



Space Profile for

Unit: #110-120

Area: 16975 sq ft

Address

*4071 Lee Road Suite 110-120*

*Cleveland, OH 44128*



*4300 West Cypress St., Suite 160*

*Tampa, FL, 33607*

**Lee Harvard Shopping Center**



FIRST NATIONAL REALTY PARTNERS

151 Bodman Place, Suite 201, Red Bank, NJ, 07701

**Unit # 110-120 Ground Floor +/- 16,975 SF**

Small square footage shown was measured on-site and adheres to BOMA standards

**Width +/- 117'**

**Depth +/- 143'**

Revisions

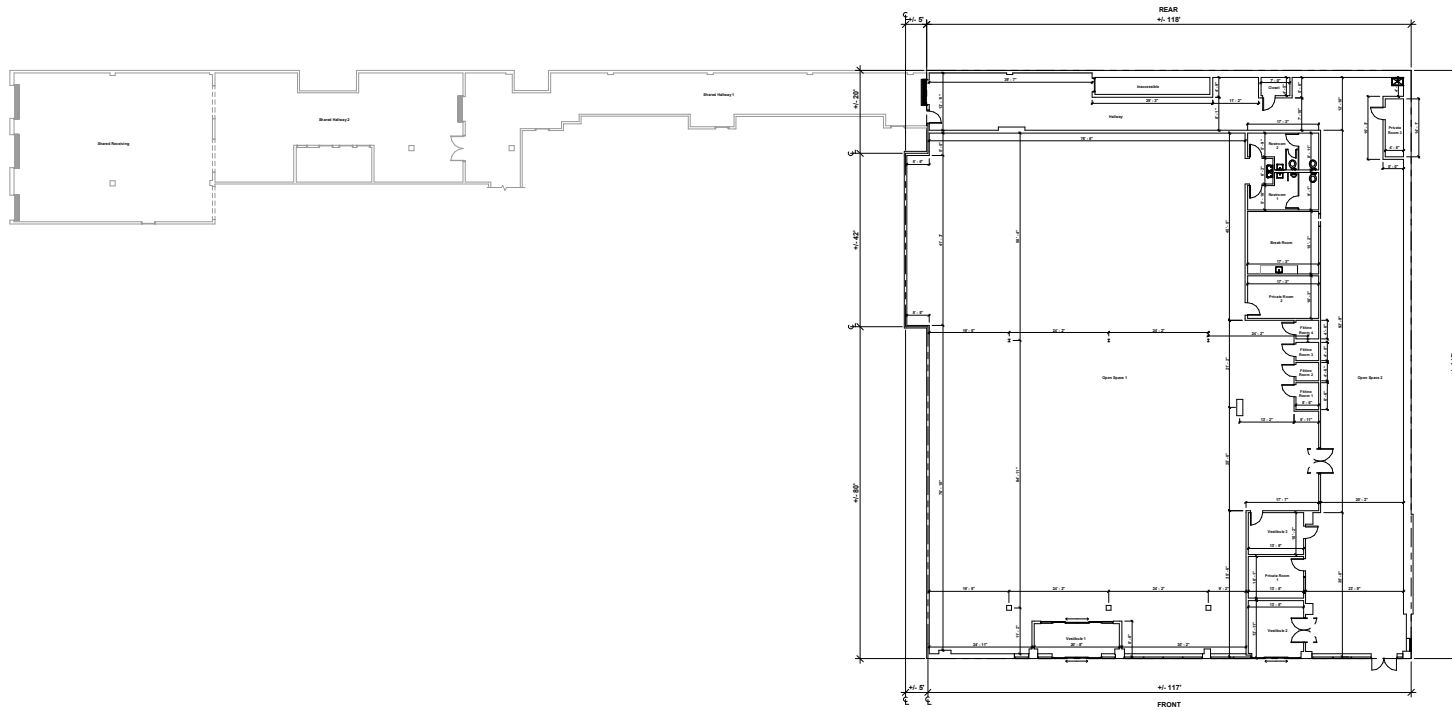
Floor Plan  
Prepared 04/02/2025  
Unit # 110-120

