



**PREMIUM 1,920 SF FLEX SUITES ALONG THE
GROWING ROUTE-18 CORRIDOR**



LEASE

EAG FLEX UNITS-PHASE ONE

2570 Medina Rd, Medina, OH 44256

PRESENTED BY:

TYLER ROBIN

C: 330.591.7974

tyler.robin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

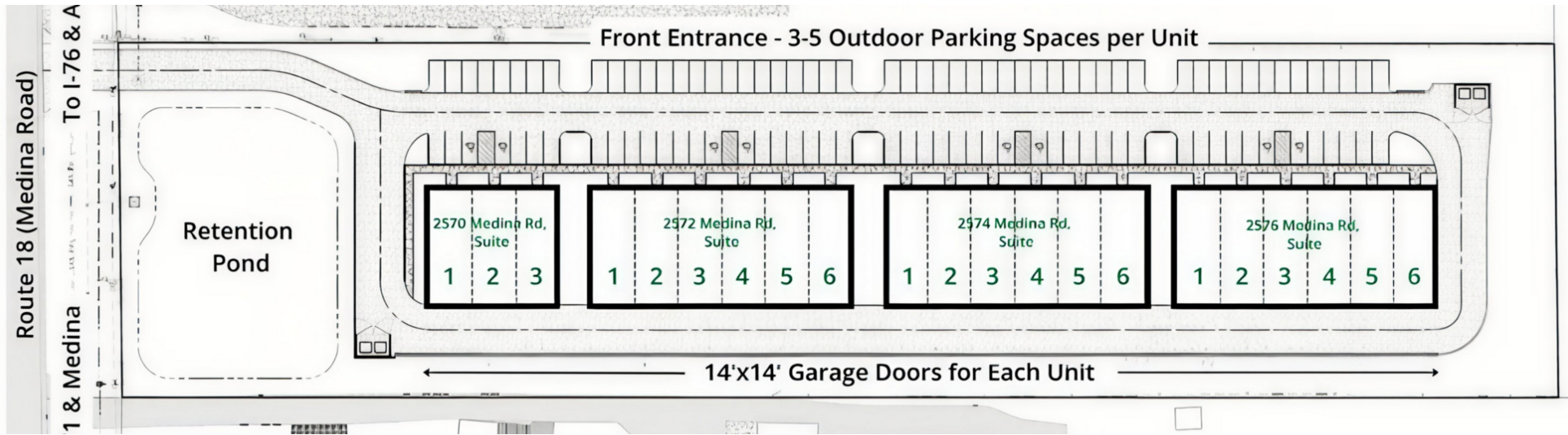
LEASE RATE:	\$2,570.00/ month (NNN)
NNN LEASE:	Taxes, Ins., Snow, Landscaping
AVAILABLE SF:	1,920-11,520
OFFICE SF:	320 SF+
PRIVATE RESTROOM:	56 SF ADA Compliant
POWER:	Single Phase, 200Amp, 120/240 Volt
INTERNET:	High Speed Fiber Ready
PARKING:	3 Dedicated Spaces per 1,920 SF

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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.
- Easy circulation for work vans and daily service traffic.

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit-1	Available	1,920 SF	NNN	\$2,570 per month
Unit-2	Available	3,840 SF	NNN	Negotiable
Unit-3	Available	5,760 SF	NNN	Negotiable
Unit-4	Available	7,680 SF	NNN	Negotiable
Unit-5	Available	9,600 SF	NNN	Negotiable
Unit-6	Available	11,520 SF	NNN	Negotiable

