



Office & Flex Units at Bentley Park Solon

For Lease | 5970 Cochran Road, Solon, Ohio 44139

5970 Cochran Road

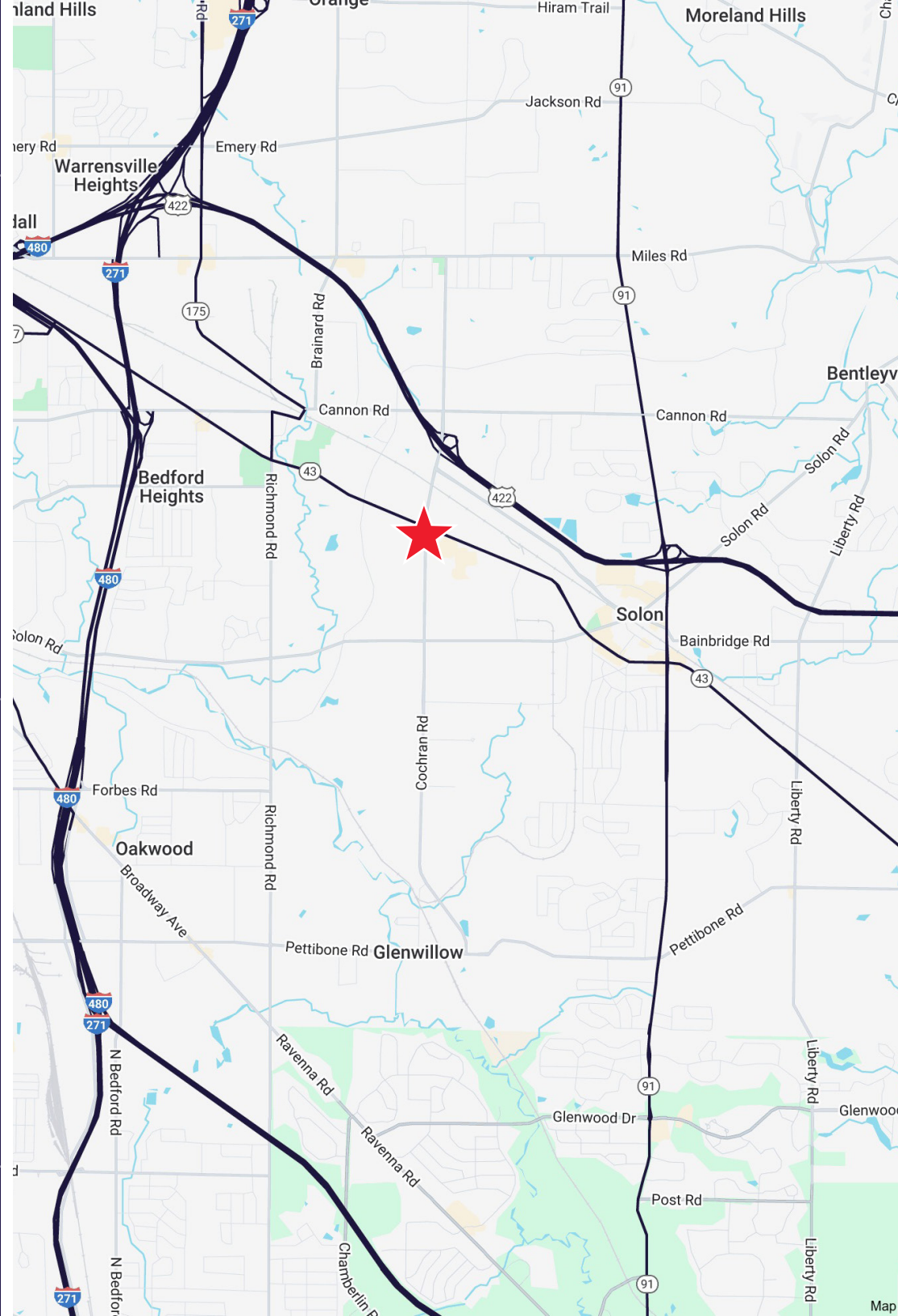
- Ideal flex / office / storage perfect for small contractors and small businesses
- Storage area for vehicle, RV, jet ski, boats, etc.
- At the desirable corner of Aurora Road and Cochran Road in Solon
- Excellent access to Rt. 422 with 56,022 vpd
- Minutes away from major highway systems including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

