

SOM SOLON BUILDING SOLON, OHIO



6175 SOM CENTER ROAD, SOLON, OHIO 44139

FROM 844 TO 5,554 RSF AVAILABLE.

[Click here for Floor Plans, Fact Sheet, and Flyer](#)

\$15.50 — 16.00 OFFICE / \$20.00 MEDICAL

7 PARKING SPACES PER 1000 RSF!

200 FEET FROM I/480 EXTENSION RAMPS

CLOSE TO DOWNTOWN SOLON



EGAR
ASSOCIATES INC.

STEVEN EGAR, SIOR

EGARONLINE.COM

SEGAR@EGARONLINE.COM

216 360.9090 EXT 21 : OFFICE

216 789-9090 : CELL



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SOM SOLON BUILDING



6175 SOM CENTER ROAD, SOLON, OHIO 44139

Total Bldg. Size:	20,000 square feet
Floors:	2 floors - with an elevator
Cost:	\$16.75 per rentable sq. ft.- Office (depending on TI, term,) \$21.75 - \$22 per rentable sq. ft. - Medical (includes allowance)
Method of Measurement:	10% BOMA
Escalations:	4% Annual increase to cover operating expense increases.
Lease Term:	Five (5) to ten (10) years, depending of tenant improvements & credit.
Parking:	144 surface parking spaces, 7 per 1000.
Cleaning:	Five (5) nights per week.
Utilities:	Separately metered and billed directly from utility companies.
Build - Out:	According to building standards.
Management:	Owner managed by TransCon Builders, based in Cleveland, Ohio
Freeway Access:	On Rt. 91 (SOM Center) <u>500 feet</u> from freeway.
Signage:	Available based on size and cost.
Contact:	Steven Egar, SIOR. segar@egaronline.com 216 360-9090, Ext. 21, Cell: 216 789-9090

COMMERCIAL
REAL ESTATE
SERVICES

24100 Chagrin Blvd.
Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

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.

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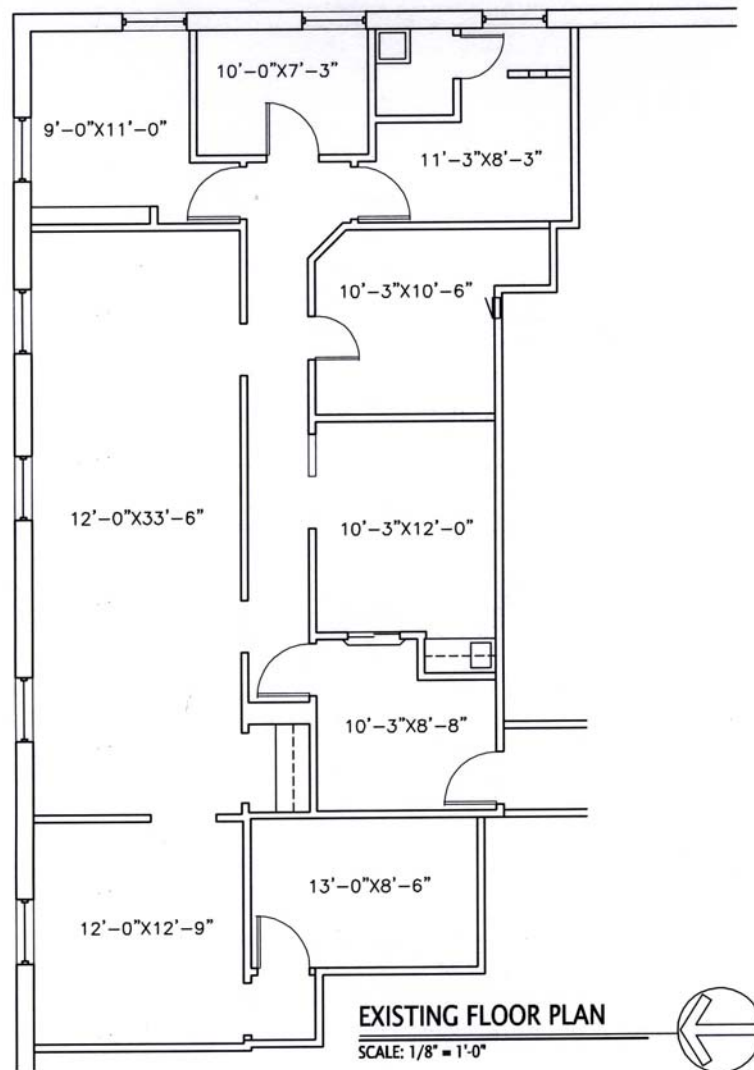


