



CUSHMAN &  
WAKEFIELD

**CRES**CO  
Real Estate



# Office & Flex Units at Bentley Park Solon

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For Lease | 5970 Cochran Road, Solon, Ohio 44139

# 5970 Cochran Road

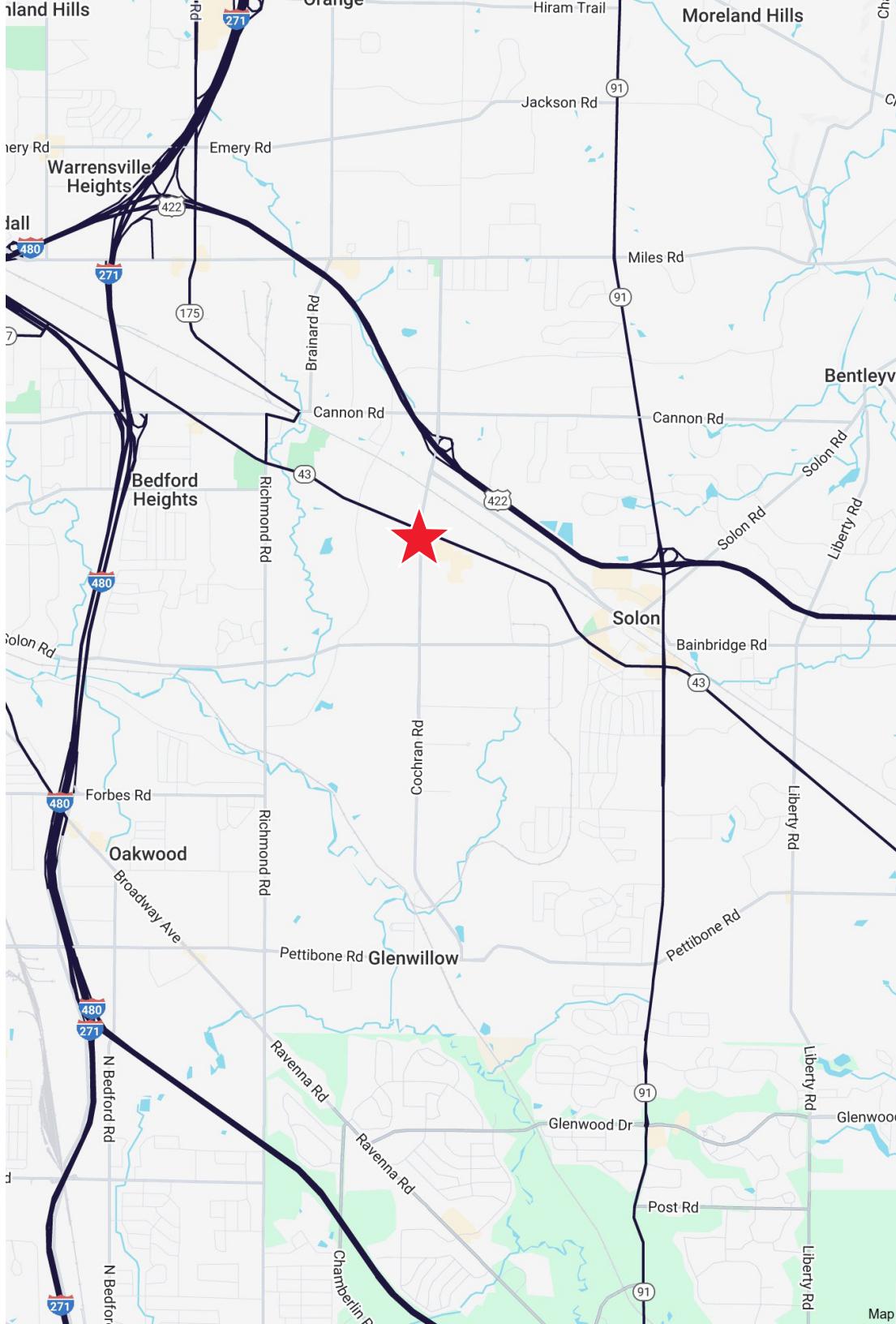
- Ideal flex / office / storage perfect for small contractors and small businesses
- Storage area for vehicle, RV, jet ski, boats, etc.
- At the desirable corner of Aurora Road and Cochran Road in Solon
- Excellent access to Rt. 422 with 56,022 vpd
- Minutes away from major highway systems including I-271 & I-480

