

# Bentley Park Office for Lease

29100 Aurora Road, Solon, Ohio 44139



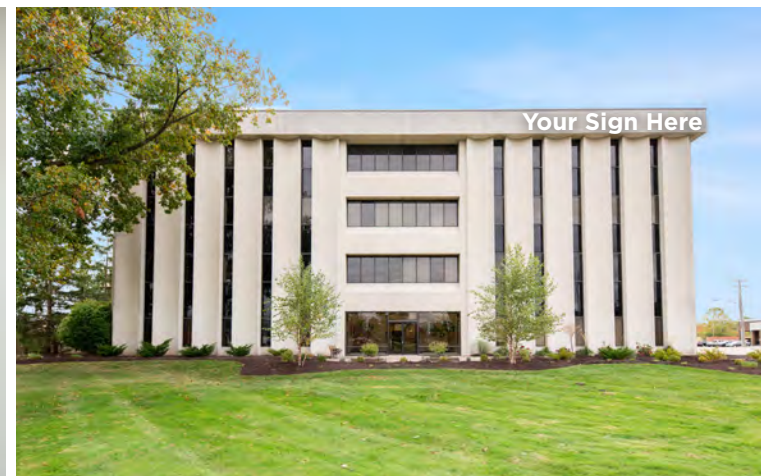
# Bentley Park

- Desirable Solon Office Market
- New fully renovated lobby
- Join Isle Healthcare, an established healthcare provider
- New conference/training room
- New HVAC (2026)
- Common area kitchen with seating area
- Herman Miller furniture available
- Minutes from highway 43, highway 91, SR 422, I-480 and I-271
- Building naming rights available
- City incentives available
- Ample parking
- Professionally owned and managed by Weston
- Can provide up to 50,000 SF of contiguous space

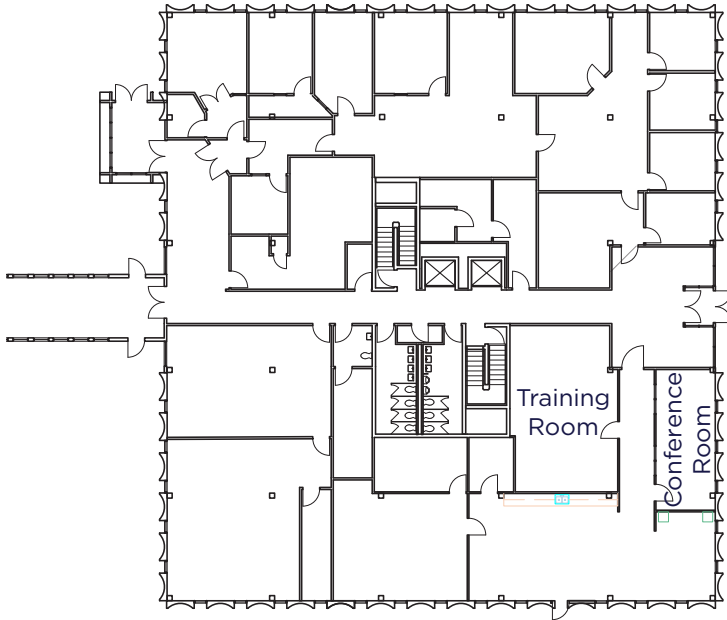


## Availability

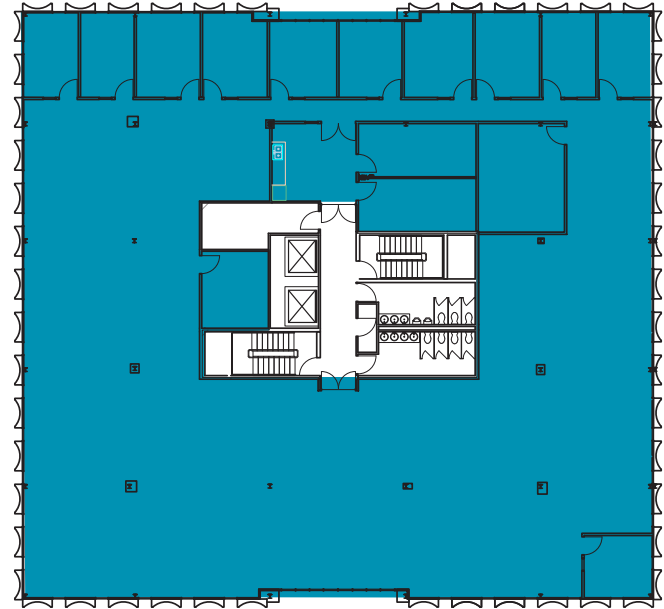
Second Floor	3,587 SF - 12,872 SF
Third Floor	2,414 SF - 12,664 SF
Fourth Floor	2,425 SF - 12,411 SF
Lease Rate	\$16.00 MG



