

# BAINBRIDGE PLACE BEACHWOOD, OHIO



**30275 & 30325 BAINBRIDGE ROAD, SOLON, OHIO 44139**

**2,160 — 4,320 Usable Square Feet, No Common Area Factor.**

**Low Rates—No Net Charges.**

**36' X 60 Bay Sizes / Private Entrances / Operable Windows**

**Tenant Controlled HVAC**

**Close to I-480 / Harper Freeway Ramp**

**New Roofs / Private Bathrooms**



**STEVEN EGAR, SIOR**

**SEGAR@EGARSTEIGER.COM**

**216 360.9090 EXT 21 : OFFICE**

**216 789-9090 : CELL**



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**BAINBRIDGE PLACE**

30275 "A" & 30325 "A" BAINBRIDGE ROAD, SOLON, OHIO 44139

<b>Buildings:</b>	Rear two buildings of four on campus
<b>Size of Buildings:</b>	10,800 square feet (S.F.).
<b>BOMA Factor:</b>	None. All space is useable.
<b>Bay Sizes</b>	Full bay is 2,160 S.F.
<b>Escalations:</b>	Tenants pay increases over the base year for taxes and assessments.
<b>Cost:</b>	Office: \$12.00 - \$12.50 Warehouse: \$6.50 Tech with A/C: \$9.50
<b>Utilities:</b>	Each unit has its own HVAC, which is billed directly from the utility company. Tenant's pay for electric - (heat pump's).
<b>Cleaning:</b>	Tenant's are responsible for in-suite cleaning.
<b>Management:</b>	Locally owned & managed.
<b>Notes:</b>	Located close to the I - 422 extension, restaurants, and downtown Solon.

**FOR MORE INFORMATION CALL: STEVEN EGAR, SIOR,  
(216) 360-9090 ext. 21. [SEGAR@EGARSTEIGER.COM](mailto:SEGAR@EGARSTEIGER.COM)**

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions prior sale and withdrawal from the market without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchasers independent investigation.

**COMMERCIAL  
REAL ESTATE  
SERVICES**

24100 Chagrin Blvd.  
Suite 435  
Beachwood, Ohio  
44122-5535  
Tel (216) 360.9090  
Fax (216) 360.9091

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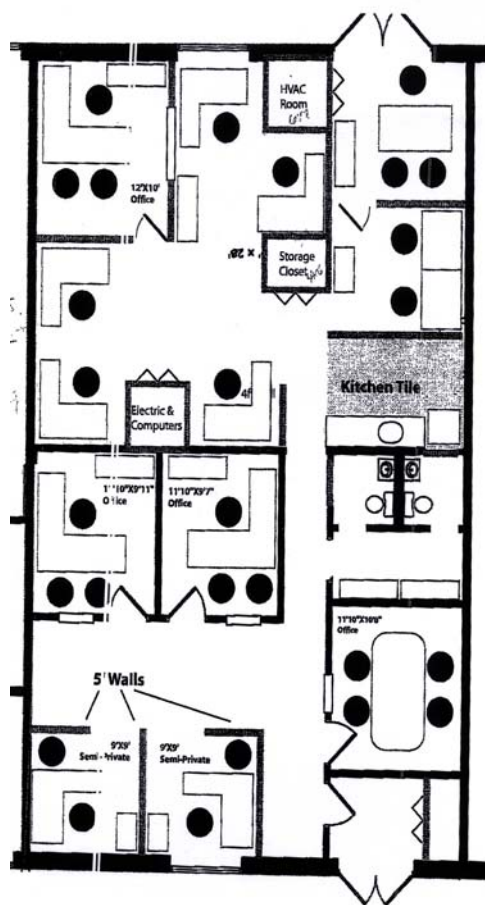
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## BAINBRIDGE PLACE

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BUILDING A, SUITE - 2: 2,160 USF.  
60' x 36'



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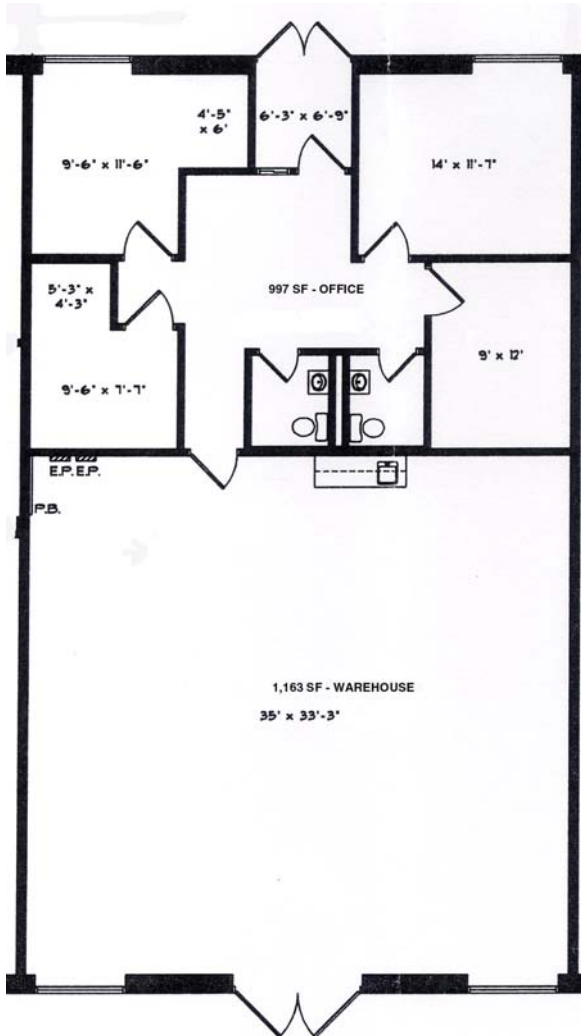
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SUITE - 3: 2,160 USF.  
 60' x 36'