## Availability

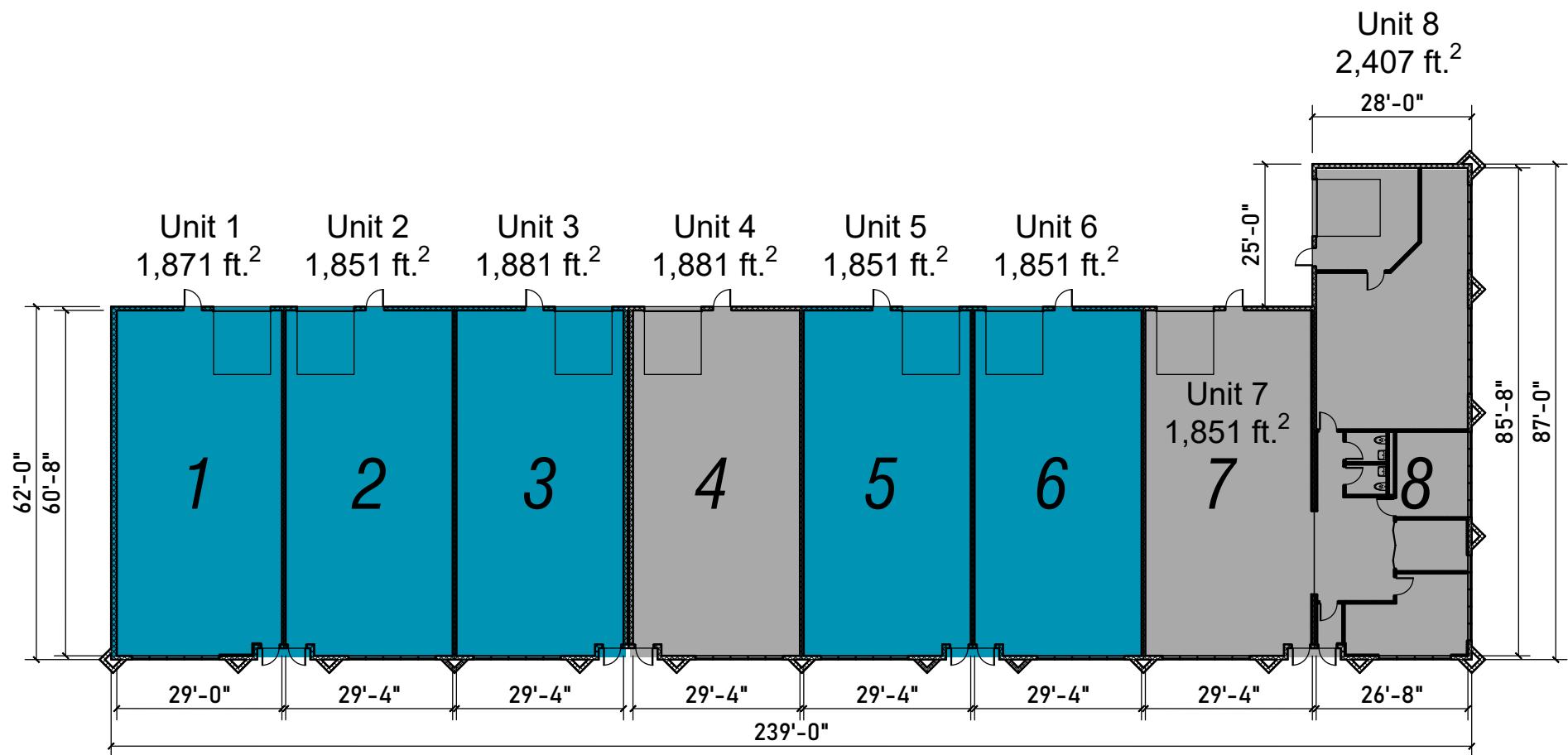
Unit	Size	Max Contiguous	Space Type
<b>Unit 1</b>	1,871 SF	5,603 SF	Office
<b>Unit 2</b>	1,851 SF	5,603 SF	Office
<b>Unit 3</b>	1,881 SF	5,603 SF	Office
<b>Unit 5</b>	1,851 SF	3,702 SF	Flex
<b>Unit 6</b>	1,851 SF	3,702 SF	Flex