Availability

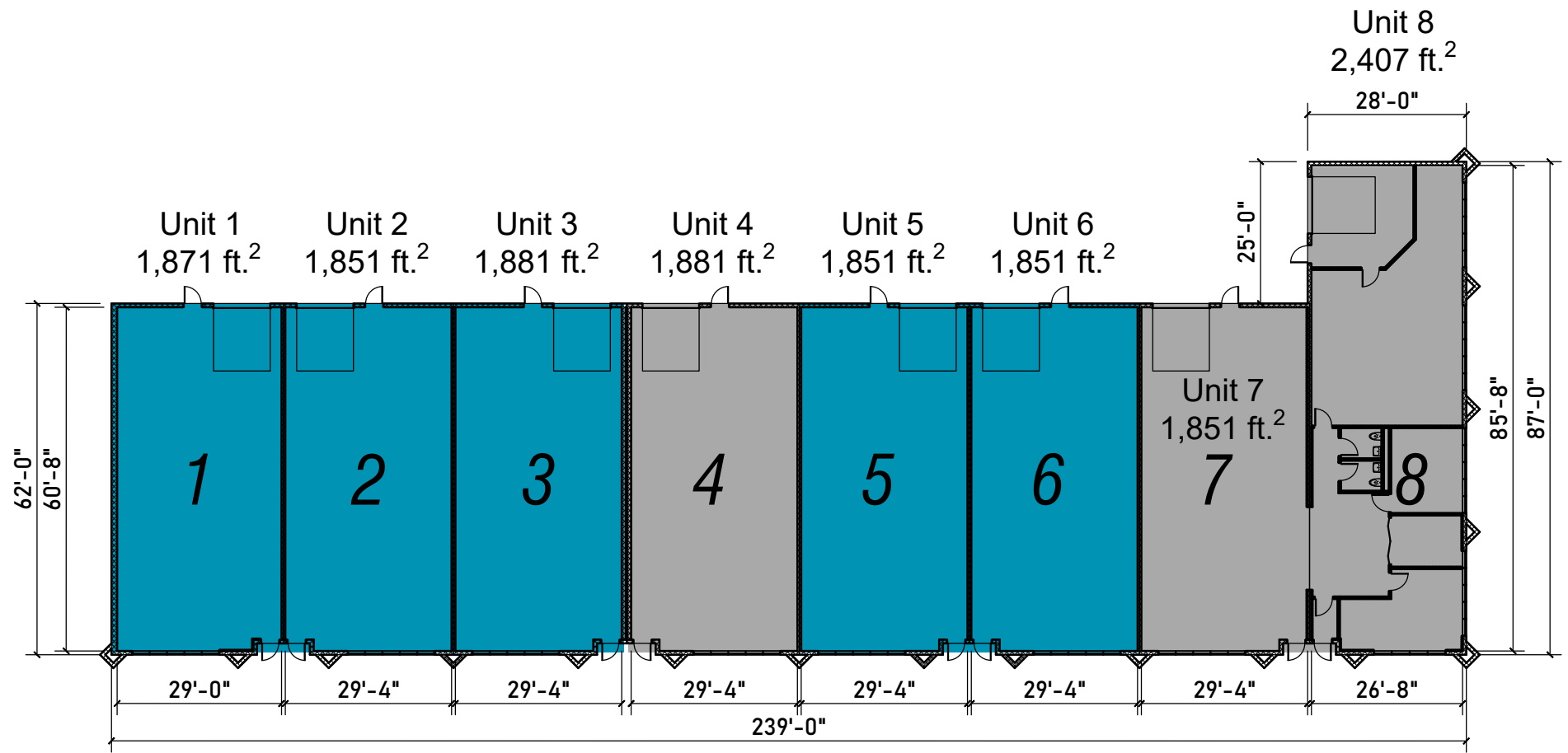
Unit	Size	Max Contiguous	Space Type
Unit 1	1,871 SF	5,603 SF	Office
Unit 2	1,851 SF	5,603 SF	Office
Unit 3	1,881 SF	5,603 SF	Office
Unit 5	1,851 SF	3,702 SF	Flex
Unit 6	1,851 SF	3,702 SF	Flex