Plans Produced by:  
**ID PLANS**

4300 West Cypress Street, Suite 160  
Tampa, FL 33607  
Phone: (806) 657-2545  
idplans.com

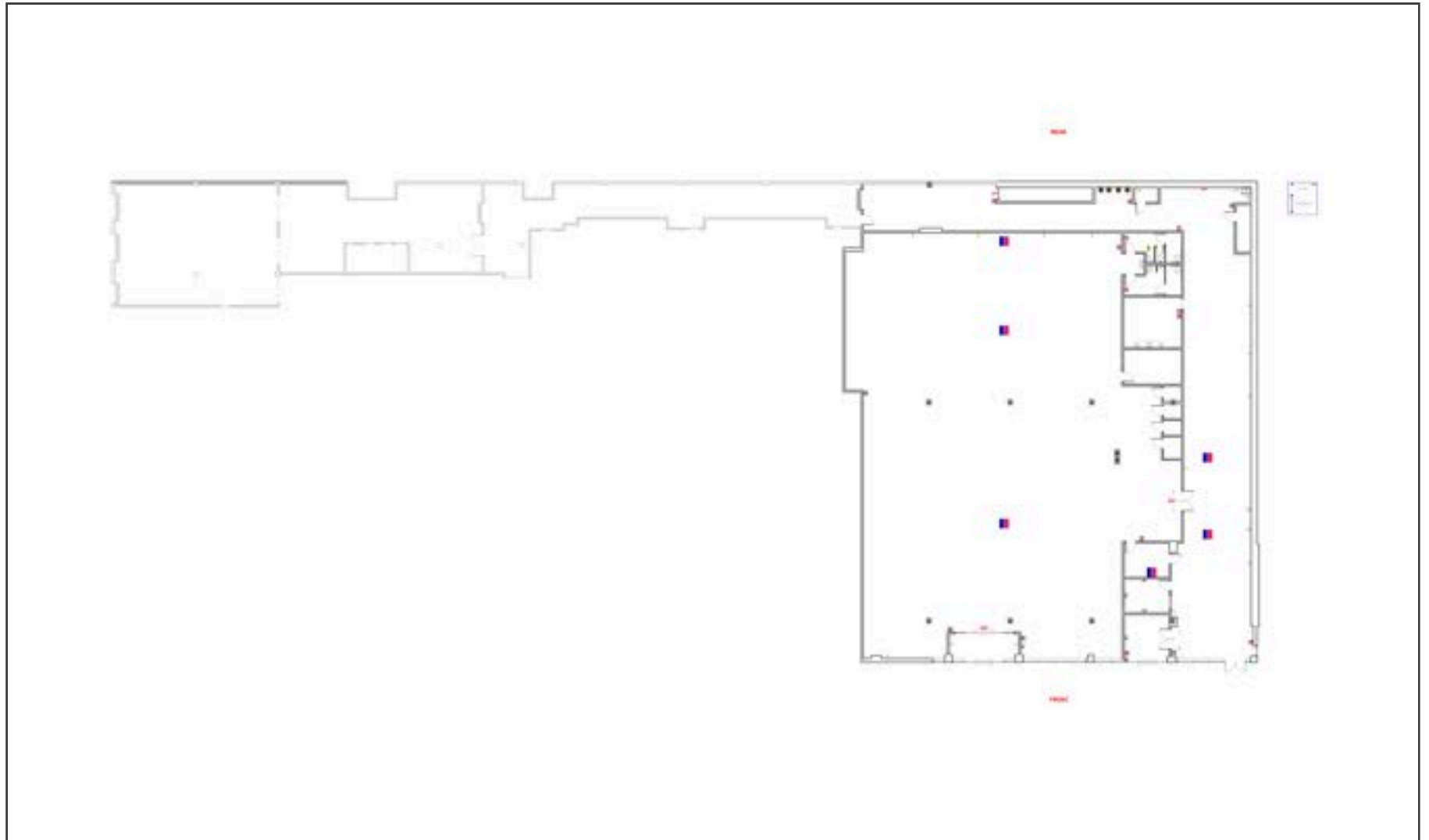


Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally or used for construction purposes or otherwise do not represent the documents, drawings, or media intended or claiming to be architecturally accurate, such as, but not limited to, the property owner has and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.



















































