

OFFICE • FOR LEASE

Solon Professional Suites

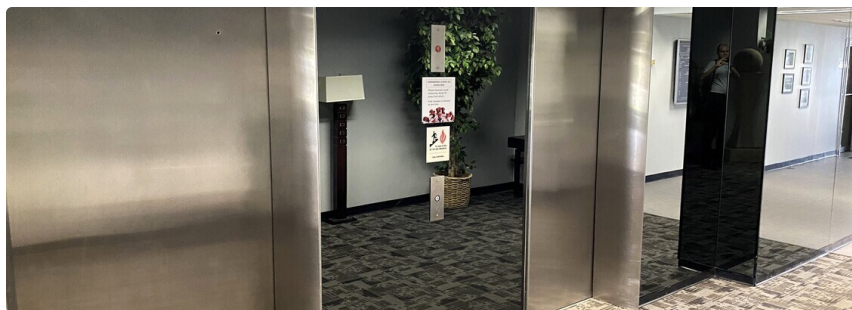
6001 Cochran Road, Solon, OH 44139

CLASS B | 49,469 SF | SUITES 780-7,900 SF

UP TO 3 MONTHS FREE with a signed lease — limited offer

BUILDING OVERVIEW

What keeps a tenant in the same building for 20 years? An owner who's on-site and accountable, maintenance that responds fast, and leases that bend to fit the business — which is why **90% of Solon tenants stay long-term**. Suites run **780-7,900 SF**, move-in-ready or built to spec in **30-90 days**, with **136,000 daytime professionals** working within ten miles.



PROPERTY FACTS

Building Type	Office
Year Built	1979
Building Height	4 Stories
Building Size	49,469 SF
Building Class	B
Typical Floor	12,367 SF
Surface Parking	207 Spaces
Tenant Retention	~90% Long-Term

BUILDING AMENITIES

- ◆ **On-Site Management** — the owner's here, accountable
- ◆ **24-Hour Access** — your building, your hours
- ◆ **207 Surface Parking Spaces** — free, easy team parking
- ◆ **Picnic Area** — outdoor space to step away
- ◆ **On-Site Maintenance** — handled fast, in-house
- ◆ **Power Backups** — outages don't take you offline
- ◆ **New Lighting Upgrades** — bright, modern, efficient
- ◆ **Abundant Natural Light** — windowed suites, not cubicles

AVAILABLE SPACES & FLOOR PLANS

All suites at **\$15.50/SF** + proportional electric | Negotiable terms | On-site maintenance & central AC/heat included

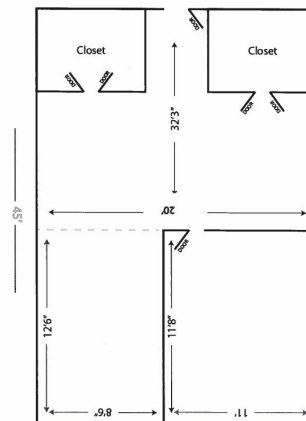
STARTER SUITE

Unit 104

AVAILABLE

SIZE 1,030 SF	RATE \$15.50/SF	TERM Negotiable
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Corner first-floor suite with fresh paint, new carpet, and tons of windows. **1 private office, 1 semi-private**, desk space, and 2 closets. Cleaning 5 days/week. A perfect starter space.



SUITE 104 — FLOOR PLAN

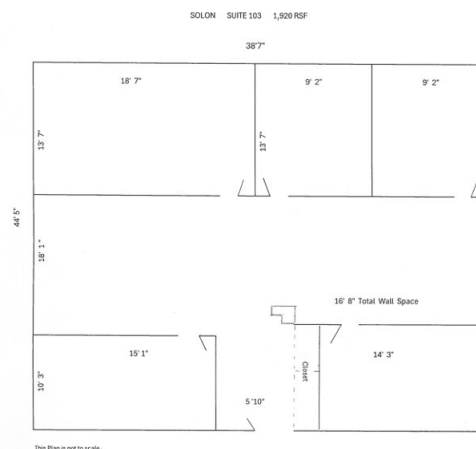
BRIGHT CORNER

Unit 103

AVAILABLE

SIZE 1,710 SF	RATE \$15.50/SF	TERM Negotiable
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Bright 1st-floor corner suite with windows on multiple sides. **5 private offices (all windowed)**, a large bullpen area, and 2 storage closets. A sunny, professional setup for a growing team.



SUITE 103 — FLOOR PLAN

AVAILABLE SPACES & FLOOR PLANS (CONTINUED)

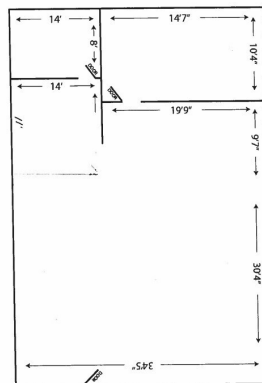
BUILD-OUT READY

Unit 460

AVAILABLE

SIZE 1,750 SF	RATE \$15.50/SF	TERM Negotiable
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Versatile 4th-floor suite — currently **3 offices** (1 windowed) plus a large bullpen with great light. **Can build out to 6 offices, conference room, and reception.** Carpet and paint included.



