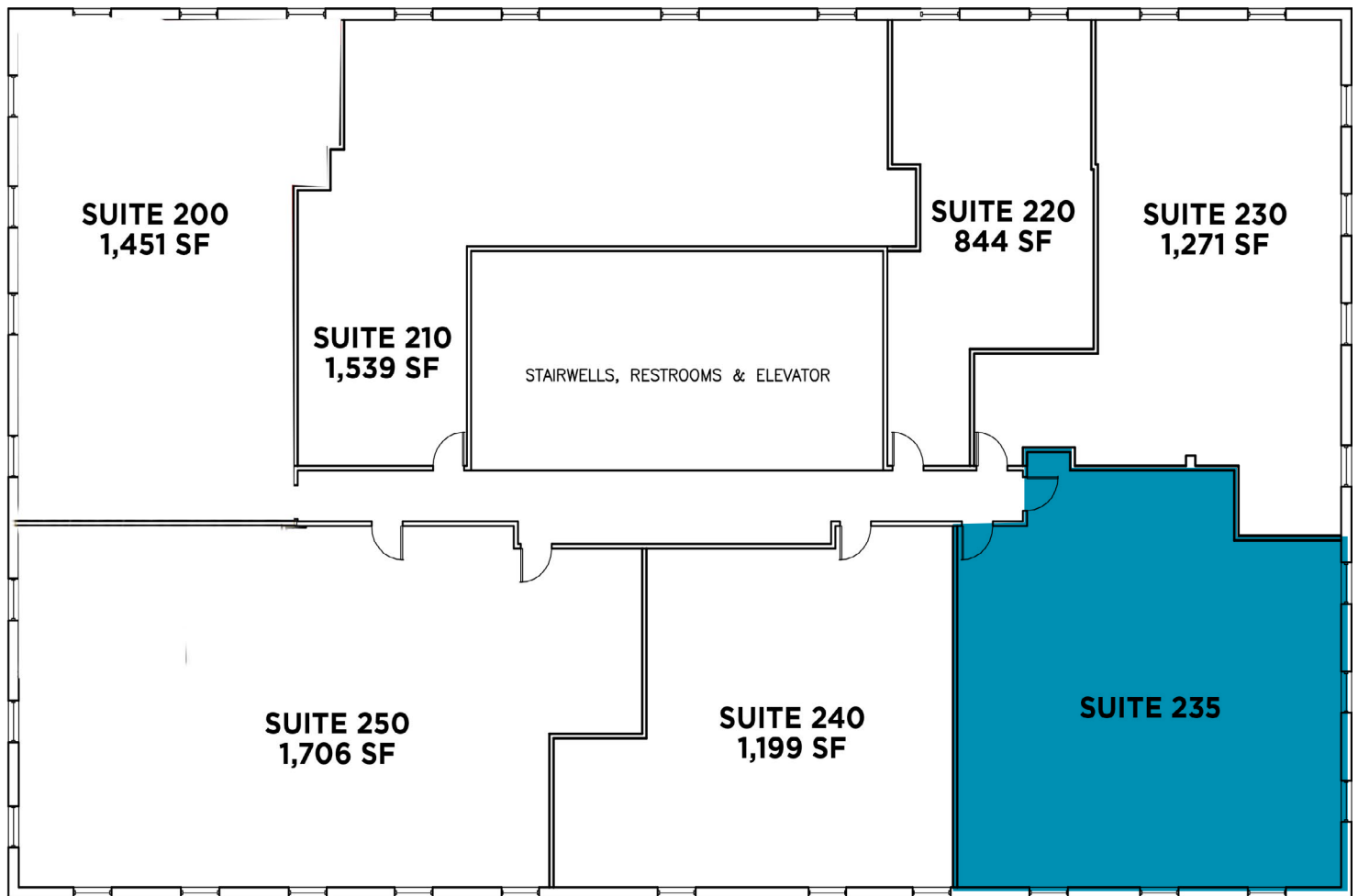


**PROPOSED FLOOR PLAN**

NOT TO SCALE



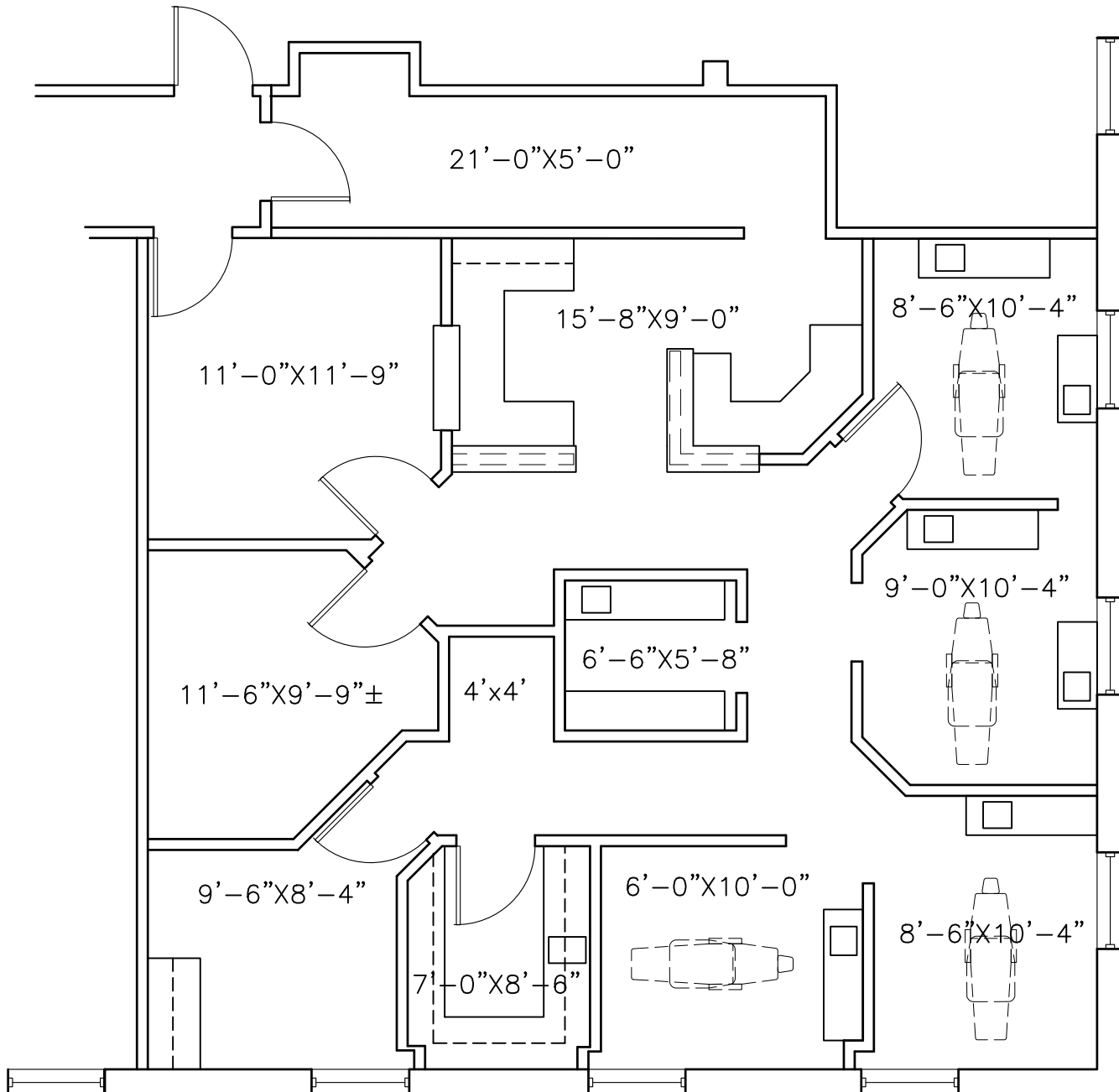
## SECOND FLOOR



EXISTING FLOOR PLAN  
NOT TO SCALE

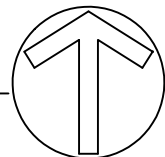


**SUITE 235**



**EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0"







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