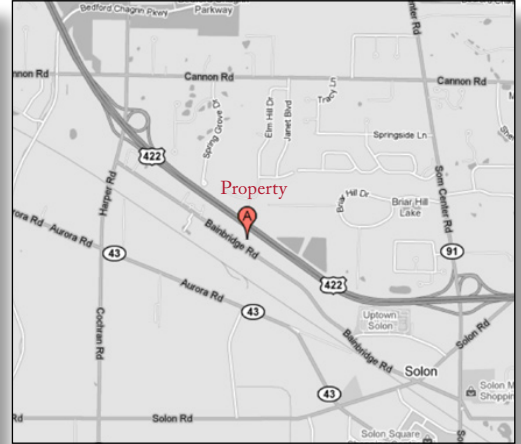


Bainbridge Road Building

31225 Bainbridge Road | Solon, OH 44139



© Google - map data © 2011 Google

General Information:

48,000 sf flex building convenient to downtown Solon, I-271, I-480 and US-422.

Building Features:

Roof: Single membrane EPDM with R=20 insulation
 Walls: Brick and block at entrance, block at truck dock
 Floors: 5" reinforced concrete
 Glass: 1" insulated solar bronz store front
 Utilities: Gas, electric, cable, fiber
 Other: Sprinklered. Floor to deck = 19'8"

Location:

Parallel to US-422, approximately halfway between Harper Rd and SR-91, on the south side of Bainbridge Rd.

Business Development:

The City of Solon's commitment to its business community is apparent in both its Economic Development department and a premier Chamber of Commerce. Membership in the Solon Chamber of Commerce includes hundreds of large and small businesses that employ over 19,000 workers and represent industrial, commercial, retail, professional and home-based businesses.

Solon was ranked the number one best place to live in Northeast Ohio by Cleveland Magazine in 2020.

Features:

BUILDING: 48,000 sq ft
AVAILABLE: 15,000 sq ft
MAX. CONTIGUOUS: 15,000 sq ft
RENTAL RATE: Negotiable
LEASE TYPE: Net
LEASE TERM: 3-5 years as-is
PARKING: Abundant surface parking for tenants and visitors is provided

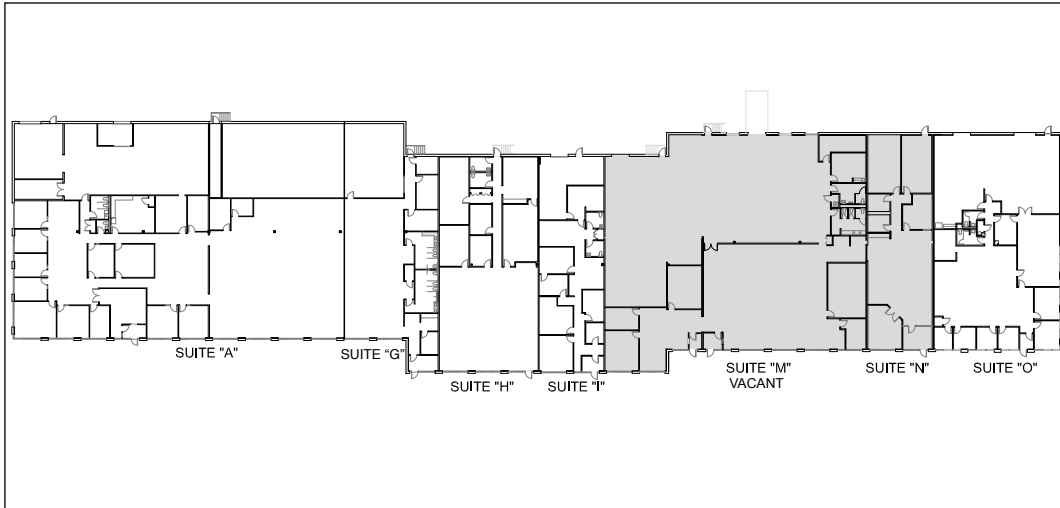


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Contact for more information:
 440.248.7770

Bainbridge Road Building

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Available for Lease:

SUITE "M" 12,000
SUITE "N" 3,000

Area Services:

Restaurants:	Yours Truly	LongHorn Steakhouse
	Chick-fil-A	KFC/Taco Bell
	Burntwood	Senorita Bonita's (a family-style Mexican restaurant)
	Panara Bread	56 Kitchen
	Rusty Bucket	Chicago Deli
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	

Demographics:

With its estimated 29,348 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	43.9
Median family income	\$94,245
Average single-family home value	\$260,888
Estimated daytime population	37,300
School district enrollment	5,210
Distance to I-271 & I-480	3 miles
Parks & recreation areas	9

Contact for more information:

440.248.7770