



For Lease

**5,000 SF SPACE**

*(REAR PORTION OF BUILDING)*

**33095 Bainbridge Road, Solon, Ohio 44139**



# HIGHLIGHTS

- High-end, state-of-the-art single-story building in the heart of Solon
- Extensive exterior glass lines
- 100% Air Conditioned and heated
- Drive-in door for multiple uses
- Build-to-suit as required
- Close proximity to restaurants, shopping, hotels, and entertainment
- Owner/Management on site

## AVAILABLE

Office, commercial  
or warehouse space

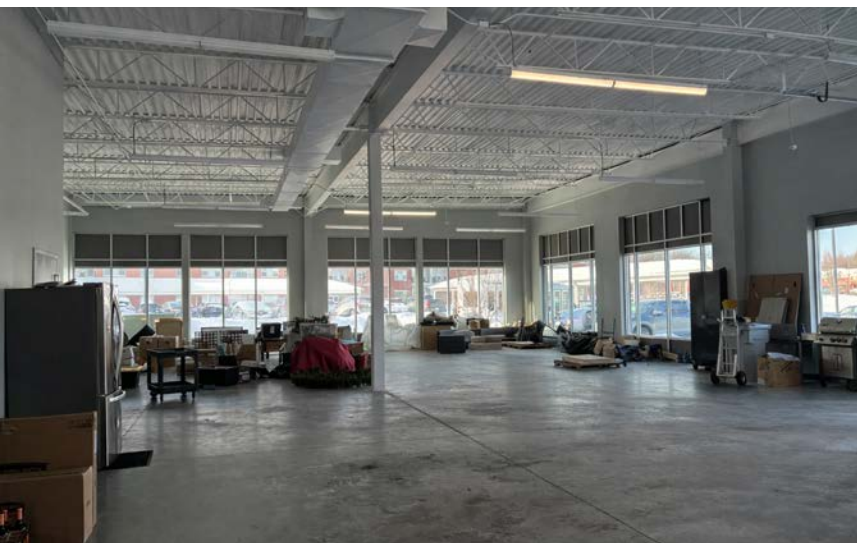
5,000 SF

## LEASE RATE

\$13.50/SF, NNN



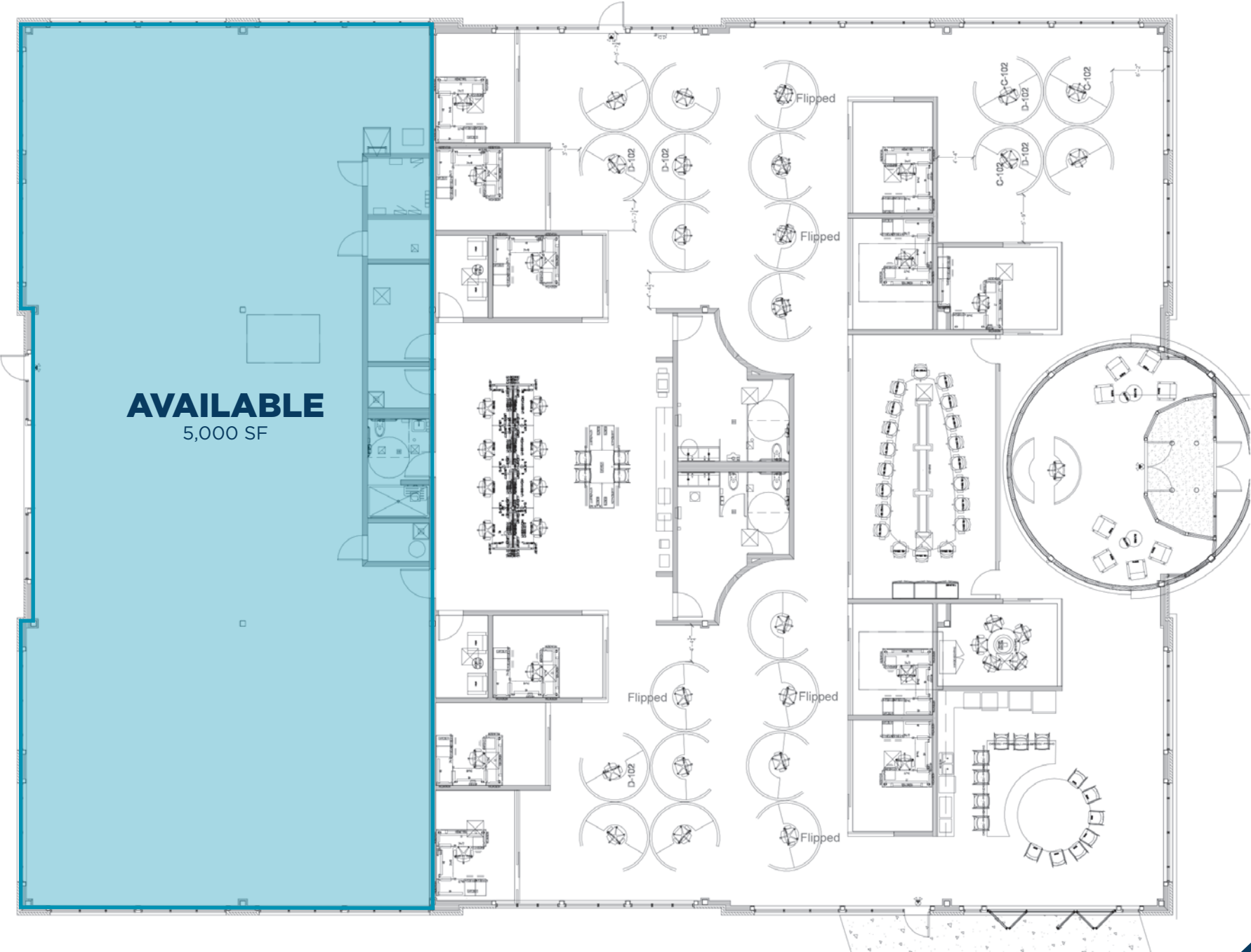




## BUILDING SPECIFICATIONS

Year Constructed	2020
Full Building	15,160 SF
Site Size	1.64 AC
Parking	50+ Shared Surface Spaces
Construction	Masonry/Brick/Glass
Roof	Rubber
Floor Thickness	4"
Power	277/480V/400A/3PH

# Floor Plan





Kruse Dr

1,482



33095 Bainbridge Rd

Bainbridge Rd



5,733





33095 Bainbridge Rd

crumbl cookies	SUBWAY	CHARLEY'S	CLUB PILATES
First National Bank	Starbucks	7 ELEVEN	New York Community Bank
bp	OfficeMax	PET SUPPLIES PLUS	FIFTH THIRD BANK





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