



For LEASE

Premium Flex. Tech-Ready. Prime Location.

EAG FLEX UNITS-PHASE ONE - 2570 Medina Rd, Medina, OH 44256



Lease Rate:	\$2,0000/ month (NNN)
NNN Lease:	\$1.61/SF Tax, Ins, Snow, Landscaping
Available SF:	1,920-11,520
Office SF:	320 SF+
Private Restroom:	56 SF ADA Compliant
Power:	Single Phase, 200 Amp, 120/240 Volt
Internet:	High Speed Fiber Ready
Parking:	3 Dedicated Spaces per 1,920 SF

PROPERTY HIGHLIGHTS

- Modern exterior and professional appearance suitable for customer-facing operations.
- Clean, functional flex units built for contractors, trades, and service users.
- Strong visibility along Route 18 with direct access to I-71.
- Versatile layout suitable for tools, equipment, parts storage, or light shop work.
- 28' 9" peak height and 16' clear height at the eaves support shelving, racking, and efficient workspace setups.
- Large 14' x 14' drive-in door for pickups, vans, trailers, and small box trucks.
- Ample on-site parking directly in front of each unit.



EAG FLEX UNITS-PHASE ONE



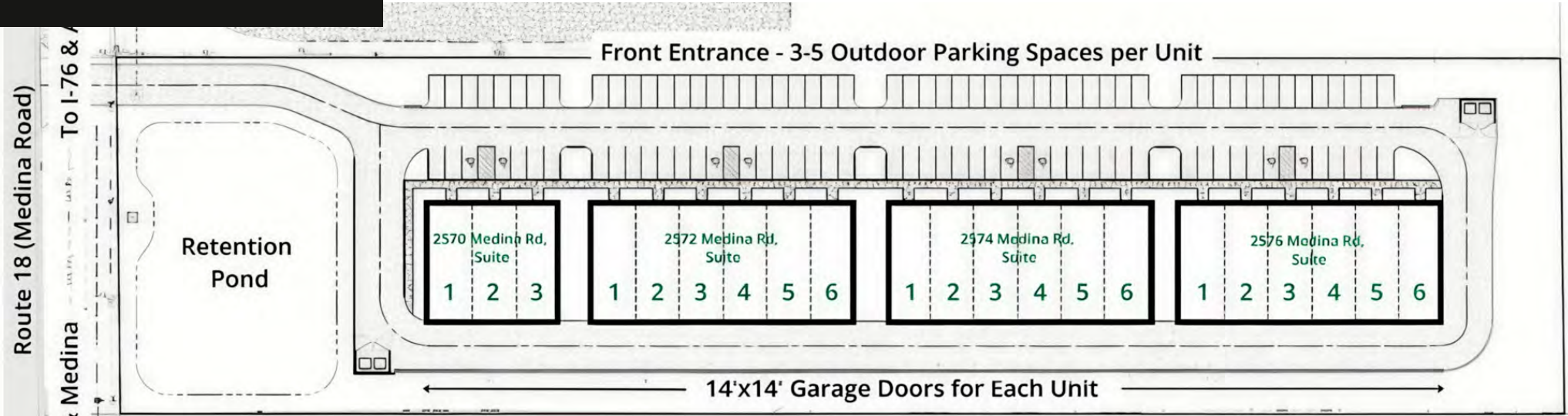
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Available Spaces

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Singe Unit	Available	1,920 SF	NNN	\$2,000 per month
Double Unit	Available	3,840 SF	NNN	Negotiable
Triple Unit	Available	5,760 SF	NNN	Negotiable
4x Unit	Available	7,680 SF	NNN	Negotiable
5x Unit	Available	9,600 SF	NNN	Negotiable
6x Unit	Available	11,520 SF	NNN	Negotiable

