

Available For Lease or Sale

20,000-50,000 SF Office/Industrial Space in a 641,830 SF Building
7711 East Pleasant Valley Road | Independence, Ohio

Ideal Space for a Corporate Headquarters, Call Center or Operations Center



Available Space

Modern Office Space: 30,000 SF

Additional Space: 20,000 SF

Total Available: 50,000 SF

Lease Rate
\$5.25/SF GROSS

Sale Price
\$50,000,000 (\$74.55/SF)

Estimated Operating Expenses
\$2.00/SF

Highlights



Modern Office Space

30,000 SF with Exterior Windows
Surrounding Courtyard



Furnishings

Included



Security

24/7 Security Guard Monitored
Entrance



Additional Area

- 20,000 SF Interior Space
- Possible Showroom



Parking

100+ Allocated Spaces



Layout

Common Area, Exercise Facility, Lunch
Room, Large Boardroom/Training Area
with Modular Tables



Terry Coyne

Executive Vice Chairman

216.218.0259

Terry.Coyne@nmrk.com

Licensed Real Estate Broker



Claire Coyne

Director

216.453.3015

Claire.Coyne@nmrk.com

Licensed Real Estate Salesperson

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Terry **COYNE**.com



Power
480V 3-Phase



Sprinkler System
Wet



Year Built
1974



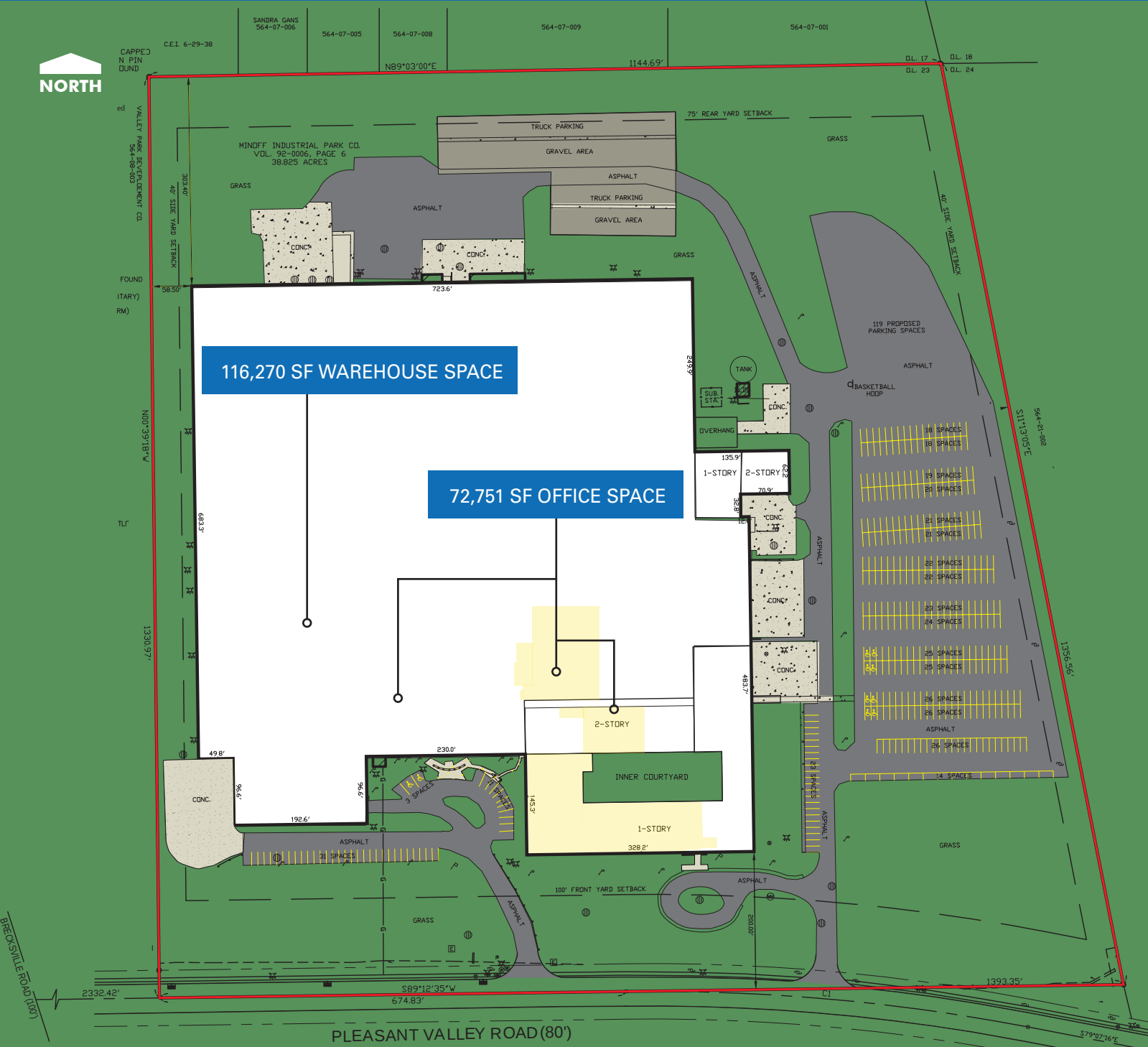
Year Renovated
2006



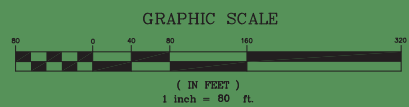
Clearance Height
18-45 Feet

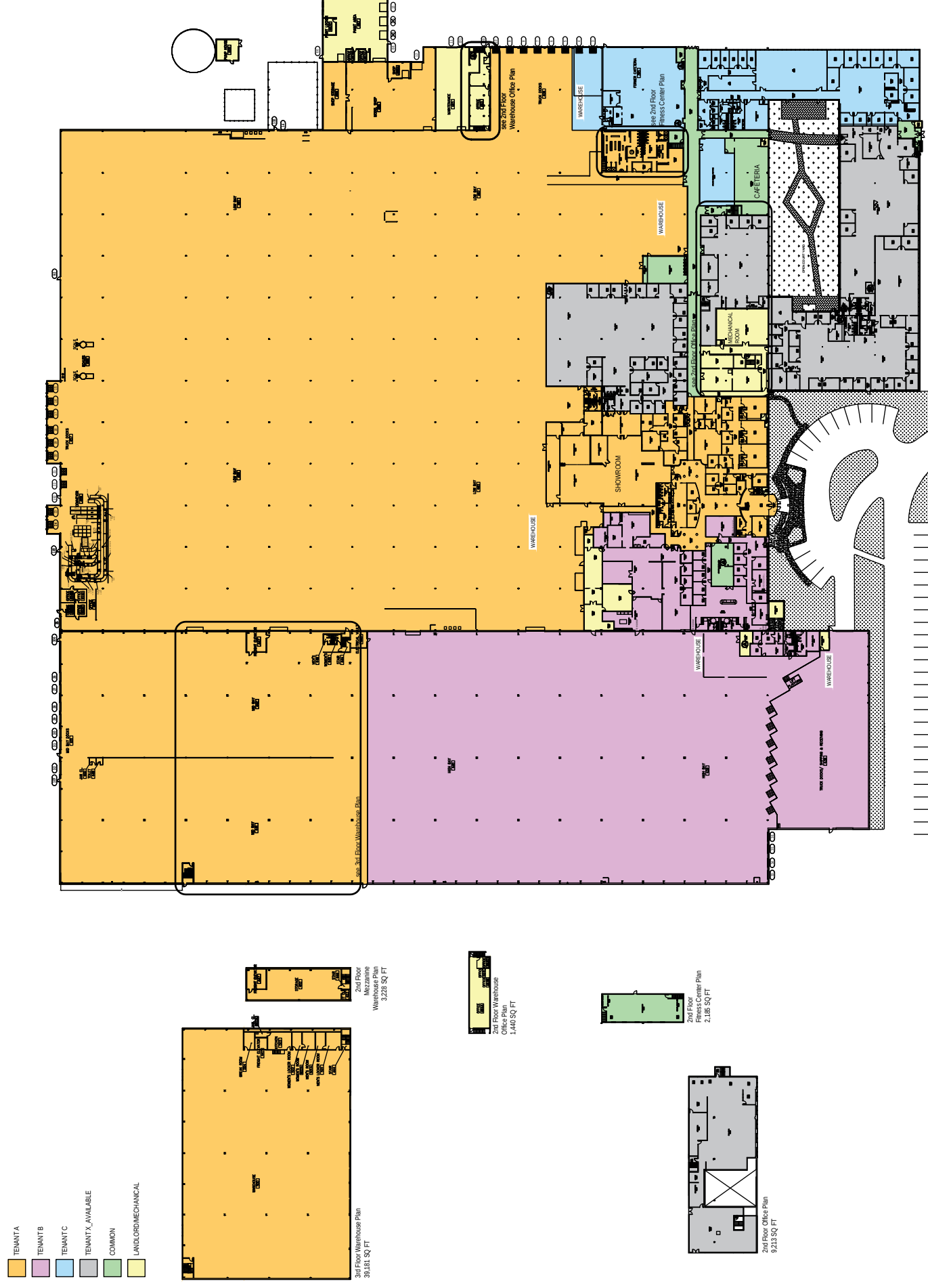


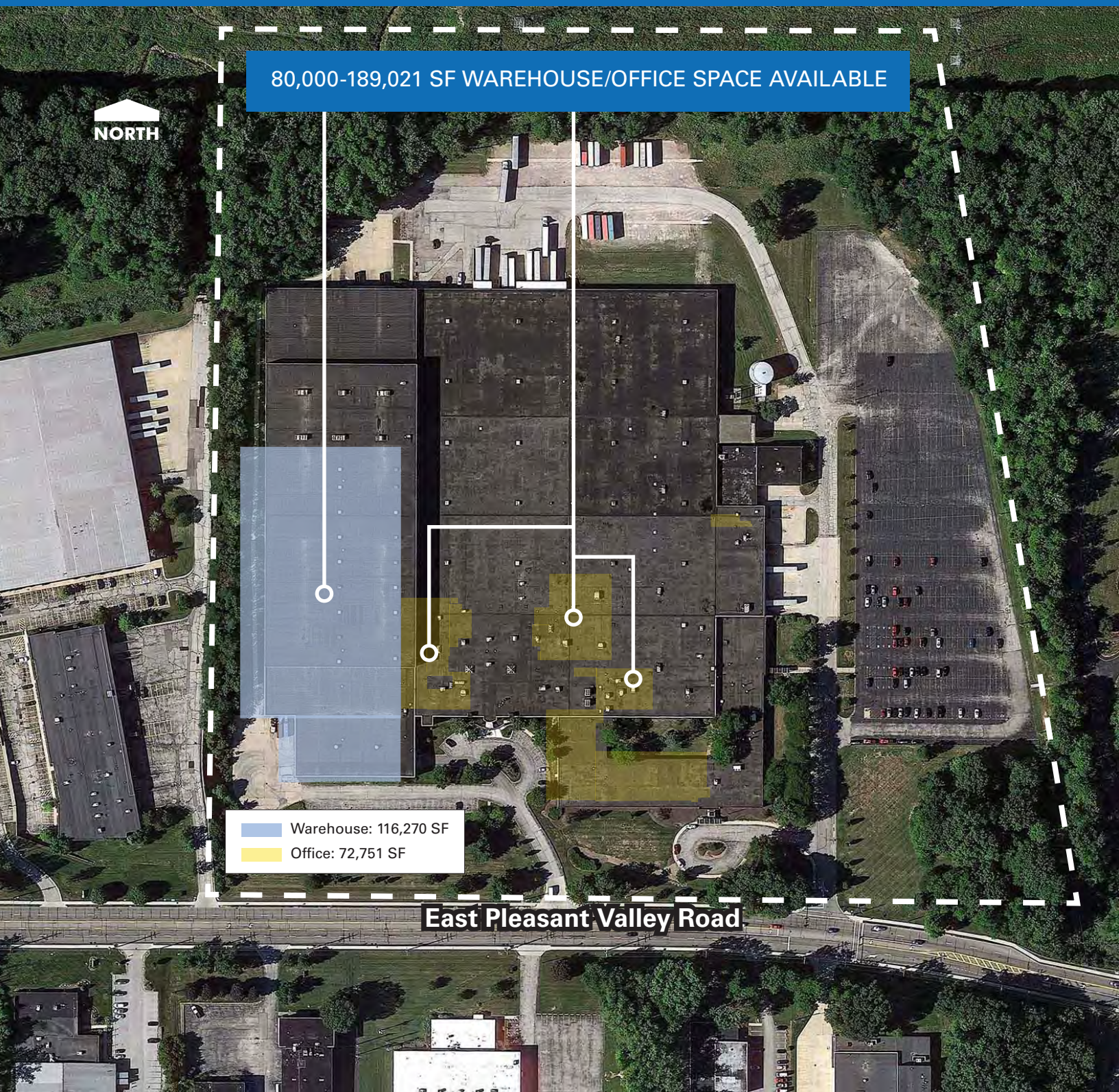
Freeway Access
Close Proximity to I-77 Providing
Excellent Freeway Access