## Lease Rate

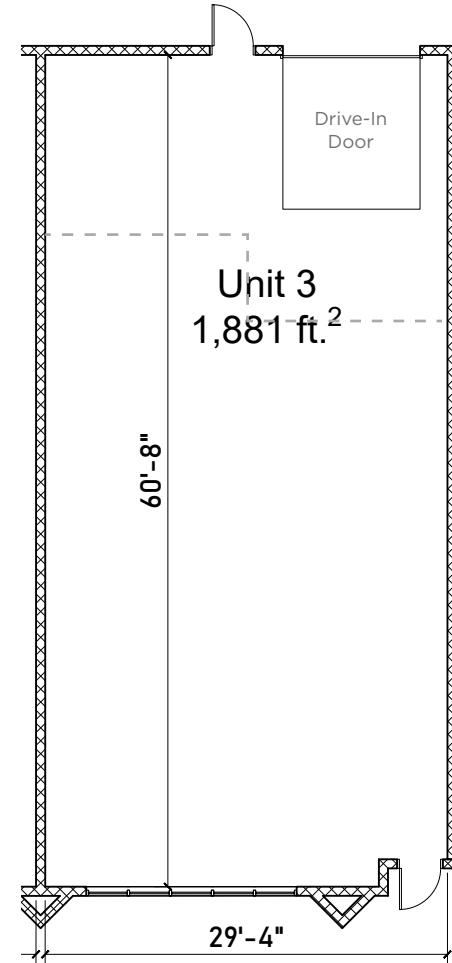
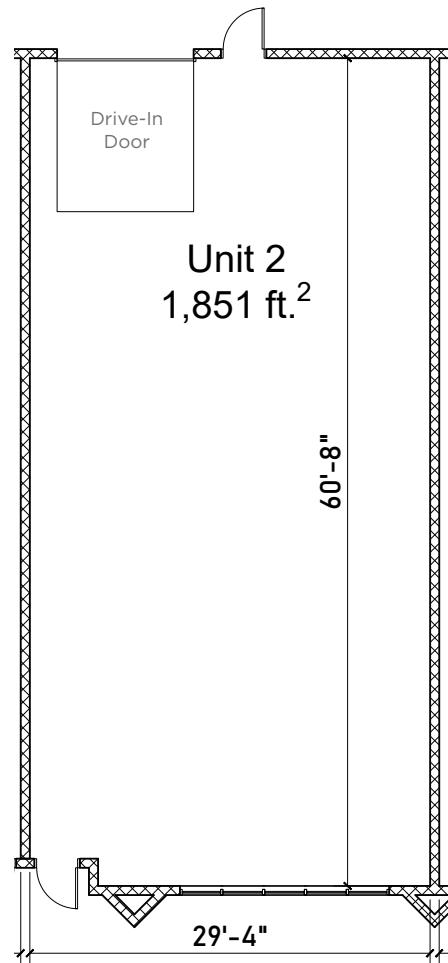
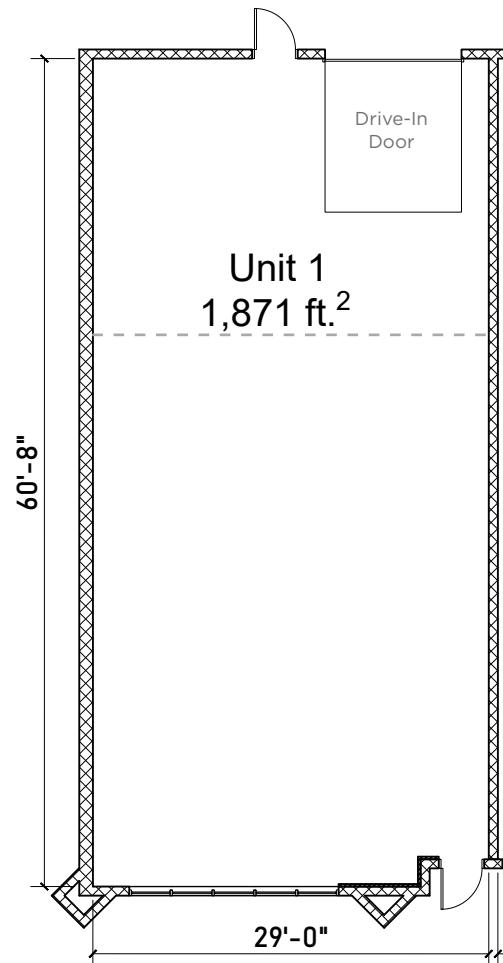
\$12.00/SF NNN