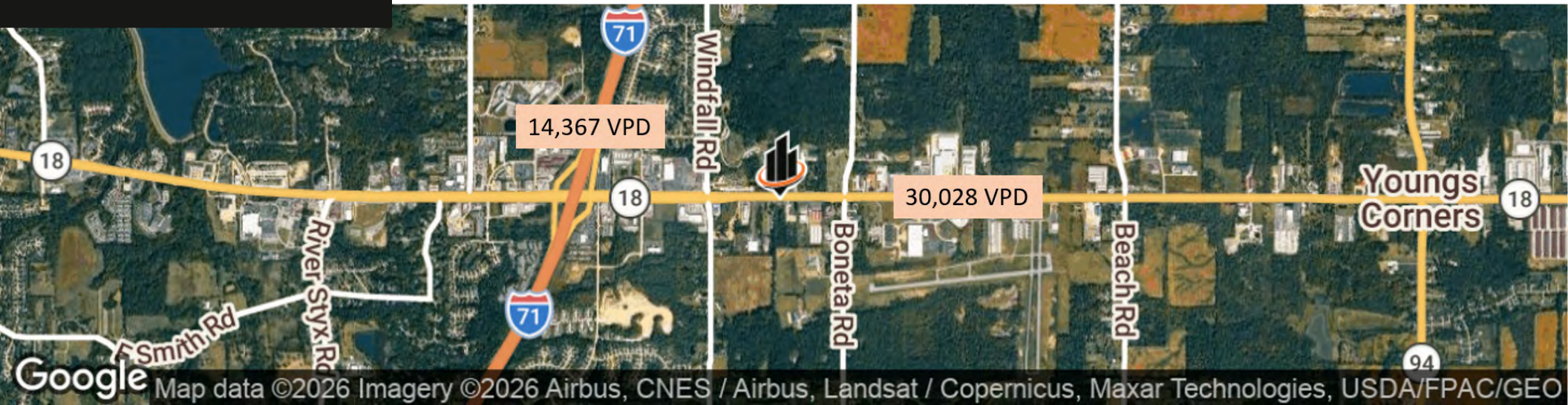


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Location & Traffic Count

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Your Future Workspace Is Taking Shape

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*Optimal Clear Heights.
Modern Design.*



*Premium Construction.
Built to Higher Standards.*



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Proposed Uses

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- Contractor and trade businesses
- General commercial and warehouse users



- Office/warehouse operations
- Equipment and material storage



- E-commerce and order fulfillment
- Showroom with product storage



- Fitness and personal training studios



- Light assembly and production
- General commercial and warehouse users



Disclaimer: The proposed uses are for illustrative purposes only and showcase the versatility of the available spaces in within the complex

