

FOR LEASE

7700 HUB PARKWAY

Valley View, Ohio 44125



15,004 SF

AVAILABLE FOR LEASE



Centrally Located
High-Image Office /
Warehouse Complex

PROPERTY FEATURES



46,486 SF

TOTAL BUILDING SIZE

15,004 SF

AVAILABLE SPACE

\$6.50/SF NNN

BASE LEASE RATE

\$2.40/SF NNN

ESTIMATED EXPENSES

CURRENT AVAILABILITIES

UNITS 2 - 3

15,004 SF TOTAL SPACE AVAILABLE	TO SUIT OFFICE SPACE	15,004 SF EXISTING WHSE SPACE
ONE (1) 10' x 10' DRIVE-IN DOOR	TWO (2) 8' x 8' DOCKS ONE W/LEVELER	20' CLEAR HEIGHT

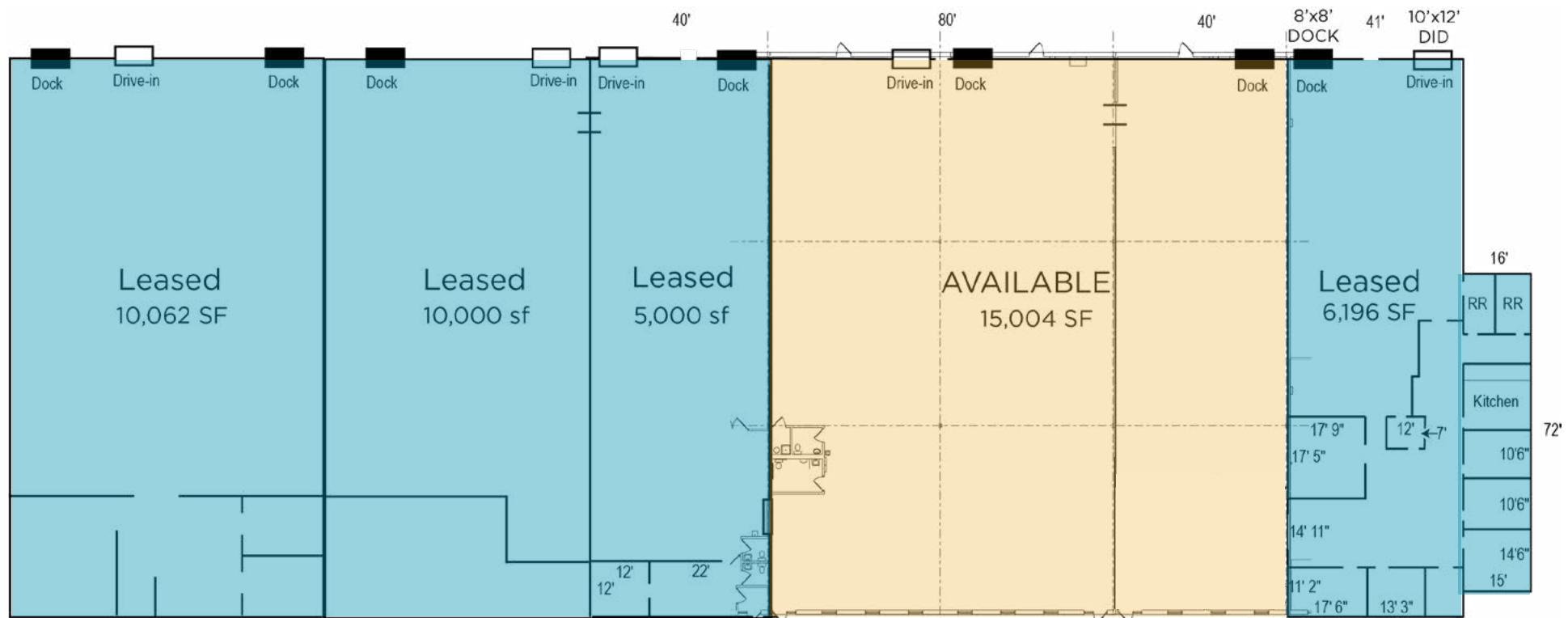
HIGHLIGHTS

- High-profile office/warehouse complex
- Docks and drive-in door in each unit
- New roof installed in 2018
- Truck court re-paved in 2021
- Central location in park like setting with easy access to I-77, I-480 and I-271
- Pro-active business community with low taxes