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SOM SOLON BUILDING



6175 SOM CENTER ROAD, SOLON, OH 44139
SUITE 200: 1,949 RSF



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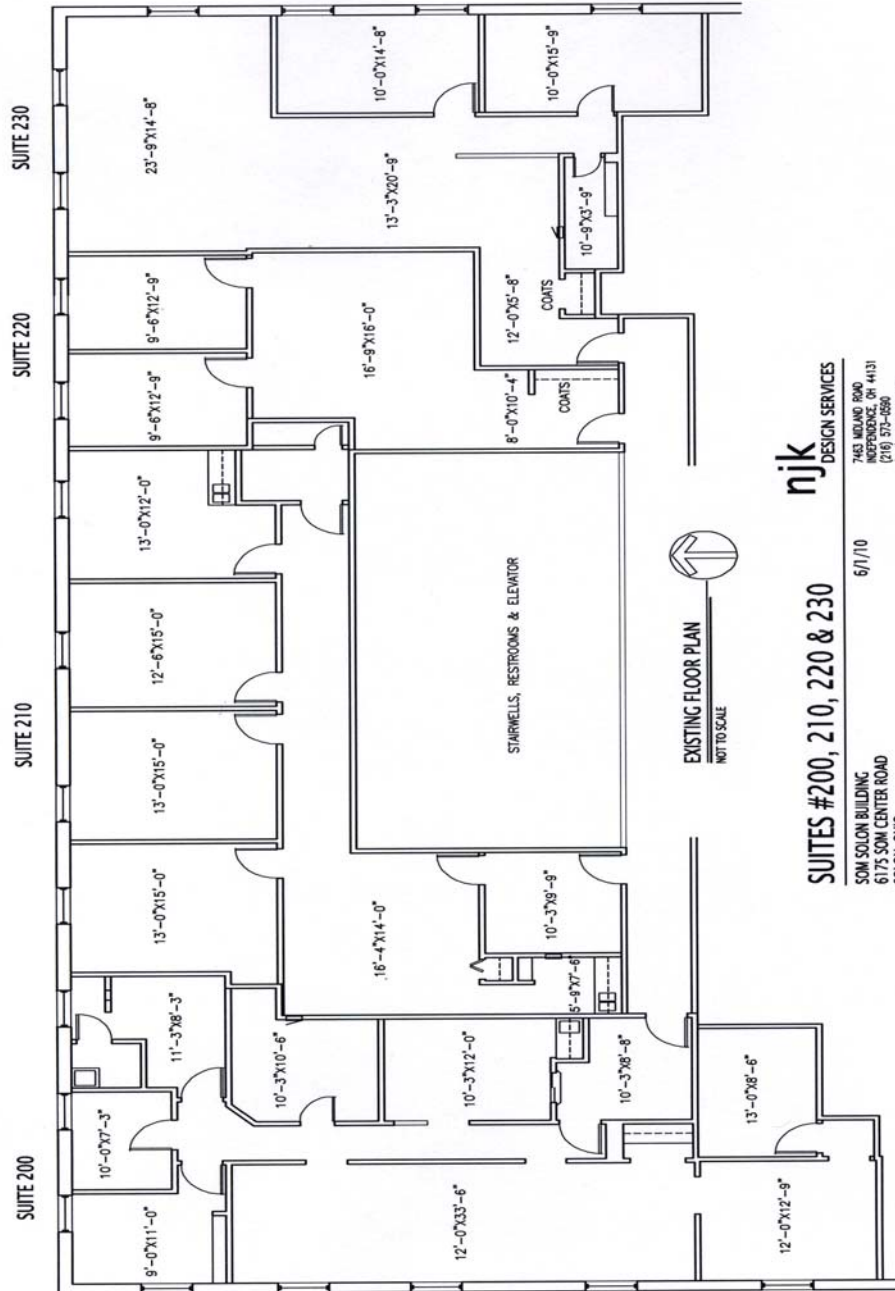


