



31500 Solon
Road
SOLON, OHIO

Solon's Signature Office Opportunity

Rare 50,000+ SF
class A office building
for lease in a scenic,
tranquil setting



CBRE



Welcome to 31500 Solon Road

An unmatched headquarters-caliber building in one of Northeast Ohio's most business-friendly communities, 31500 Solon Road offers 53,690 SF of fully modernized space and direct access to regional amenities and incentives. Surrounded by woods and water, this four-story property boasts a rare combination of scale, privacy, and natural beauty.

53,690 SF

Easy access



5.5/1,000
sf parking ratio

Call center
& product
showroom
spaces available

Park-like
campus





Amenities to elevate your everyday

31500 Solon Road offers a curated set of amenities designed to support productivity, wellness, and connection. It's a headquarters environment that balances focus with comfort—inside and out.



Private fitness
facility



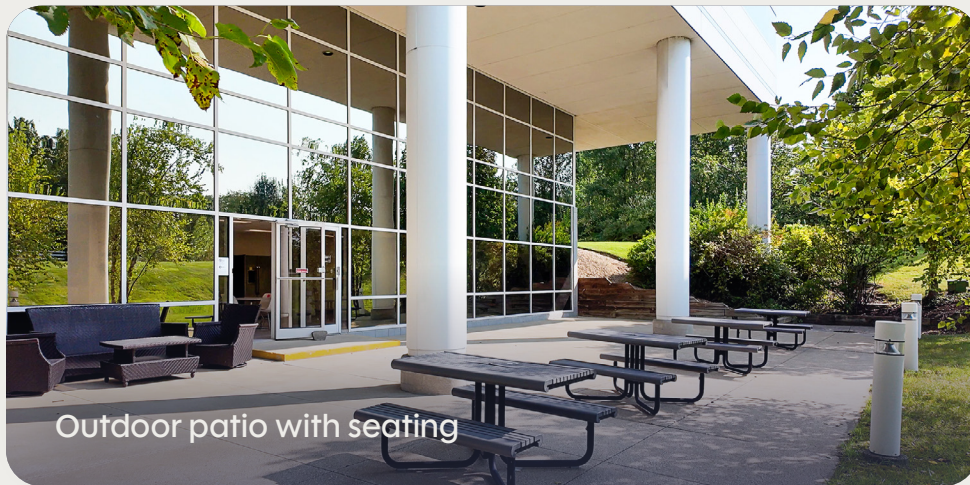
Outdoor patio



Multiple break &
dining areas



Conference
center



Outdoor patio with seating



Fully-equipped
conference center



Multiple break areas



Kitchen & dining areas



Where focus finds its place

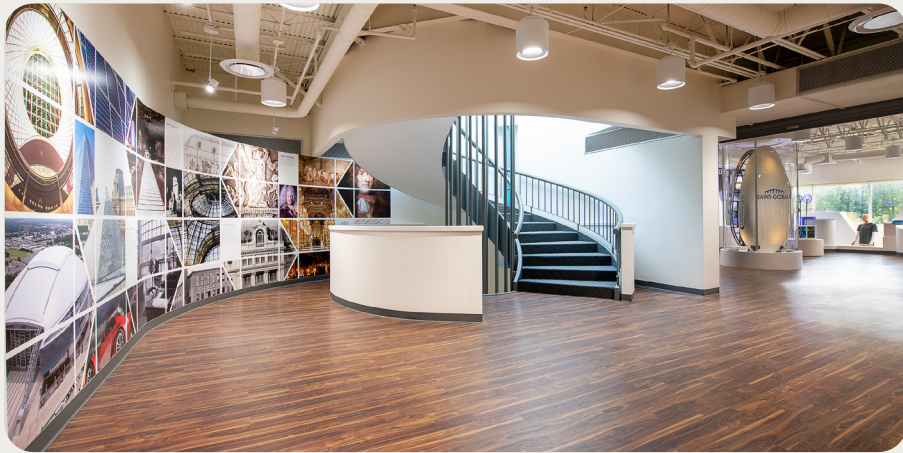
Nestled within a scenic, tranquil landscape of mature trees and a private lake, 31500 Solon Road offers a level of seclusion rarely found in office real estate. The privacy is a rare amenity, giving your team space to think, lead, and grow without distraction. And yet, just minutes away, you'll find an abundance of retail, dining, and services. It's the best of both worlds—natural tranquility and urban convenience, all in one headquarters-caliber location.



Expert landscaping

Monument signage on the street provides visibility for your brand without compromising privacy for your business