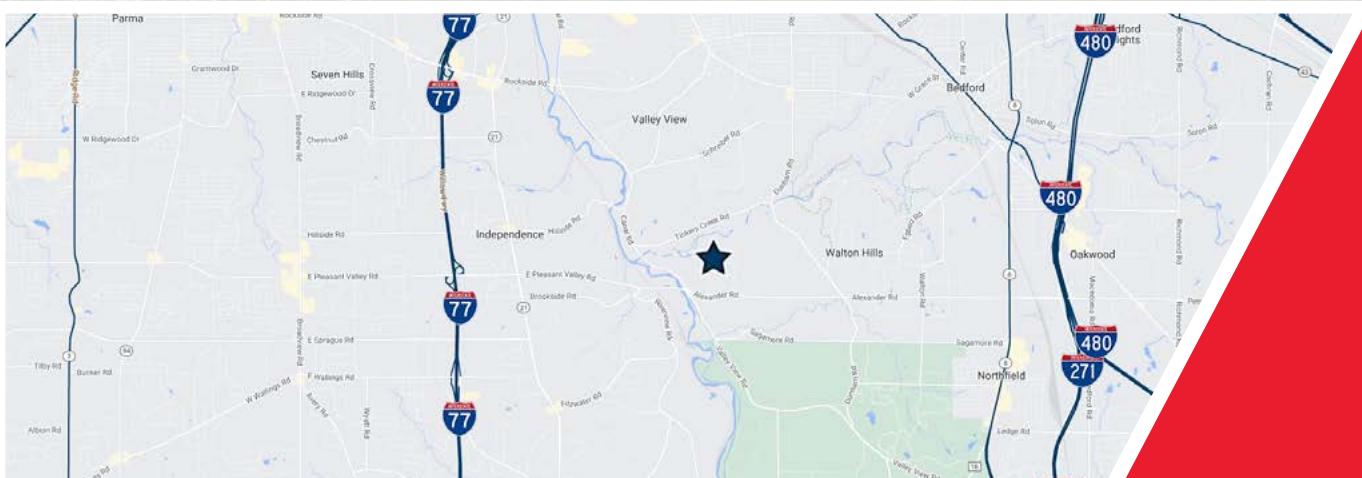
PROPERTY HIGHLIGHTS

CEILING HEIGHT	20'
TRUCK DOCKS	Seven (7)
DRIVE-IN DOORS	Five (5)
POWER EACH UNIT (MIN)	200A / 208V / 3P
ROOF	TPO 2018
SPRINKLER	Wet
LIGHTING	T-8 Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONING	Office
CONSTRUCTION	Brick / Block
PARKING	Ample
FIBER SERVICE PROVIDER	Spectrum

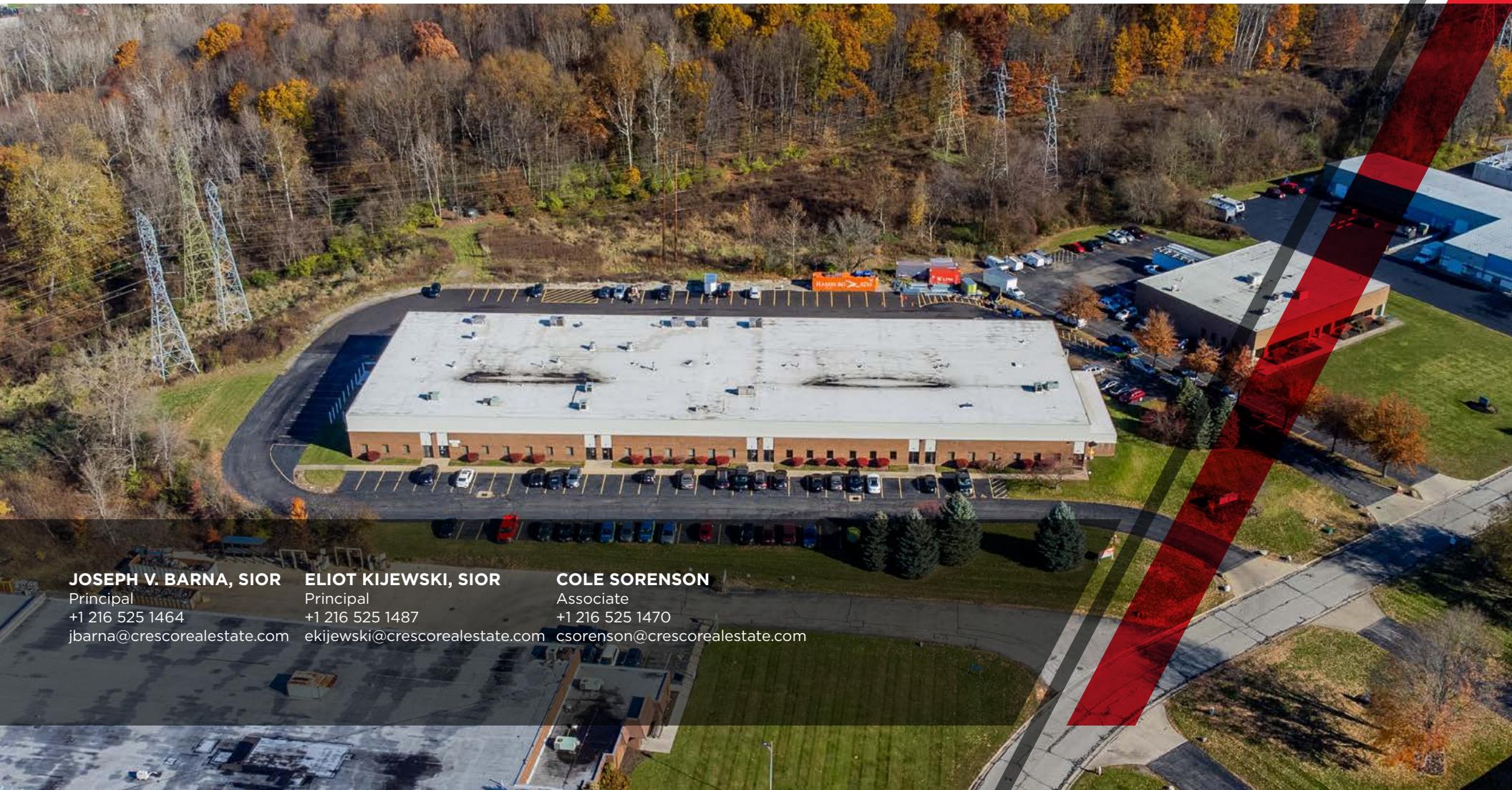
PROPERTY FLOOR PLAN



PROPERTY AERIAL MAP



Easy access to
I-77, I-480 & I-271



JOSEPH V. BARNA, SIOR
Principal
+1 216 525 1464
jbarna@crescorealestate.com

ELIOT KIJEWSKI, SIOR
Principal
+1 216 525 1487
ekijewski@crescorealestate.com

COLE SORENSEN
Associate
+1 216 525 1470
csorenson@crescorealestate.com

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6100 Rockside Woods Blvd., Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com