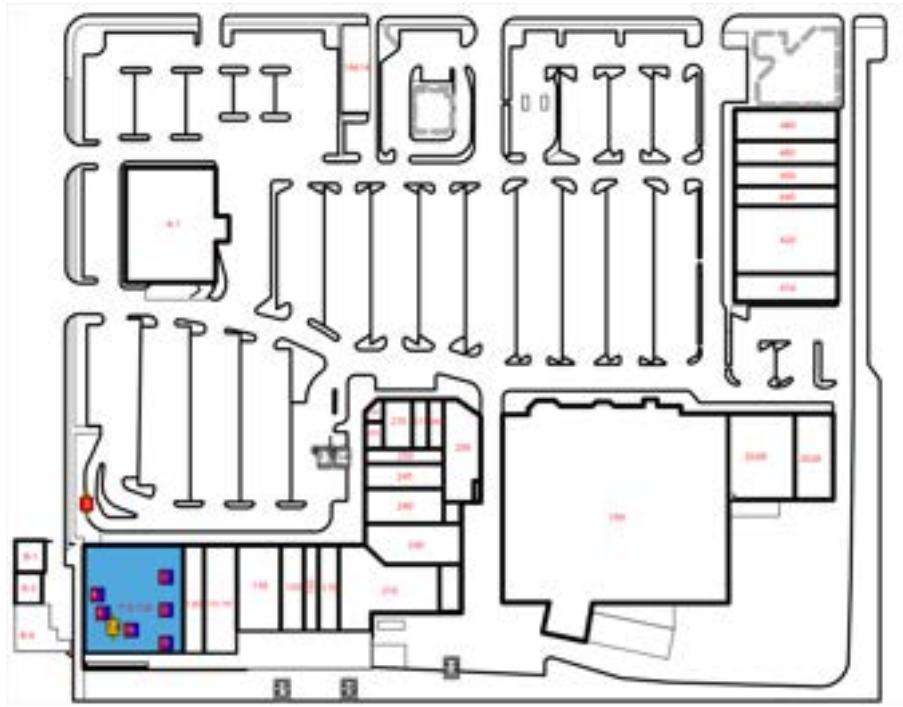
**A1 MAIN FLOOR**





# Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



## Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	16975 SQFT	143' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"			0' 7"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	15134.97 SQFT	769.75 SQFT			16975 SQFT	15904.72 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 10' 0"	Front: 22' 7" Back: 22' 9"	Front: 16' 6" Back: 16' 8"

Ceiling Information Cont.	Clear Ceiling Height
	8' 11"

## Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	BRYANT	580JP08D180G2A0AAA	1915P99771	7.5	2015	
	2	ICP	N4A360GHC300	E153130078	5	2015	
	3	BRYANT	580JP14D250G3A0AAA	2015P99928	12.5	2015	
	4	BRYANT	580JP14D250G3A0AAA	2015P99927	12.5	2015	
	5	BRYANT	580JP04A115A2A0AAA	5114C53246	3	2014	
	6	CARRIER	48TME014-A-501	3409G20904	12.5	2009	

Not Present	Assets Not Present
	Air Handler

## Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	600	Electrical Room	Not Listed	Siemens	Handle	Located in the basement electrical room.
	2	200	Electrical Room	Not Listed	Siemens	Handle	Located in the basement electrical room.
	3	400	Electrical Room	Not Listed	Siemens	Handle	Located in the basement electrical room.

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	5002777516	Basement		
	2	5002955474	Basement		
	3	5002955476	Basement		Utility company will not confirm the name on account.

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	250	120/208	P1	Not Listed	Siemens	Hallway		
	2	600	120/208	P3	Not Listed	Siemens	Hallway		
	3	250	120/208	P1	Not Listed	Siemens	Hallway		
	4	250	120/208	P1	Not Listed	Siemens	Hallway		

*\*IDPlans does not provide an Ampacity Report\**

## Plumbing

House Water Meter	Reference	Meter #	Location	Meter Size	Notes
	1		N19606372 / 74424388 / 74424399	Sidewalk	6 inch

Not Present	Assets Not Present				
	Backflows				

Sub Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	1		10094929	Restroom Ceiling	5/8 inch	

Water Fountains	Number of Water Fountains	Location	Notes
	2	Open Space	

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
	1	Vanguard	1PZ78	VG 0311610197	10	Yes	No	3/4"		Open Space

## Waste

Not Present	Assets Not Present
	Grease Trap
	Grease Container

Fire

Fire Extinguisher	Number of Fire Extinguishers	Notes
	8	

Not Present	Assets Not Present	
	Fire Alarm Control Panel	

Sprinkler Heads	Sprinkler Heads Present	Riser Located in Space	Additional Information
	162	No	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	11780745	Rear Exterior	2 inch	Utility company adds a 1 in front of the meter number.
	2	13997137	Rear Exterior	2 inch	Utility company adds a 1 in front of the meter number.

## Room

Restroom	Unit	Description
	Restroom 2	
	Restroom 1	

# Storefront 1

