

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

North Solon Office Commons

30670 Bainbridge Rd, Solon, OH 44139

Exclusively Represented By:

Chrissy Kovanda

Sales Associate

216 317 3463

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Theresa Brannen

Sales Associate

440 454 4450

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OFFICE SPACE FOR SALE

North Solon Office Commons

30670 Bainbridge Rd, Solon, OH 44139

FOR SALE

Executive Summary



Offering Summary

Price	\$1,199,000
Occupancy	100%
NOI	\$77,168
CAP Rate	6.44%
GSF	10,560 SF
# of Floors	2
Site Size	1.97 Acres
Year Built	1986

Property Overview

PRIME COMMERCIAL BUILDING FOR SALE IN SOLON! An exceptional opportunity to own a modern and spacious commercial office space next to Nestle USA. This well-maintained two-story office building offers two stories with 10,560 square feet of flex/office space ideal for a variety of businesses, including professional services, tech companies, or creative firms. Key features include: flexible floor plan with abundant natural light; high ceilings and modern finishes; private offices, conference rooms, and/or collaborative workspaces. Secure access with ample on-site parking. Conveniently located next to all major highways with endless options at your fingertips making this an ideal location for your employees. Fully occupied with NNN lease terms. Don't miss out on this ideal location to grow your business. Contact us today for more information or to schedule a tour!

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Rent Roll

Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
-	Amaltech Inc.	1,488 SF	\$12.70	\$18,900	6/1/25	12/31/29
-	Genus	413 SF	\$18.74	\$7,740	1/1/25	12/31/27
-	CLE Limpieza	1,521 SF	\$19.72	\$30,000	6/1/25	12/31/27
-	August Sales	448 SF	\$12.29	\$5,508	1/1/25	12/31/29
-	L&M Legal	5,000 SF	\$16.08	\$80,400	1/1/25	12/31/27
Totals		8,870 SF	\$79.53	\$142,548		

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Income & Expenses

Income Summary

Vacancy Cost	\$0
Gross Income	\$159,419

Expenses Summary

Operating Expenses	\$93,663
Net Operating Income	\$77,168

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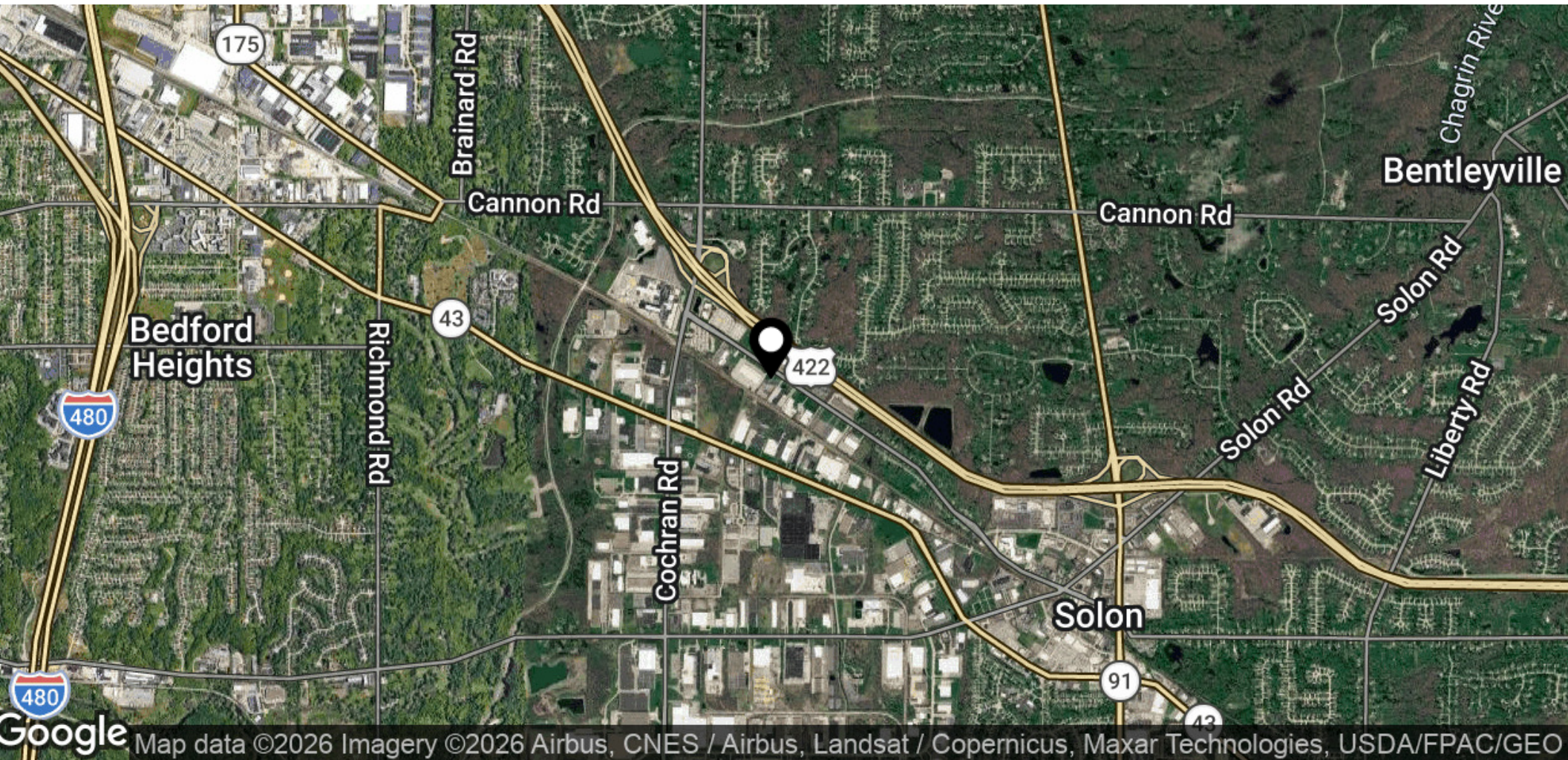