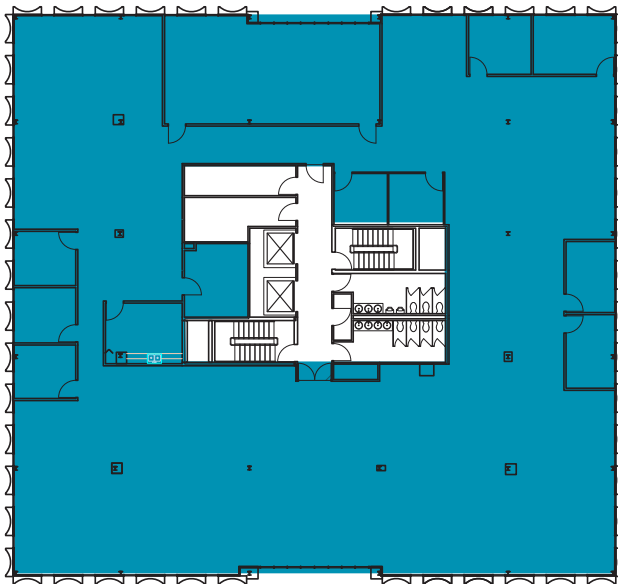
# Current Floor Plans



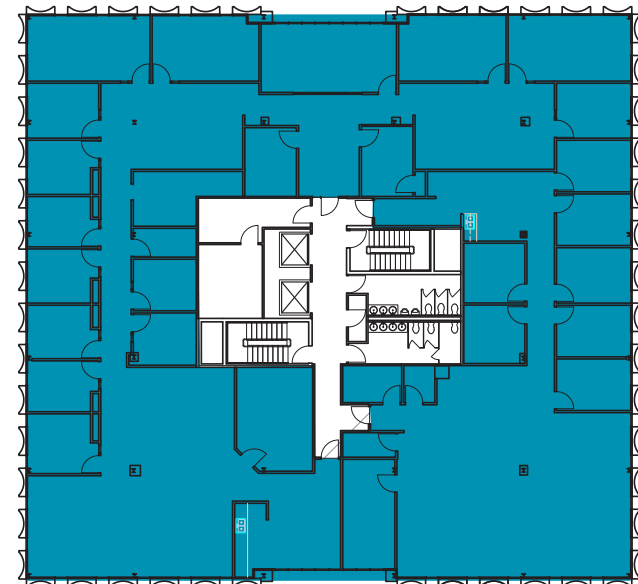
**First Floor - Fully Leased**



**Second Floor - 12,872 SF**



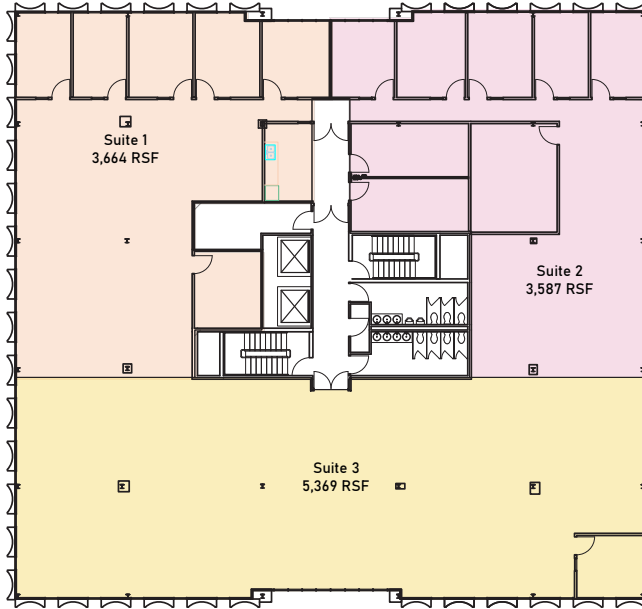
**Third Floor - 12,664 SF**



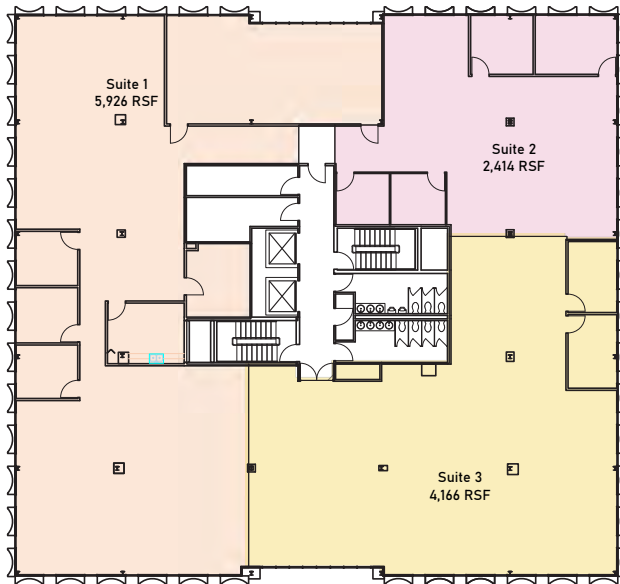
**Fourth Floor - 12,411 SF**

# Conceptual Plans

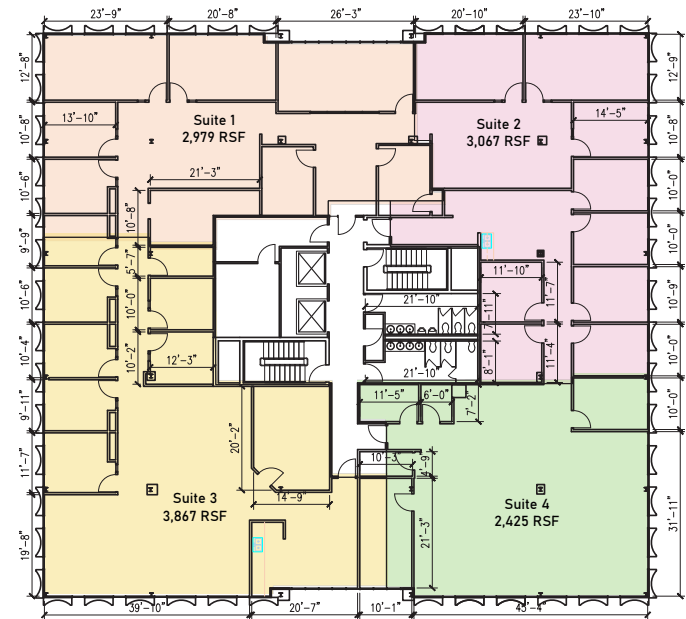
Other demising options available based upon needs



**Second Floor - 12,620 SF Leasable**  
Divisible to 3,587 SF



**Third Floor - 12,506 SF Leasable**  
Divisible to 2,414 SF



**Fourth Floor - 12,338 SF Leasable**  
Divisible to 2,425 SF

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)





# Solon, Ohio

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Solon, Ohio has built a remarkably robust suburban office market that makes it a standout in the Greater Cleveland area. With over 1.5 million square feet of office space across buildings of 25,000 square feet or more, Solon offers large-scale opportunities ranging from 50,000 to over 100,000 square feet. Rental rates in the region reflect the competitiveness of the market, with asking rates in the high teens per square foot for many high-quality buildings. What truly powers this market is its strong access to major highways like I-271, I-480, and US 422, a concentration of corporate users, and a supply of well-amenitized, flexible office and flex/industrial buildings. The tenant base is diverse, ranging from traditional corporate headquarters to coworking operators serving startups and smaller firms. Altogether, Solon has transformed into a serious office-market hub, offering excellent regional connectivity, suburban lifestyle appeal, and a wide range of space options from boutique suites to large headquarters buildings.

## Top Employers

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**Swagelok Company** – A global manufacturer of fluid system products, including fittings, valves, regulators, and hoses, with its corporate headquarters in Solon.

**Nestlé Prepared Foods Company** – Home to Nestlé’s major U.S. frozen and chilled foods division, including R&D, administrative, and operational offices.

**nVent Erico / Pentair / ERICO International Corporation** – Specializes in electrical connection, grounding, and lightning protection products, with significant office operations in Solon.

**MRI Software LLC** – A leading provider of real estate and property management software solutions, with its headquarters located in Solon.

**HDT Global** – An engineering and manufacturing firm known for producing expeditionary infrastructure and equipment, with key office functions based in Solon.

**Superior Beverage Group** – A beverage distribution company with corporate and administrative offices in the area.



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