# Site Plan



# Unit Plans



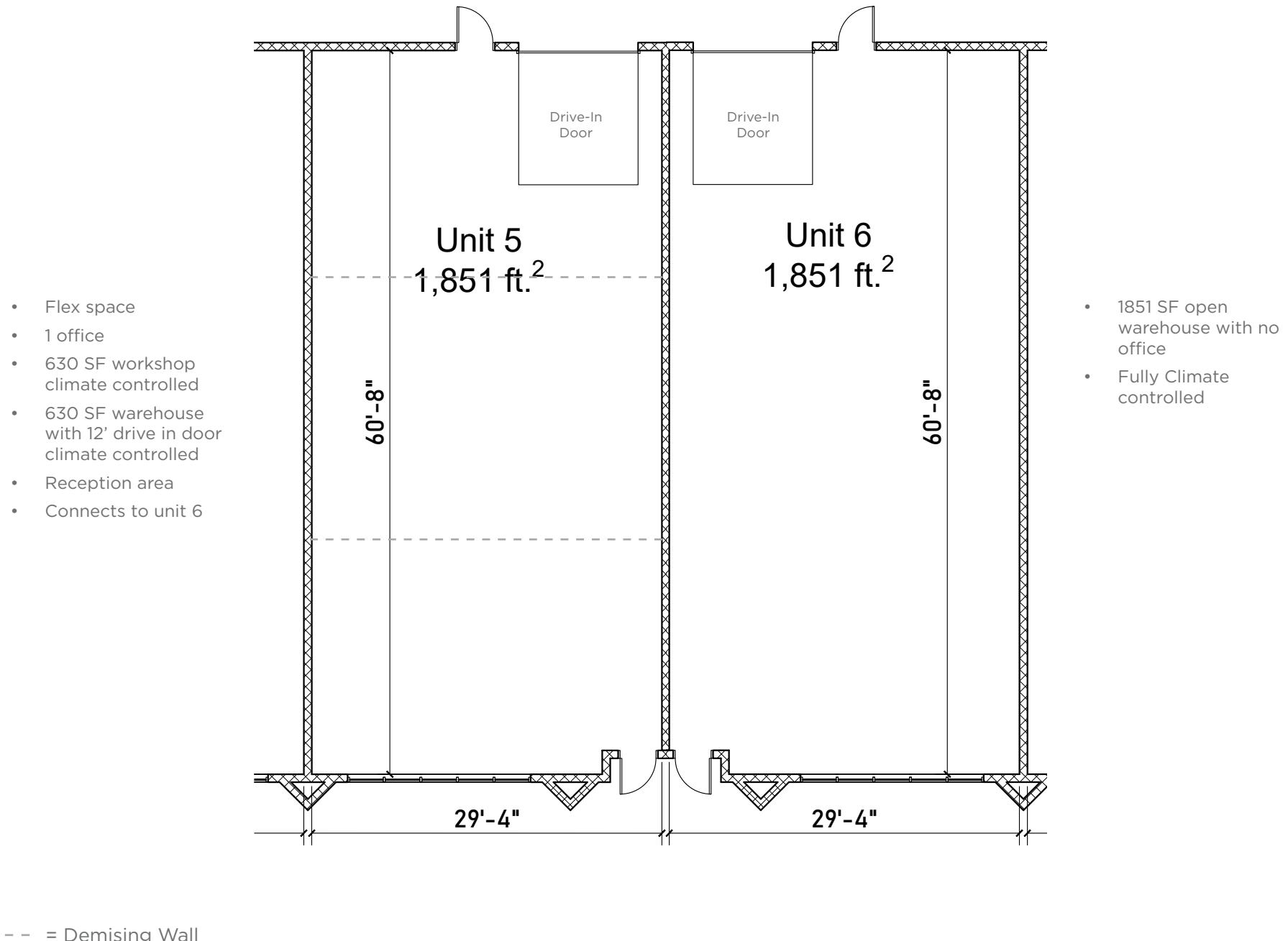
- 2 offices
- Bullpen area
- Two restrooms
- Kitchenette
- 700 SF warehouse in rear with automatic 12' drive in door