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Location Map



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Additional Photos



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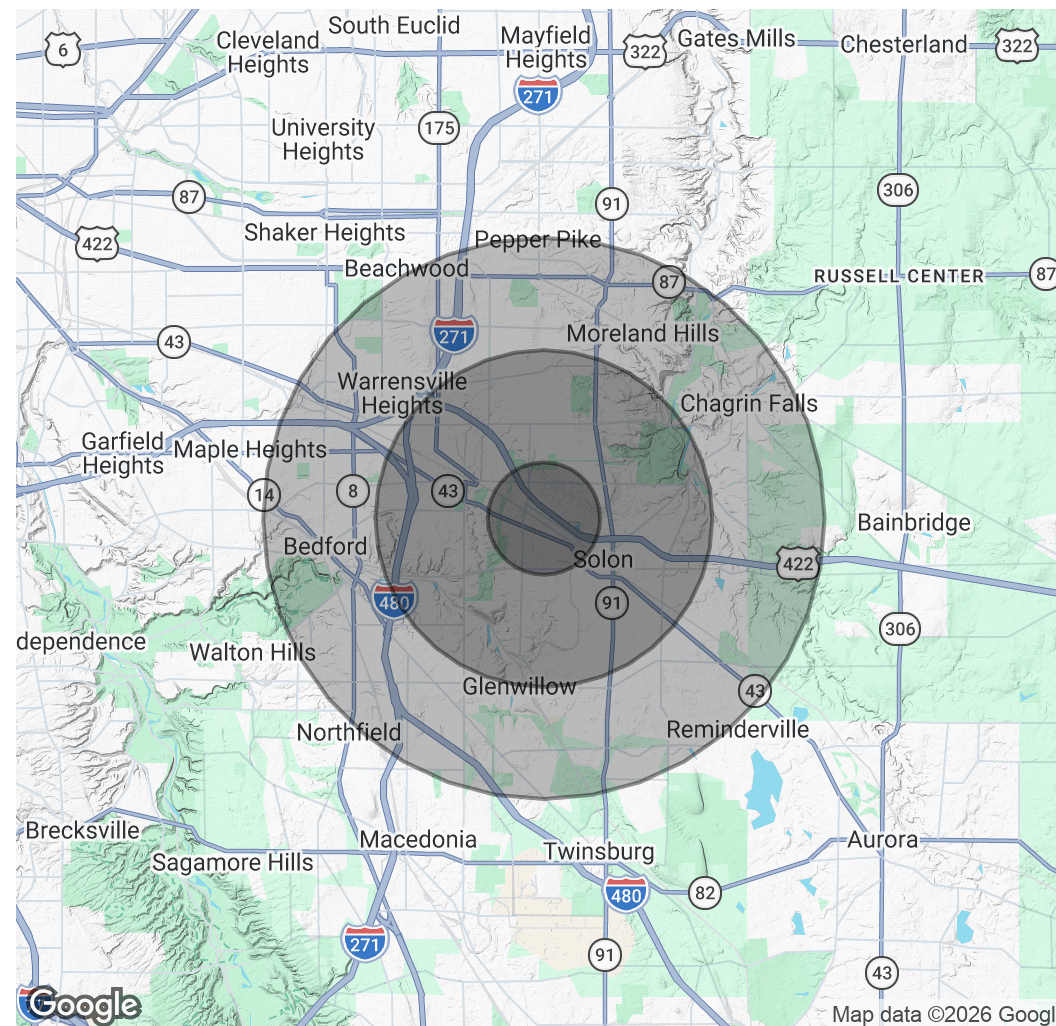
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,971	33,943	108,500
Average Age	44.3	44	43.5
Average Age (Male)	46.2	42.8	41.3
Average Age (Female)	44.5	46.1	45.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,023	14,527	45,561
# of Persons per HH	2.9	2.3	2.4
Average HH Income	\$164,360	\$131,607	\$129,285
Average House Value	\$378,825	\$327,614	\$315,082

2023 American Community Survey (ACS)



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Meet The Team



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