- Warehouse: 116,270 SF
- Office: 72,751 SF

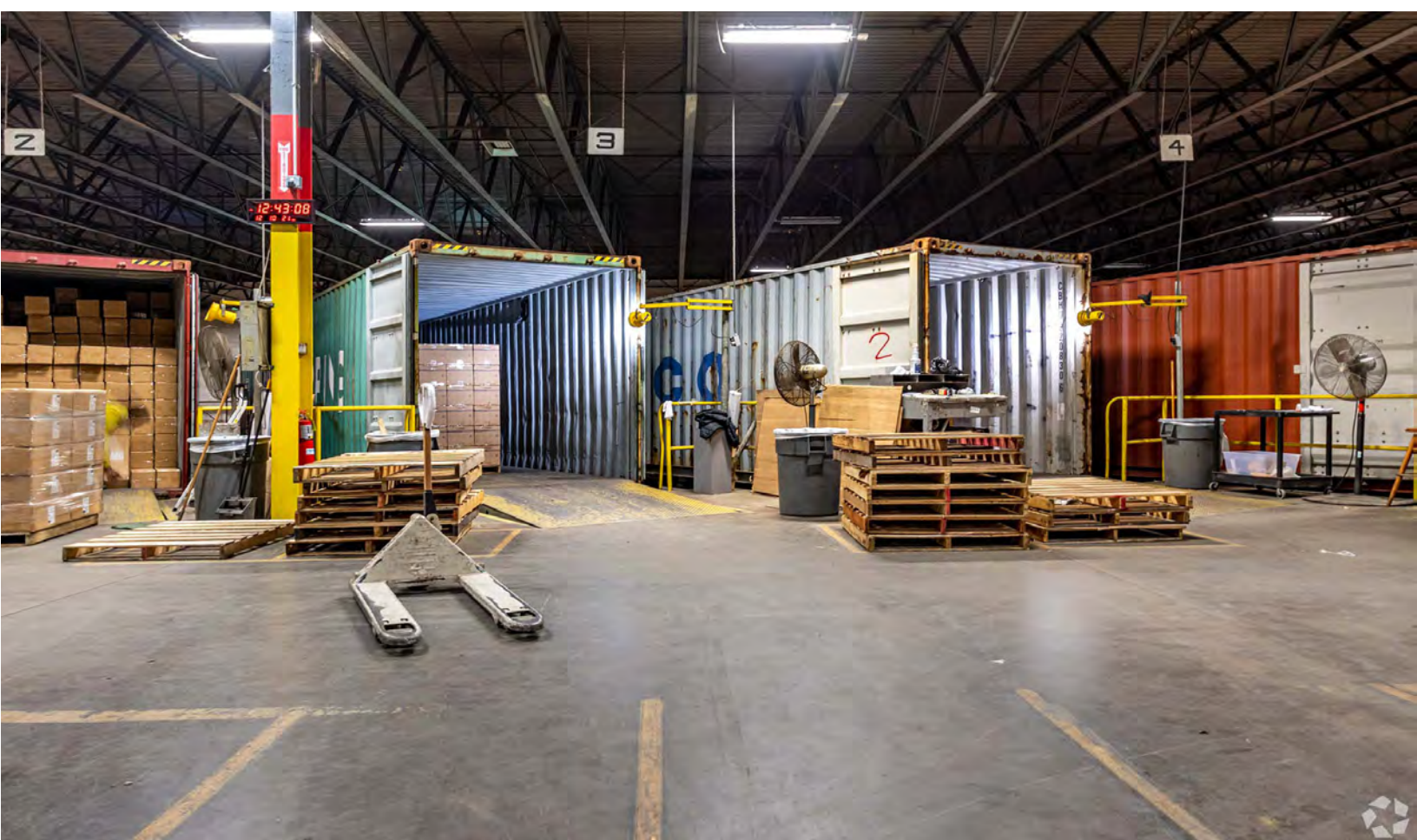




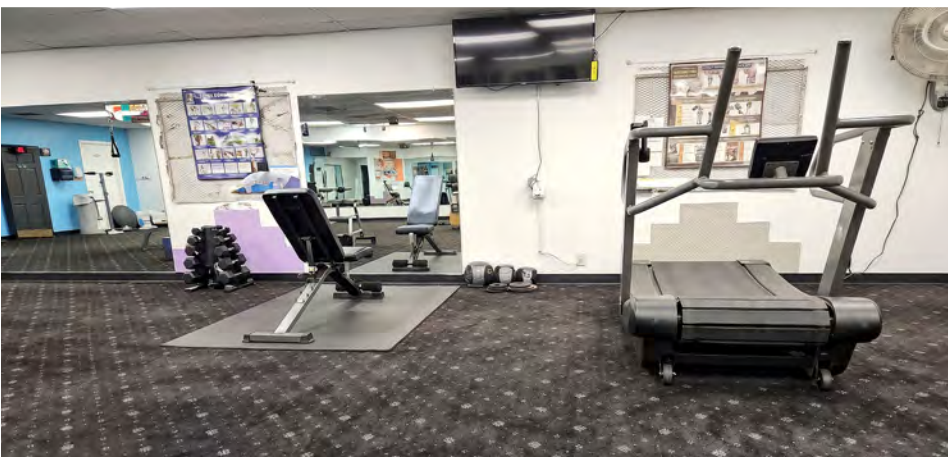


7711 East Pleasant Valley Road | Independence, Ohio

Warehouse and Internal Docks







7711 East Pleasant Valley Road | Independence, Ohio

Conference Rooms and Cafeteria





7711 East Pleasant Valley Road | Independence, Ohio

Exterior Entrance and Dock Photos