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SOM SOLON BUILDING



6175 SOM CENTER ROAD, SOLON, OH 44139
SUITES 200 / 210 / 220 / 230: 5,554 RSF



njk DESIGN SERVICES
 7463 WILSON ROAD
 INDEPENDENCE, OH 44131
 (216) 575-6566
 (216) 575-6568 FAX

SUITES #200, 210, 220 & 230
 6/1/10

SOM SOLON BUILDING
 6175 SOM CENTER ROAD
 SOLON, OHIO

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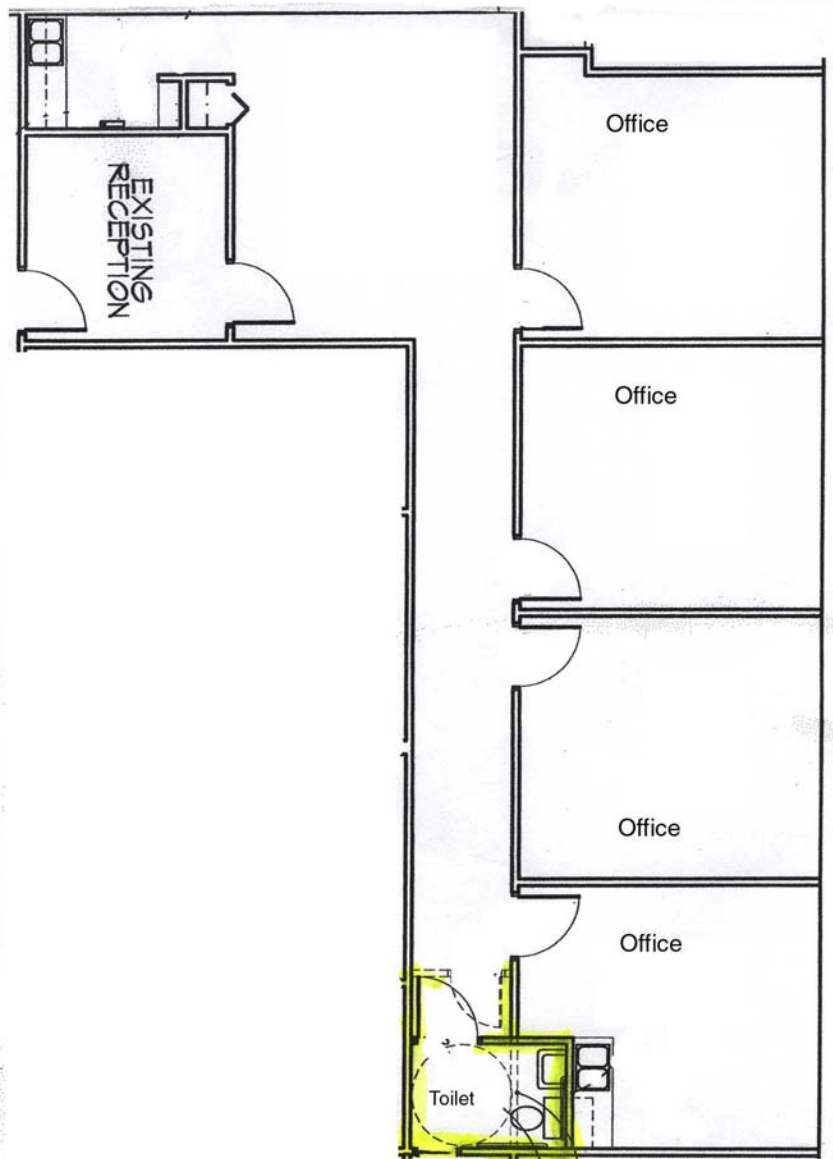


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SOM SOLON BUILDING



6175 SOM CENTER ROAD, SOLON, OH 44139
SUITE 210: 1,508 RSF



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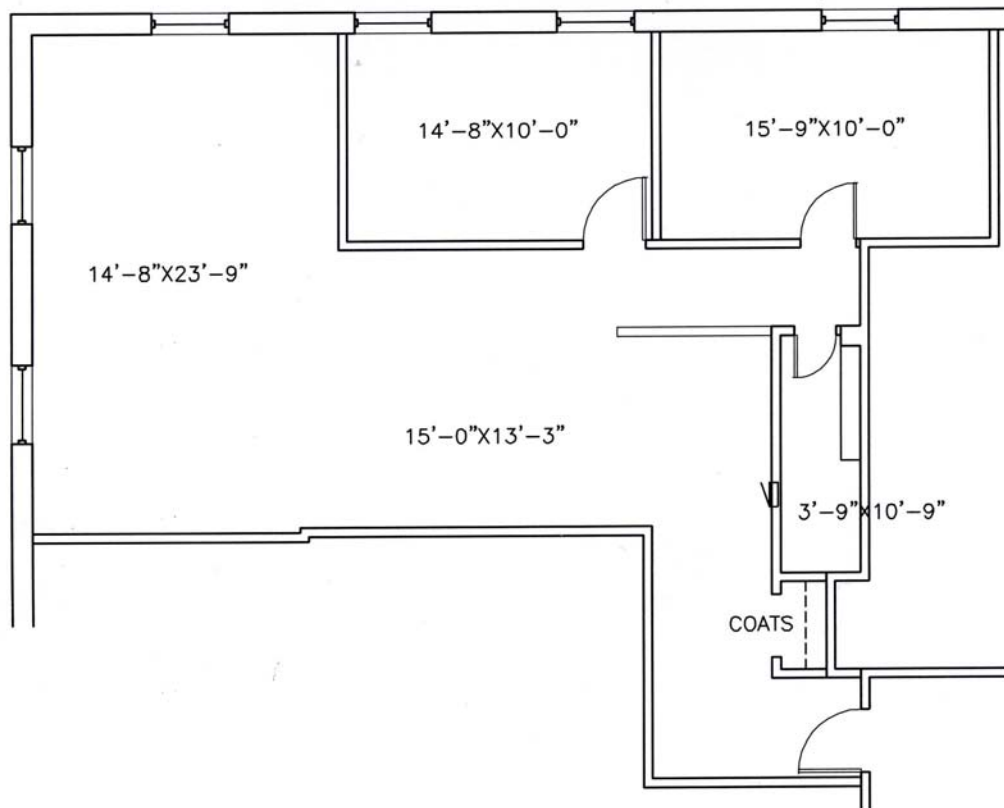


