



SOUTHLAND CENTER

<i>Address:</i>	6902 Pearl Road Middleburg Heights, Ohio 44130
<i>Total Building Area:</i>	34,842 square feet
<i>Number of Floors:</i>	Five (5)
<i>Space Available:</i>	250 square feet to 24,000 square feet
<i>Rental Rate:</i>	\$11.50 per square foot per year
<i>Elevators:</i>	Two (2) passenger elevators are provided.
<i>Tenant Improvements:</i>	Negotiable
<i>Utilities:</i>	By Tenant
<i>Heating / Air Conditioning:</i>	Gas fired, forced air system with numerous thermostat controlled zones.
<i>Electric:</i>	\$.18 per square foot per month
<i>Parking:</i>	Generous surface parking surrounds the building.
<i>Amenities:</i>	- Vending / Picnic Areas - Restaurants and shopping across the street - Hands-on owner management

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