- Newly built out offices
- 1 windowed office
- Glass conference room
- Large bullpen area
- Restroom with shower
- Kitchenette
- Small warehouse with 12' drive in door

- 4 offices
- Bullpen
- Restroom
- Kitchenette
- 550 SF warehouse with 12' drive in door

----- = Demising Wall

# Unit Plans

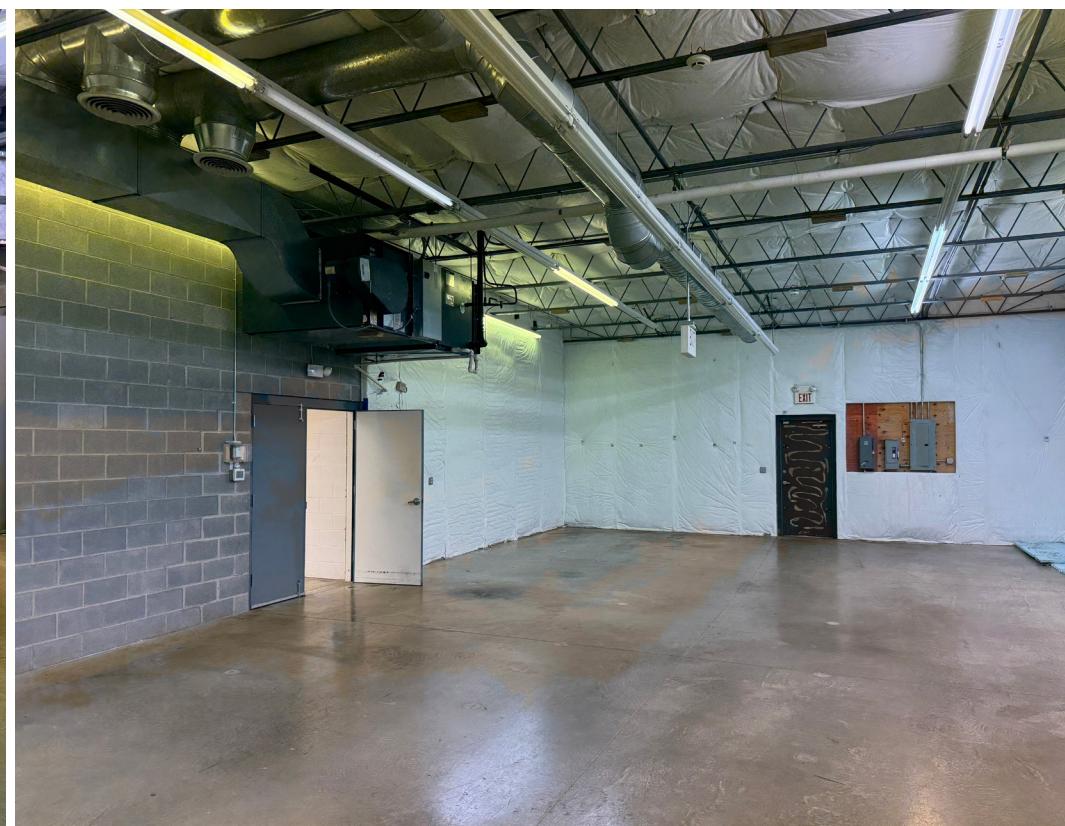




Office



Warehouse



**112,812**

Population  
(2025 | 5 Mile)

**42.0**

Median Age  
(2025 | 5 Mile)

**48,372**

Households  
(2025 | 5 Mile)

**\$133,795**

Household Income  
(2025 | 5 Mile)

**7,869**

Total Businesses  
(2025 | 5 Mile)

**105,790**

Total Employees  
(2025 | 5 Mile)





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