

FOR LEASE

# 7700 HUB PARKWAY

Valley View, Ohio 44125



## 5,000-10,004 SF AVAILABLE

CONTIGUOUS UP TO 15,004 SF FOR LEASE

Centrally Located  
High-Image Office /  
Warehouse Complex



# PROPERTY FEATURES



**46,486 SF**

TOTAL BUILDING SIZE

**15,004 SF**

AVAILABLE SPACE

**\$6.50/SF NNN**

BASE LEASE RATE

**\$2.65/SF NNN**

ESTIMATED EXPENSES

## CURRENT AVAILABILITIES

### UNIT 2

<b>5,000 SF</b> TOTAL SPACE AVAILABLE	<b>TO SUIT</b> OFFICE SPACE	<b>5,000 SF</b> EXISTING WHSE SPACE
<b>Zero (0)</b> DRIVE-IN DOORS	<b>ONE (1): 8'x8'</b> DOCK	<b>20'</b> CLEAR HEIGHT

### UNIT 3

<b>10,004 SF</b> TOTAL SPACE AVAILABLE	<b>TO SUIT</b> OFFICE SPACE	<b>10,004 SF</b> EXISTING WHSE SPACE
<b>ONE (1): 8'x8'</b> DRIVE-IN DOORS	<b>ONE (1): 8'x8'</b> DOCK	<b>20'</b> CLEAR HEIGHT

\*Contiguous up to 15,004 SF

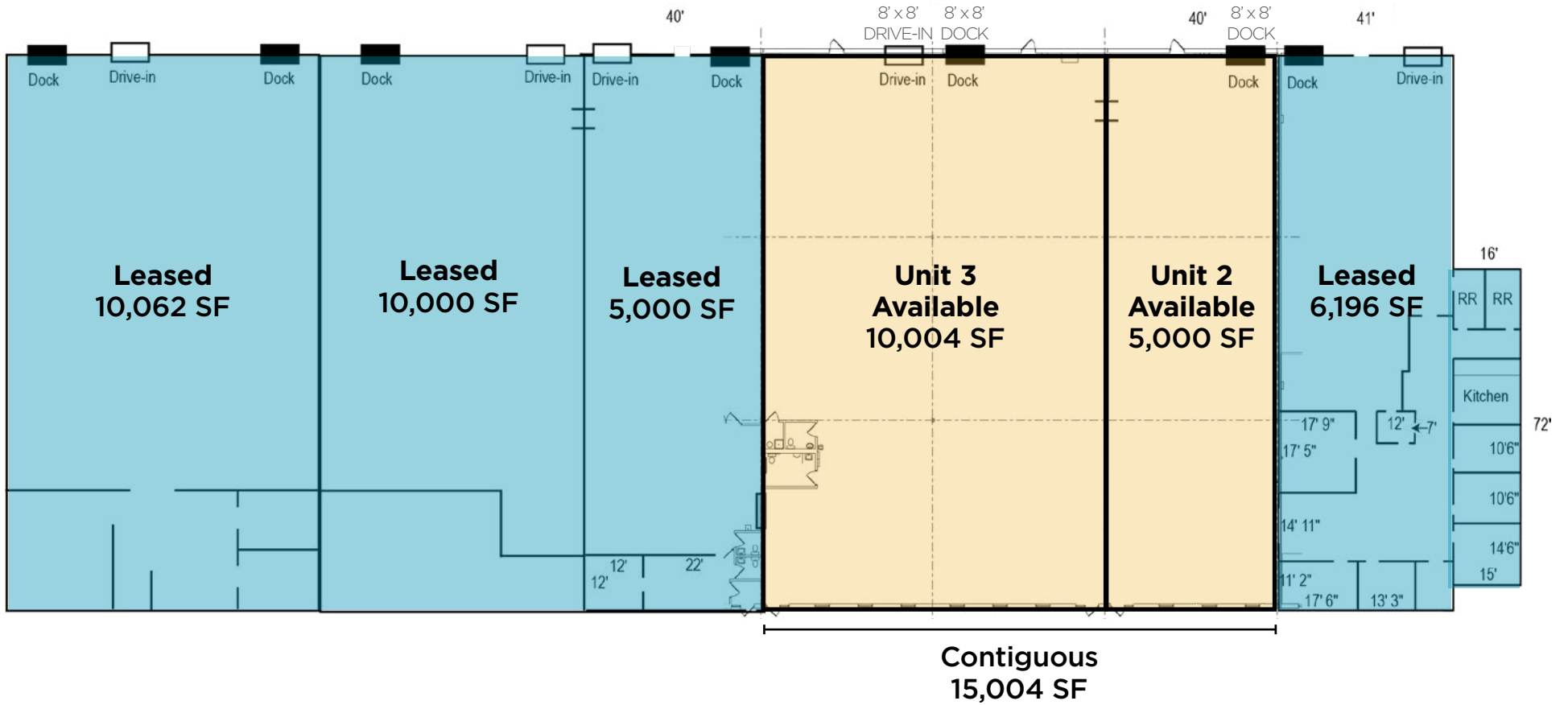
## HIGHLIGHTS

- High-profile office/warehouse complex
- Docks and drive-in door in each unit
- New roof installed in 2018
- Truck court re-paved in 2021
- Central location in park like setting with easy access to I-77, I-480 and I-271
- Pro-active business community with low taxes