Lease Rate

\$12.00/SF NNN

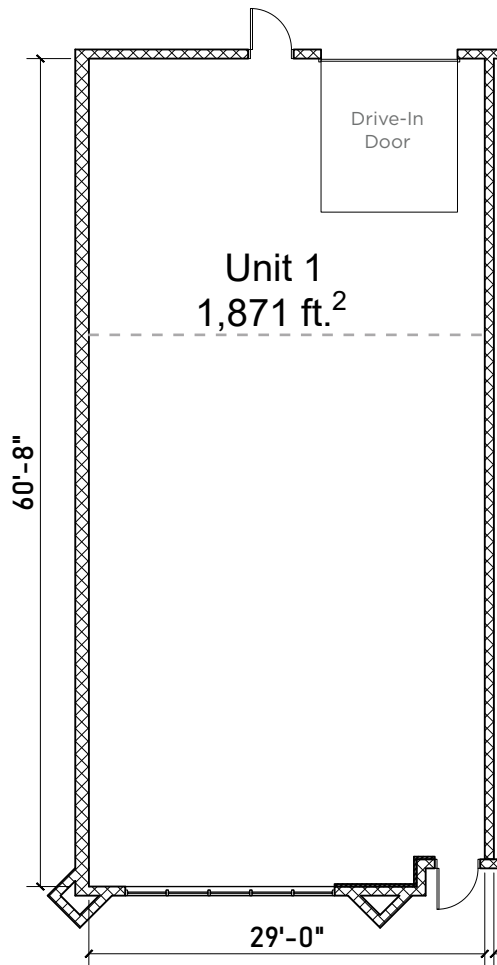


Site Plan

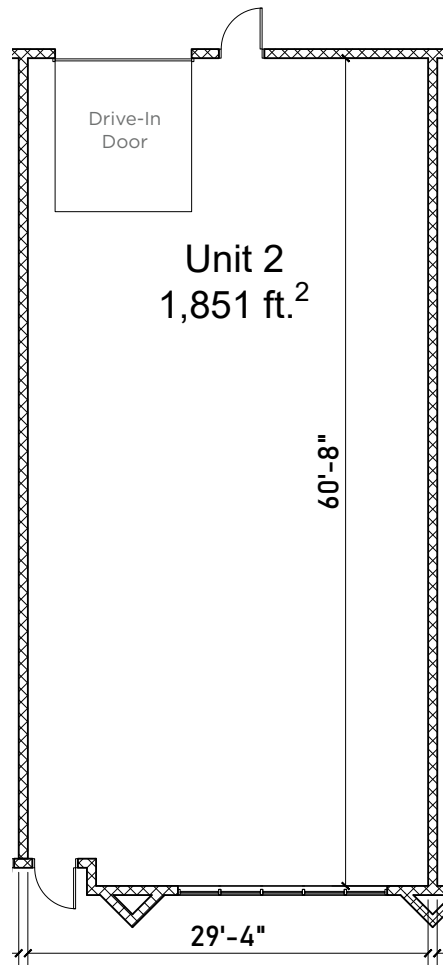


= Available = Leased

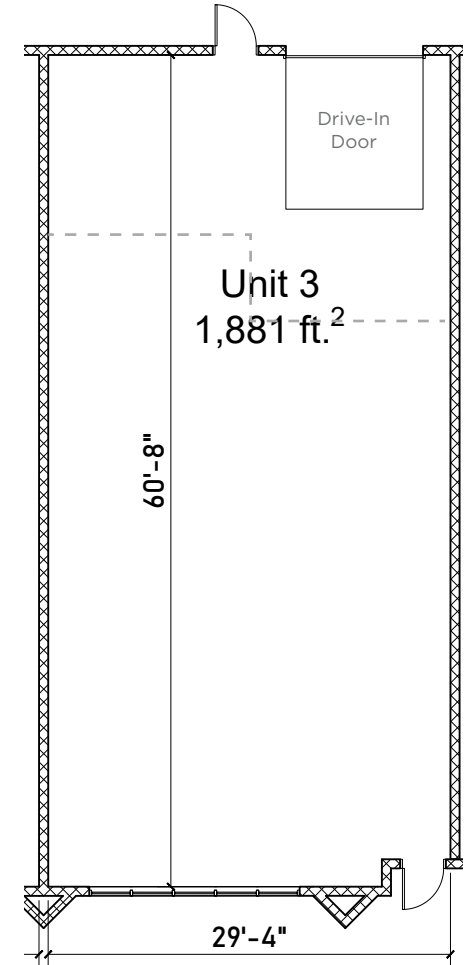
Unit Plans



- 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

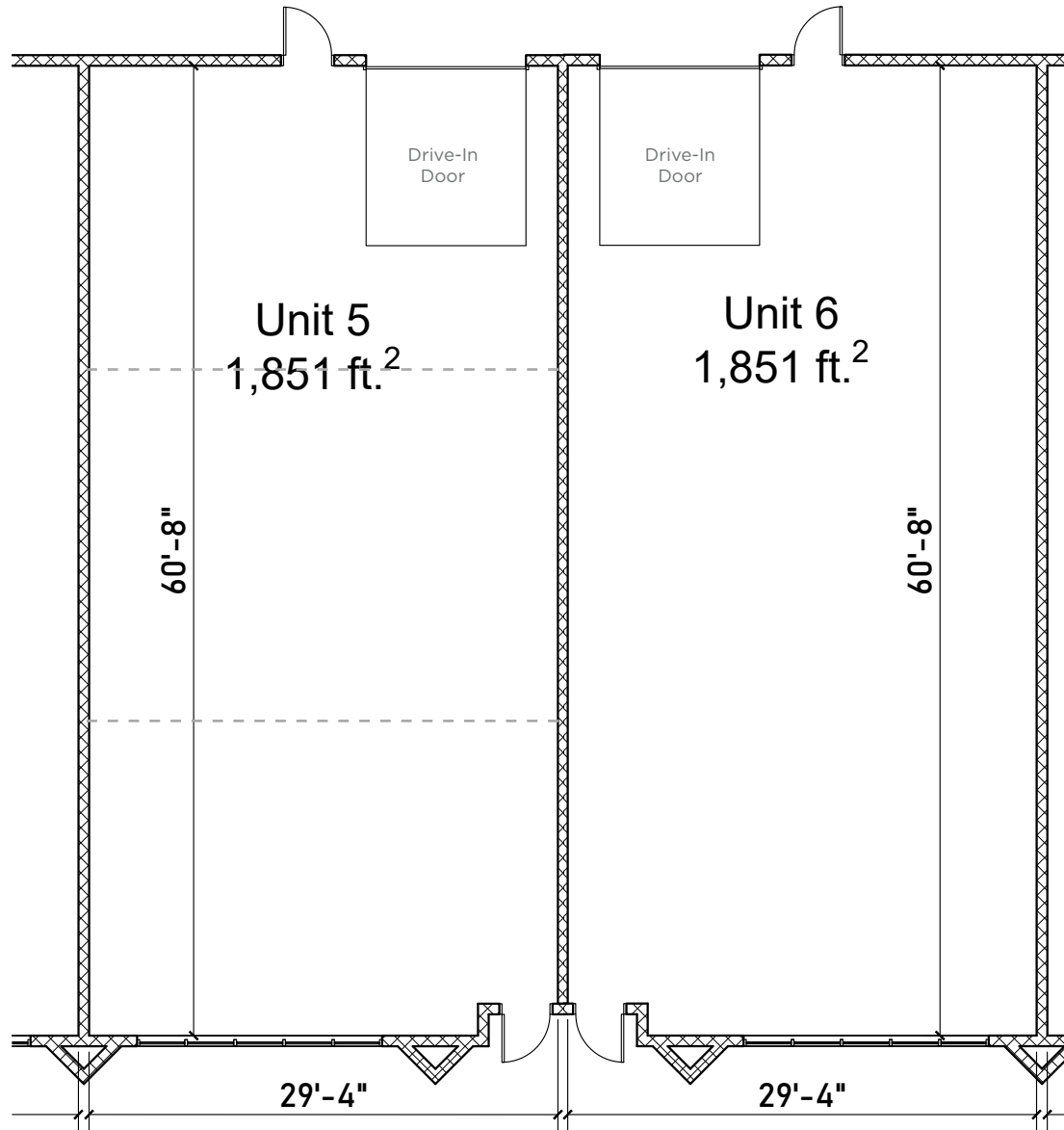


- 4 offices
- Bullpen
- Restroom
- Kitchenette
- 550 SF warehouse with 12' drive in door

--- = Demising Wall

Unit Plans

- Flex space
- 1 office
- 630 SF workshop climate controlled
- 630 SF warehouse with 12' drive in door climate controlled
- Reception area
- Connects to unit 6



- 1851 SF open warehouse with no office
- Fully Climate controlled



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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