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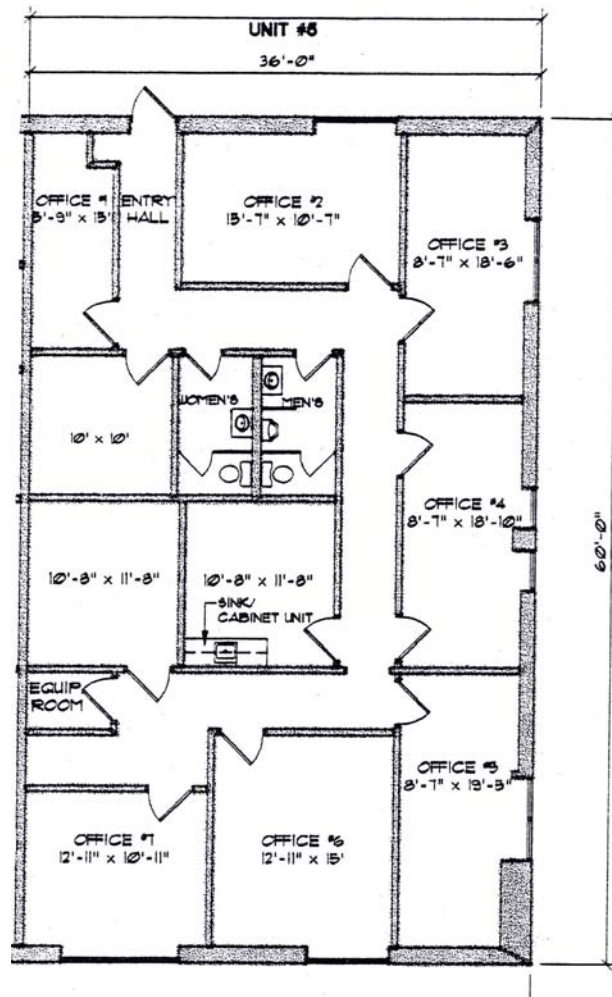
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## BAINBRIDGE PLACE

30325 BAINBRIDGE ROAD, SOLON, OH 44139



BUILDING A, SUITE - 5: 2,160 USF.  
60' x 36'



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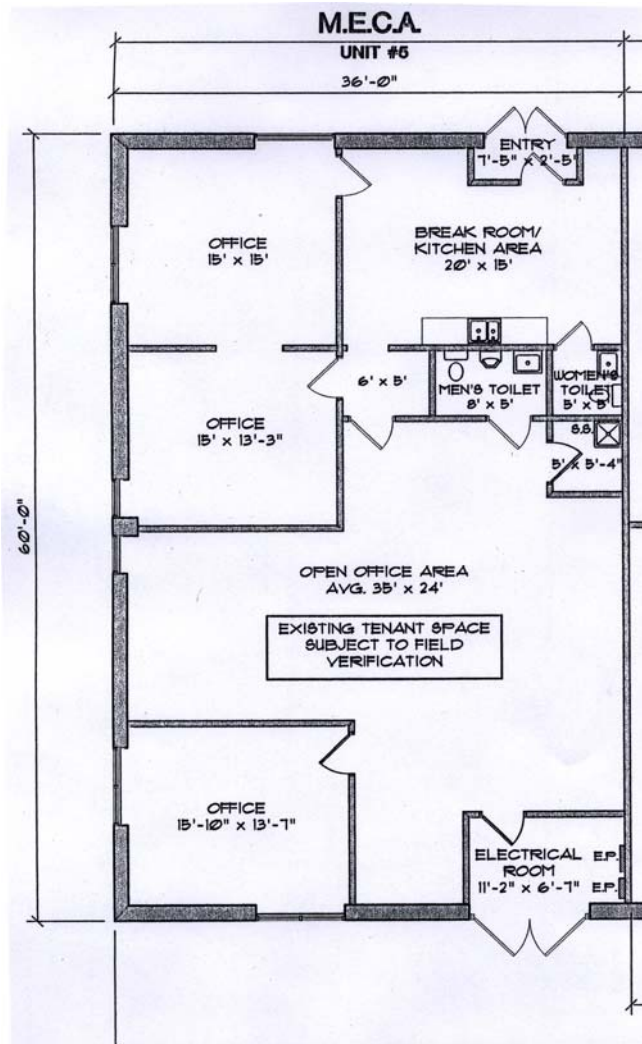
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