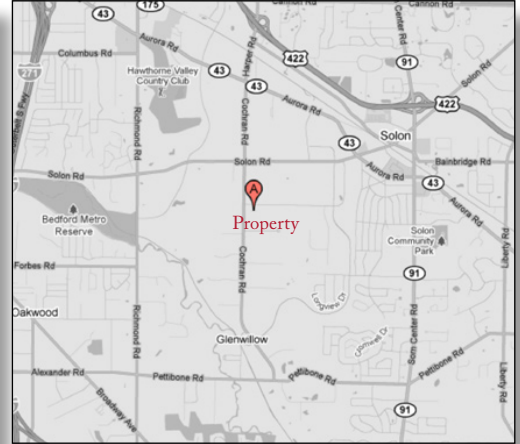


Carter-Cochran B

6573 Cochran Road | Solon, Ohio 44139



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Building Information:

- Roof: Single membrane EPDM with R20 insulation;
- Walls: Brick and block at entrance
Block at truck dock
R12 foam insulation
- Floors: 5" reinforced concrete
- Glass: 1" insulated solar bronze store front
- Dock: 8' x 8'8" insulated overhead dock doors
- Utilities: Gas and Electric
- Other: Sprinklered.
Floor to deck = 18'9"

Location:

6573 Cochran Rd is one mile from the Harper Rd exit from US-422 and minutes from I-271 and I-480 interchanges.

Features:

BUILDING: 56,400 USF

AVAILABLE: 8,100 USF

RENTAL RATE: Negotiable

LEASE TYPE: Net

LEASE TERM: 3-5 year as-is

PARKING: Abundant surface parking for tenants and visitors is provided

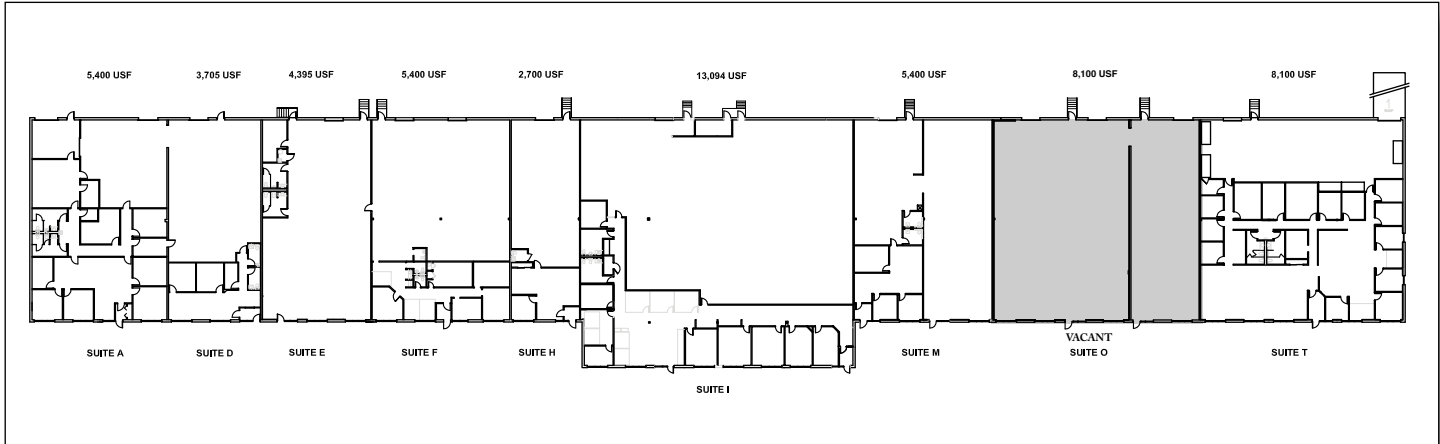


32000 Solon Road • Solon, Ohio 44139
t 440.248.7770 • f 440.248.4671
www.davisdevelopmentgroup.com

Contact for more information:
440.248.7770

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Area Services:

- Restaurants:** LongHorn Steakhouse
KFC/Taco Bell
Senorita Bonita's (a family-style Mexican restaurant)
- Lodging:** Hampton Inn (103 rooms)
Homewood Suites (86 extended-stay suites)
SpringHill Suites (120 suites)
Towne Place by Marriott (112 suites)
- Entertainment:** Solon Commons 16 (movie theater)
Play Day Café
- Other services:** Talmer Bank

Demographics:

With its estimated 23,728 residents and the collective cooperation of its superior schools, businesses and civic organizations, The City of Solon is a top-ranked, award-winning community.

Median age	41.6
Median family income	\$110,125
Average single-family home value	\$295,464
Estimated daytime population	37,300
School district enrollment	5,210
Distance to I-271 & I-480	3 miles
Parks & recreation areas	9

Available for Lease:

AREAS

SUITE O 8,100 USF

Contact for more information:

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