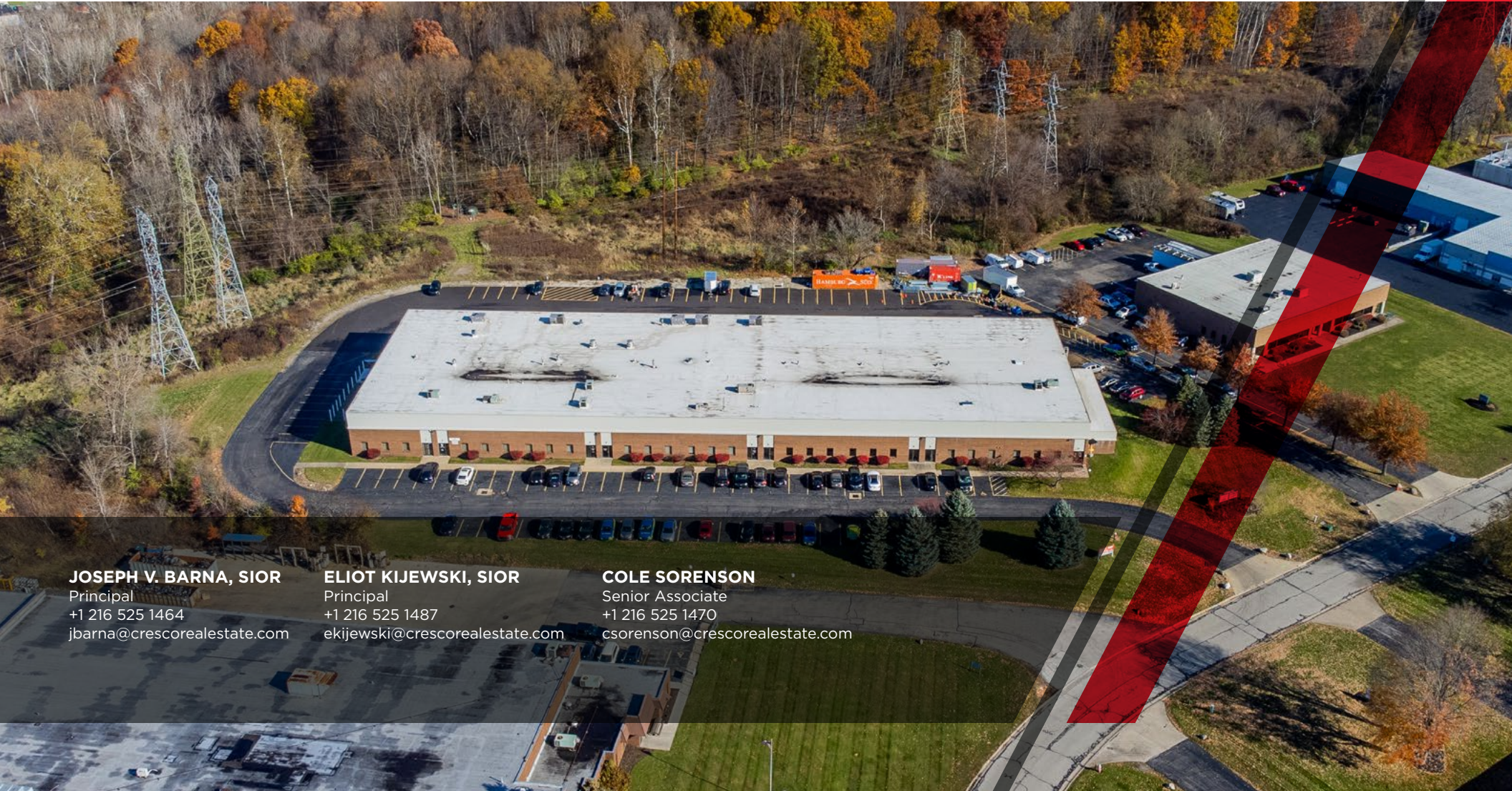
## PROPERTY HIGHLIGHTS

<b>CEILING HEIGHT</b>	20'
<b>TRUCK DOCKS</b>	Seven (7)
<b>DRIVE-IN DOORS</b>	Five (5)
<b>POWER EACH UNIT (MIN)</b>	200A / 208V / 3P
<b>ROOF</b>	TPO 2018
<b>SPRINKLER</b>	Wet
<b>LIGHTING</b>	T-8 Fluorescent
<b>HEAT</b>	Overhead Gas
<b>AIR-CONDITIONING</b>	Office
<b>CONSTRUCTION</b>	Brick / Block
<b>PARKING</b>	Ample
<b>FIBER SERVICE PROVIDER</b>	Spectrum

# PROPERTY FLOOR PLAN







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