SUITE 460
1.750 RSE

SUITE 460 — FLOOR PLAN

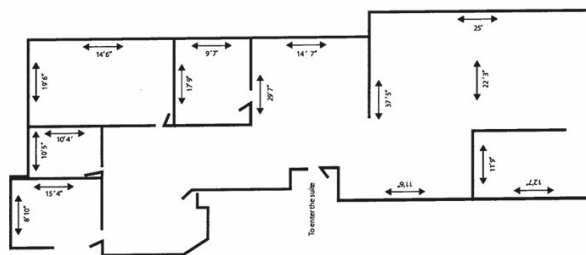
FLEXIBLE LAYOUT

Unit 212

AVAILABLE

SIZE 2,100 SF	RATE \$15.50/SF	TERM Negotiable
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Flexible mix of **private offices, a kitchen, and open space**. Ready now at a competitive rate — great for small teams and start-ups.



Suite #212

2100 rsf

SUITE 212 — FLOOR PLAN

AVAILABLE SPACES & FLOOR PLANS (CONTINUED)

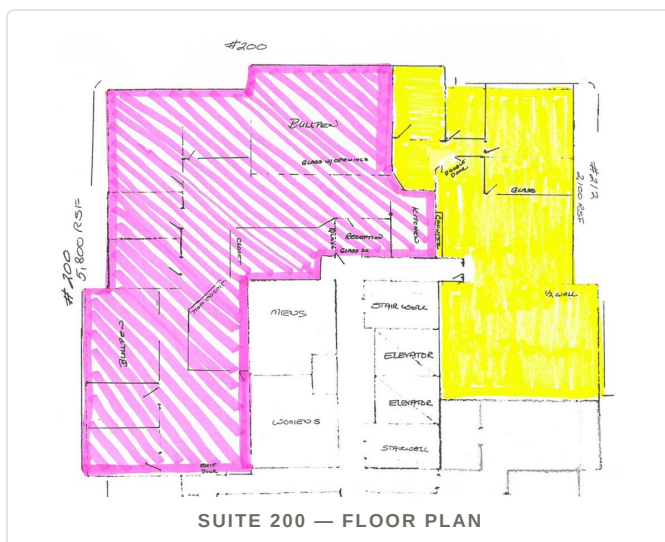
LARGEST SUITE

Unit 200

AVAIL. JULY 1

SIZE	RATE	TERM
5,800 SF	\$15.50/SF	Negotiable

Spacious suite with a lobby, 6 private offices, large room, bullpen, open area, conference room, kitchen, and eating space. Room to grow, with natural light throughout.



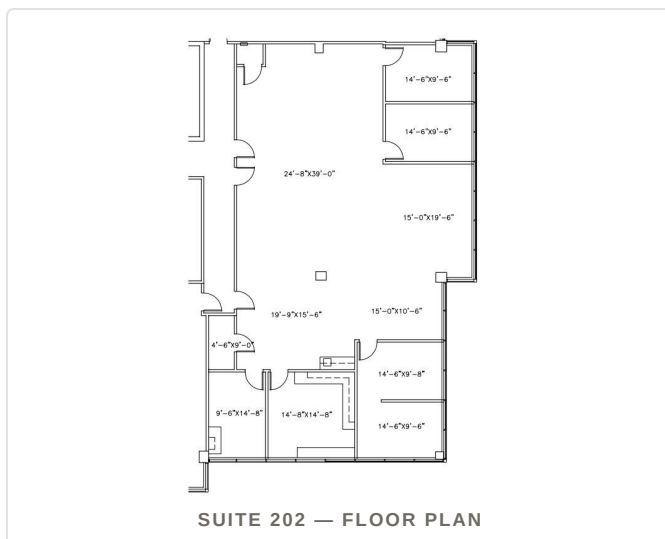
MULTI-OFFICE SUITE

Unit 202

AVAILABLE

SIZE	RATE	TERM
Call for SF	\$15.50/SF	Negotiable

Spacious multi-office suite with private offices, open work areas, and conference space. See the floor plan at right; contact us for square footage and to customize.



Owner-Operated

On-site management and full-time maintenance — issues handled fast, by people who are here.

A Stable Address

~90% of tenants stay long-term. You're joining a community, not a revolving door.

Flexible 1–5 Yr Leases

Negotiable terms and build-out options that fit how your team actually works.

In good company — law firms, consultants, marketing & IT, chiropractic, physical therapy & wellness practices.

Tour first. Commit later.

Meet the on-site owner and see what a landlord who shows up feels like.

216-292-4500 • joyce.weston@jmrcommercial.com



SCAN TO
SCHEDULE A
TOUR