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SOM SOLON BUILDING



6175 SOM CENTER ROAD, SOLON, OH 44139
SUITE 230: 1,253 RSF



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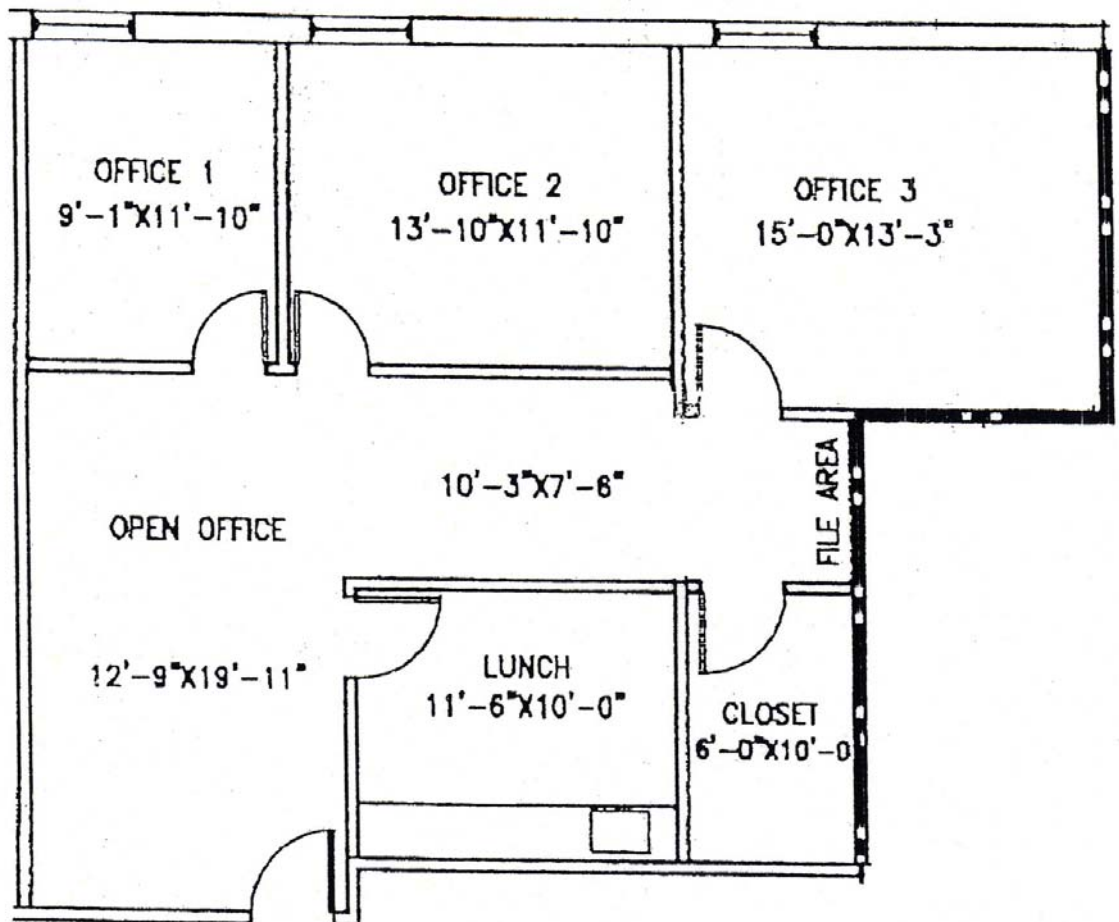


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SOM SOLON BUILDING



6175 SOM SOLON ROAD, SOLON, OH 44139
SUITE 250: 1,199 RSF



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