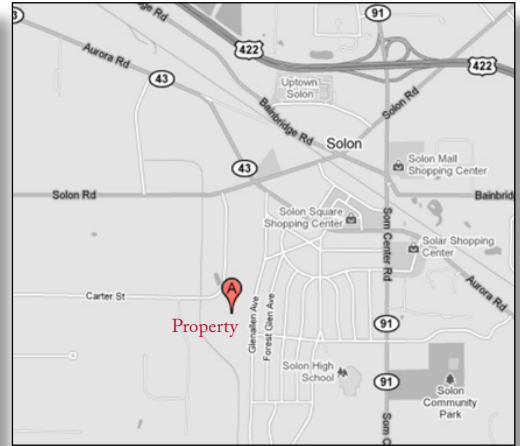


# Davis Center

6565 Davis Industrial Parkway | Solon, Ohio 44139



© Google - map data © 2011 Google

## General Information:

Multi-tenant flex building with the following features:

Dock Doors:	Insulated 8'0" x 8'8" overhead doors
Misc:	Sprinkler system
Glass:	1" insulated glass set in thermally broken anodized frames
Utilities:	Gas & electric (277/48V/3 Phase)
Roof:	Single membrane EPDM, R-20
Clearance:	18'
Floors:	5" reinforced concrete

## Location:

Exit US-422 at SR-91 and head south on SR-91. Turn right onto Solon Rd, and then left onto Davis Industrial Pkwy. Davis Center is the sixth building on the left.

## 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.

In recent years, Solon was named 'business friendly' by a Greater Cleveland Growth Association program that represents economic development agencies in seven Northeast Ohio counties.

## Features:

**BUILDING:** 90,146 sq ft

**AVAILABLE:** 41,569 sq ft

**RENTAL RATE:** Negotiable

**LEASE TYPE:** Net

**LEASE TERM:** 5 years

**PARKING:** Abundant surface parking for tenants and visitors is provided

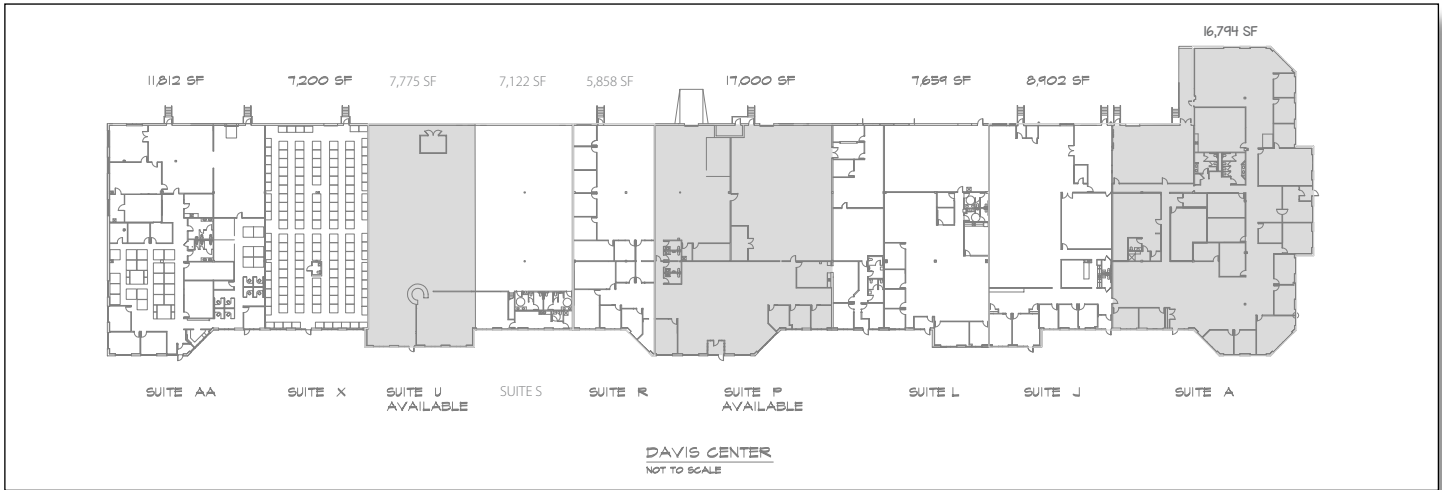


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### Area Services:

- |   |   |
|---|---|
| <p><b>Restaurants:</b></p> <ul style="list-style-type: none"> <li>Yours Truly</li> <li>Chick-fil-A</li> <li>Burntwood</li> <li>Panara Bread</li> <li>Rusty Bucket</li> </ul> <p><b>Lodging:</b></p> <ul style="list-style-type: none"> <li>Hampton Inn (103 rooms)</li> <li>Homewood Suites (86 extended-stay suites)</li> <li>SpringHill Suites (120 suites)</li> <li>Towne Place by Marriott (112 suites)</li> </ul> <p><b>Entertainment:</b></p> <ul style="list-style-type: none"> <li>Solon Commons 16 (movie theater)</li> <li>Play Day Café</li> </ul> | <ul style="list-style-type: none"> <li>LongHorn Steakhouse</li> <li>KFC/Taco Bell</li> <li>Senorita Bonita's</li> <li>56 Kitchen</li> <li>Chicago Deli</li> </ul> |
|---|---|

### Available for Lease:

#### AREAS

Suite A	16,794 sq ft
Suite P	17,000 sq ft
Suite U	7,775 sq ft

### 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

**Contact for more information:**

440.248.7770