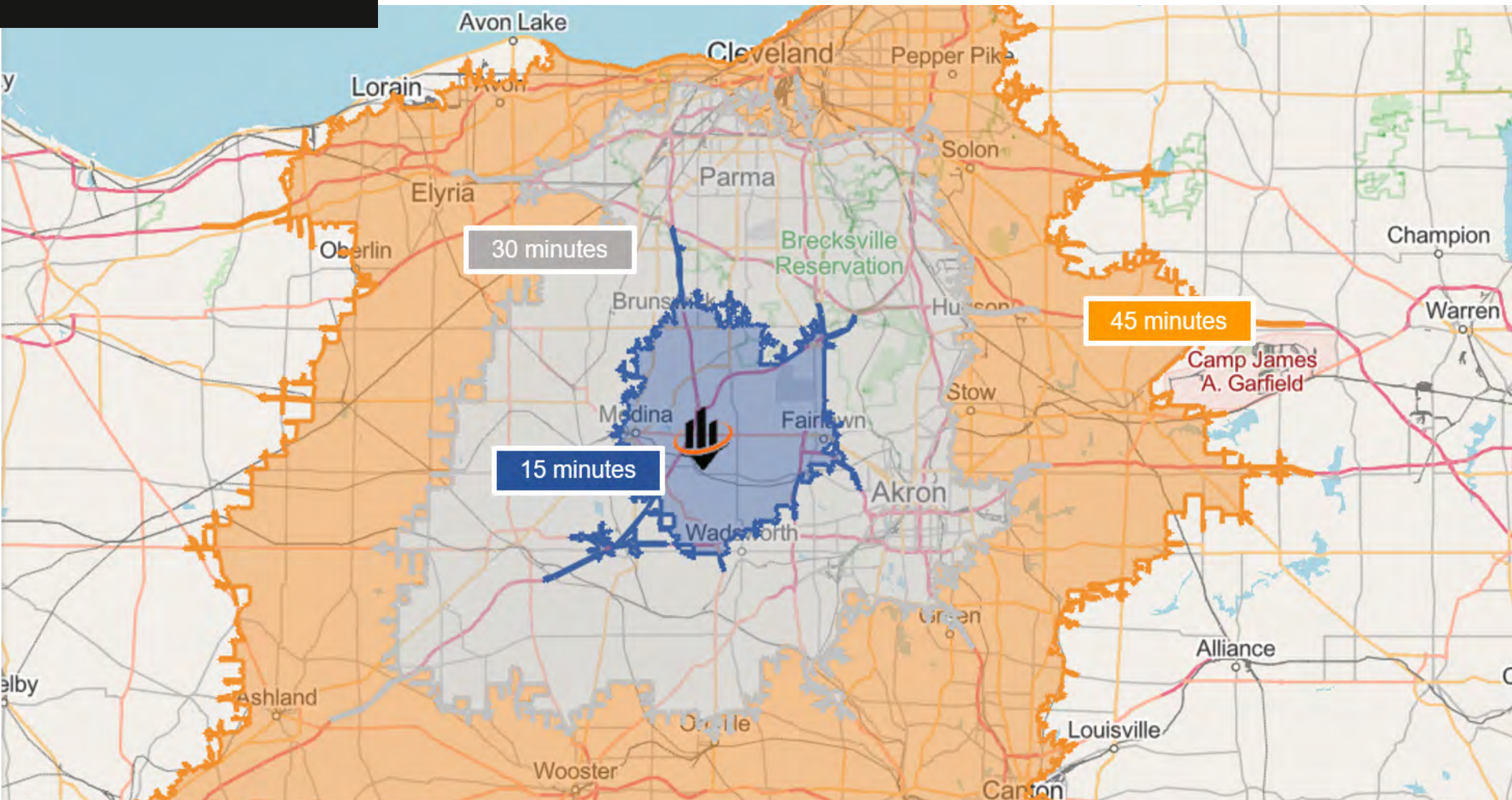


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Drive Time Map

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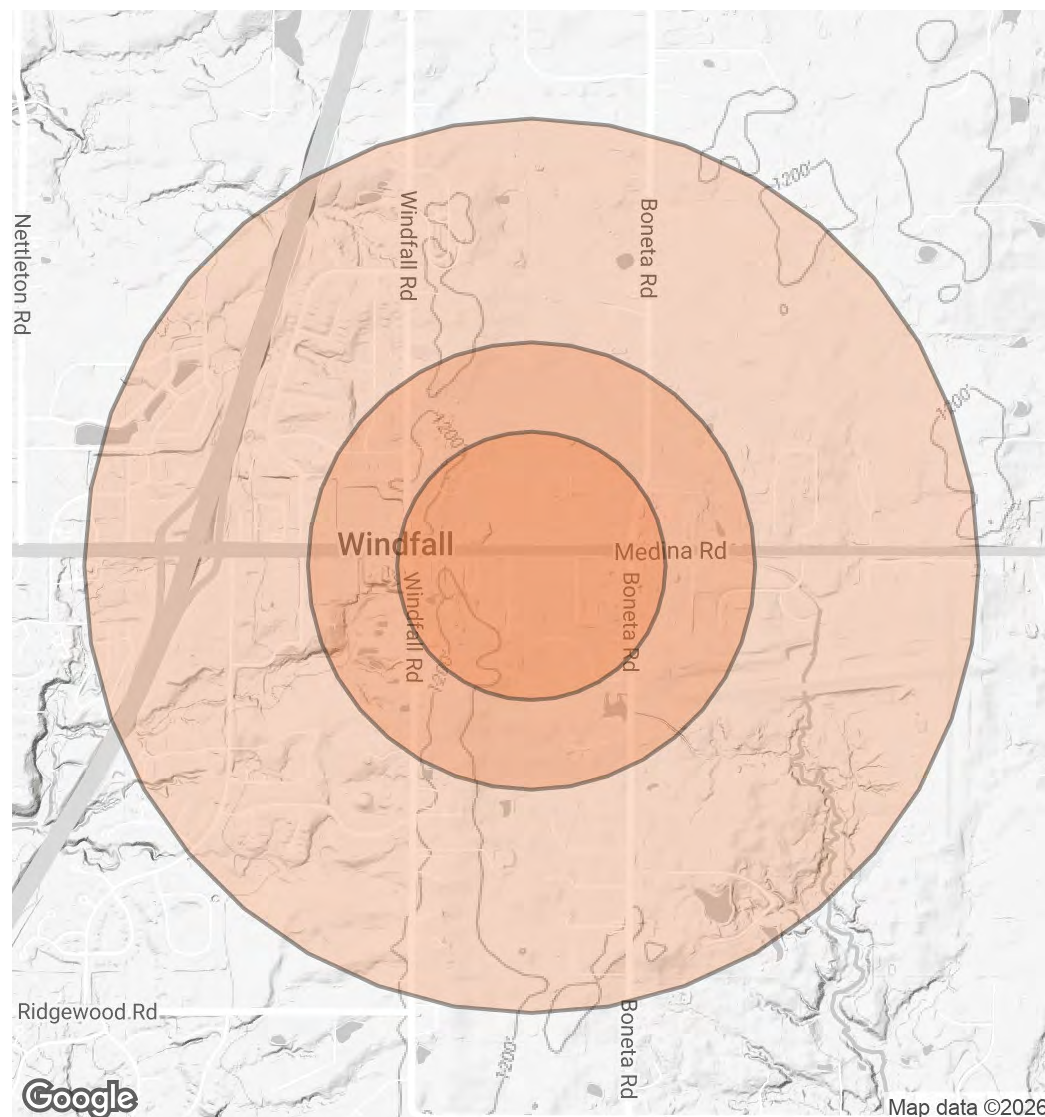
Demographics Map

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	48	244	1,718
AVERAGE AGE	42	44	44
AVERAGE AGE (MALE)	42	44	43
AVERAGE AGE (FEMALE)	42	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	17	91	665
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$181,476	\$166,945	\$163,573
AVERAGE HOUSE VALUE	\$504,924	\$469,069	\$455,455

2020 American Community Survey (ACS)



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Reliable High-Speed Fiber Internet

Customizable Internet Service Packages for EAG Flex Units Tenants

STANDARD

starting at

\$99/mo

1Gbps Fiber Internet

Wi-Fi 6/7 Included

- ✓ 1-10 Gbps Options
- ✓ Unlimited Data
- ✓ Hardware & Installation Included
- ✓ 24/7 Local Support

PERFECT FOR BASIC NEEDS

PROFESSIONAL

starting at

\$149/mo

Standard Package
+
VoIP Phone Service

- ✓ 1-10 Gbps Options
- ✓ WiFi 6/7 Included
- ✓ 1 Number, 1 User

PROFESSIONAL "SMART OFFICE" CONNECTIVITY

ADD-ONS

Ask about our other service offerings
including:

- ✓ Add Numbers, Users (VoIP)
- ✓ VPN
- ✓ Managed Cloud Services
- ✓ Colocation
- ✓ Storage, Back-up Systems
- ✓ Other IT Managed Services

Powered by:



LightSpeed combines world-class technology with the reliability of our own local redundant, high-speed fiber network and scalable cloud infrastructure to deliver fast, secure internet, Network-as-a-Service and starter cloud packages.

Headquartered right here in Medina, our experienced local team provides the responsive, hands-on support and genuine understanding of your business needs that only a regionally rooted provider can offer.

We look forward to working with you to provide the right type of connectivity and IT services for your unit.

Call us today at: (888) 929-9639

The pricing shown represents our base configurations and services and is for starting points. LightSpeed will review your specific connectivity needs and tailor each solution to deliver a fully sourced solution with accurate, custom pricing.



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