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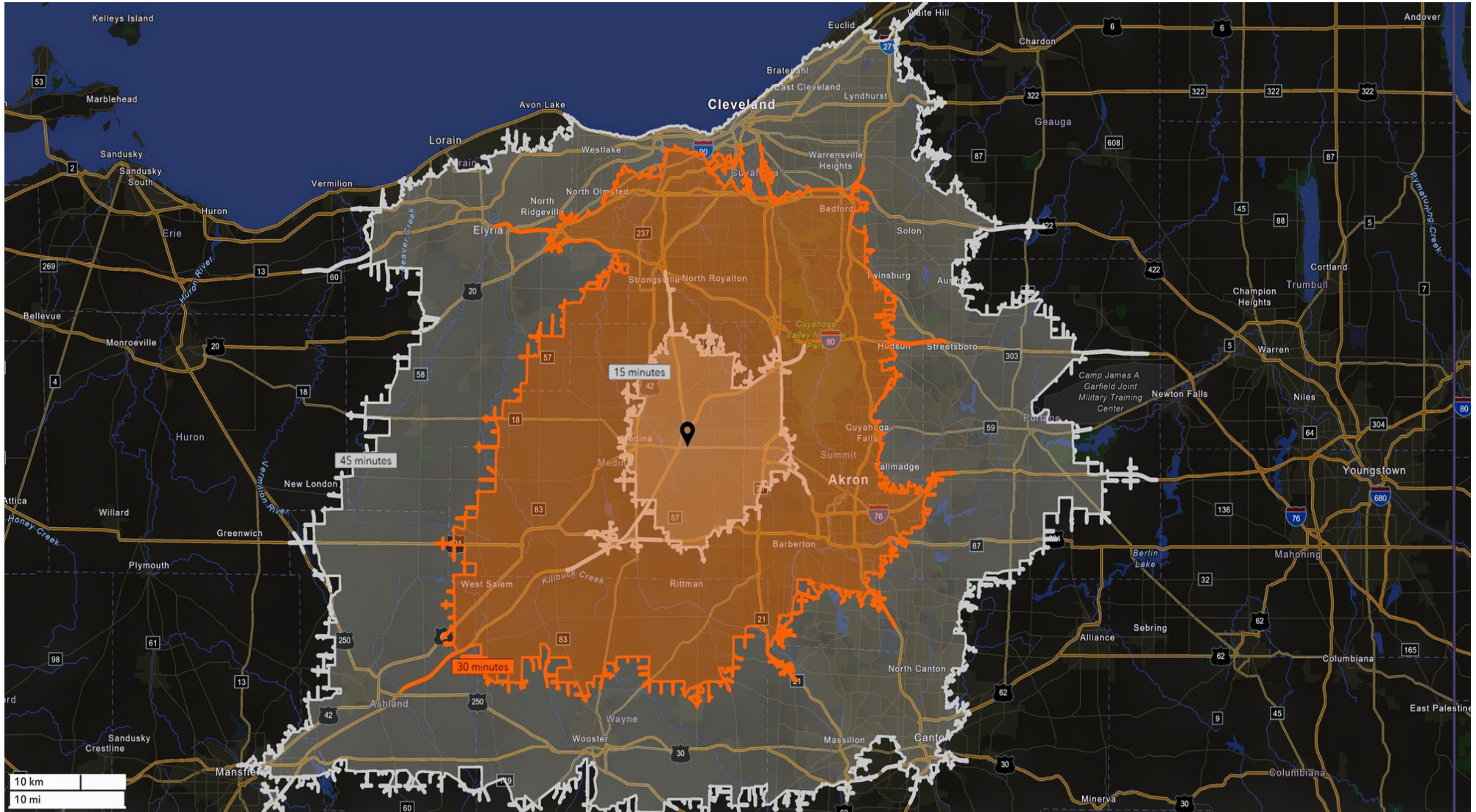
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ADDITIONAL PHOTOS



TYLER ROBIN
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DRIVE TIME MAP - 15, 30, & 45 MINUTES



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Reliable High-Speed Fiber Internet

Customizable Internet Service Packages for EAG Flex Units Tenants

STANDARD

starting at

\$99/mo

1 Gbps 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 serves as a helpful starting point. Lightspeed will review your specific tenant requirements and build-out details to deliver a fully tailored solution with accurate, customized pricing.