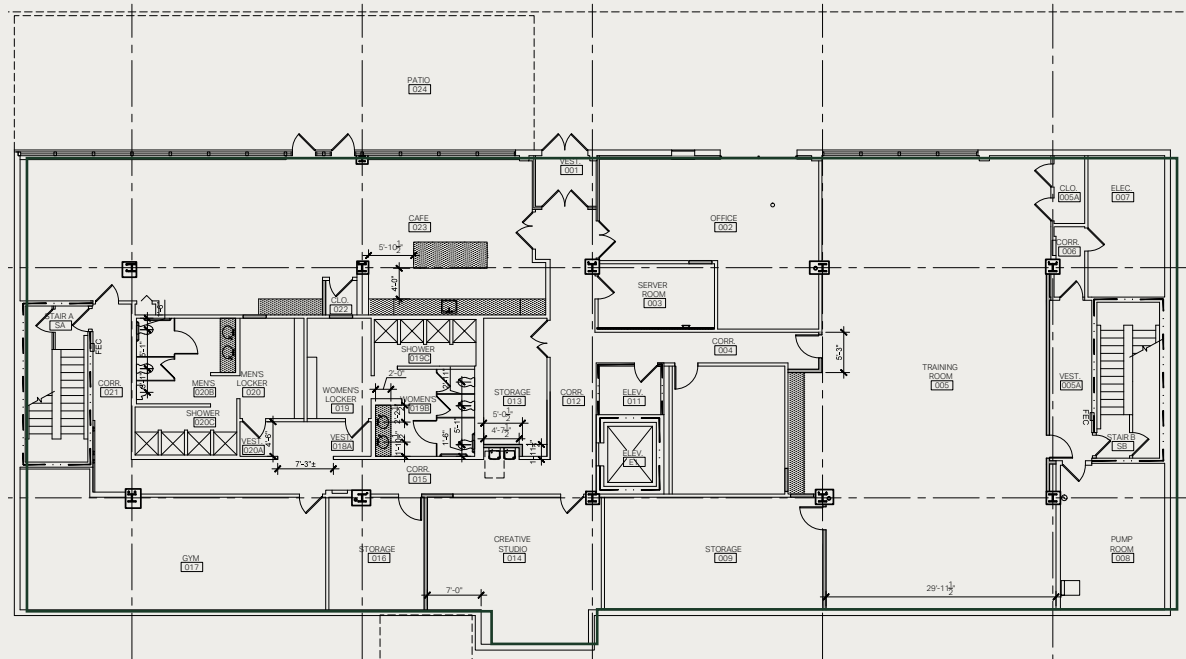
Private lake in a wooded setting



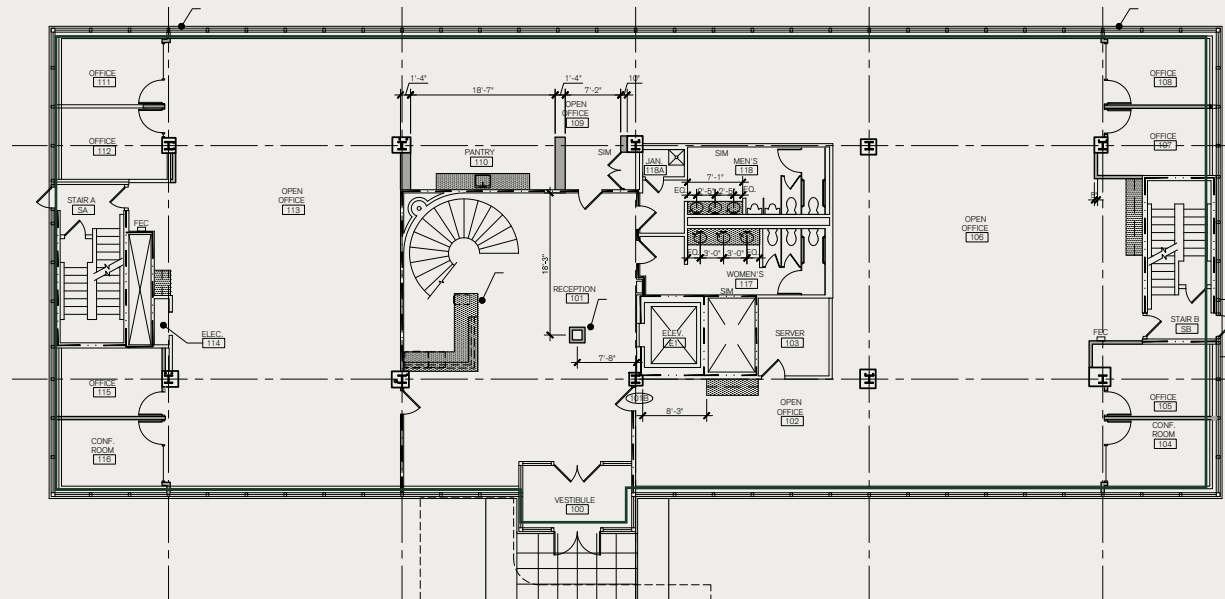


Floor plans

Lower level



First floor





Minutes to everything that matters

From dining and retail to hotels and services, everything your business and your people need is just minutes away. 31500 Solon Road offers the rare combination of modern, private, and accessible, with immediate access to every convenience you could ask for.



Area amenities within 5 minutes



+ many more!



A partner you can trust.



Chelm Properties is a well-capitalized real estate developer and property manager firm with over 70 years of experience in development and property management across Northeast Ohio. Known for their hands-on approach and attention to detail, Chelm delivers high-quality property oversight, from maintenance and financial management to tenant satisfaction. Their stability and commitment to excellence make them a trusted partner for your business' long-term success.





©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Text contained in this document has been generated in whole or in part by or with the assistance of generative artificial intelligence. PMStudio_October2025



Bob Leibold

Vice President

+1 216 363 6449

robert.leibold@cbre.com

Steve Ross

First Vice President

+1 216 363 6423

steve.ross@cbre.com

31500 Solon
Road

CBRE