

COLONY SQUARE

SOLON, OHIO



32901 STATION STREET, SOLON, OHIO 44139

SALE PRICE \$2,250,000

22,540 Leasable Square Feet

Walk to Solon Retail!

Close to Solon I-480 Extension Freeway Ramps

Great Value for a well maintained property!



EGAR
ASSOCIATES INC.

STEVEN EGAR, SIOR

SEGAR@EGARONLINE.COM

216 360.9090 EXT 21 : OFFICE

216 789-9090 : CELL



EGAR
ASSOCIATES INC.

COLONY SQUARE



32901 STATION STREET, SOLON, OHIO 44139

Total Bldg. Size:	+/-30,000 gross square feet 22,540 leasable square feet
Year Built:	1986
Floors:	2 floors
Cost:	\$14.50 - \$16.00 per sq. ft. depending on improvements in space & term.
Method of Measurement:	BOMA 10% Factor
Lease Term:	Three (3) to five (5) years, depending on tenant improvements.
Parking:	Ample surface.
Cleaning:	Paid for by Tenant.
HVAC:	Approximately 1.10/sq. ft. Estimate is based on a pro rata share of gas, electric and water.
Operating Cost:	Tenant shall pay a pro rata share of increases of taxes and insurance over a base year.
In-Suite Electric:	Separately metered.
Build - Out:	Negotiable
Management:	Owner managed.
Freeway Access:	Two minutes to Alt. 422 from either Rt. 91 or Harper Road.
Contact:	Steven Egar, SIOR Egar Associates, 216 360-9090, ext. 21, 216 789-9090 Cell.

**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, and withdrawal from the market without notice. Information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

e g a r o n l i n e . c o m


Individual Membership
Society of Industrial and Office REALTORS®

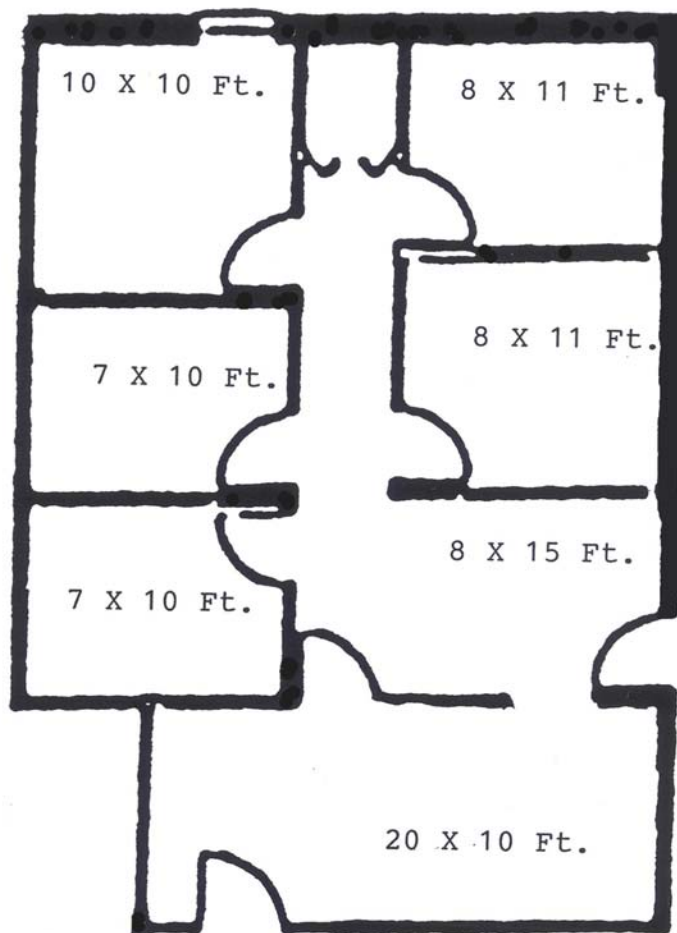


EGAR
ASSOCIATES INC.

COLONY SQUARE BUILDING



32901 STATION STREET, SOLON, OH 44139
SUITE 108: 823 USF



**COMMERCIAL
REAL ESTATE
SERVICES**

FOR MORE INFORMATION CALL STEVEN EGAR, SIOR 216 360—9090 EXT 21,

SEGAR@EGARONLINE.COM

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

egaronline.com


Individual Membership
Society of Industrial and Office REALTORS®

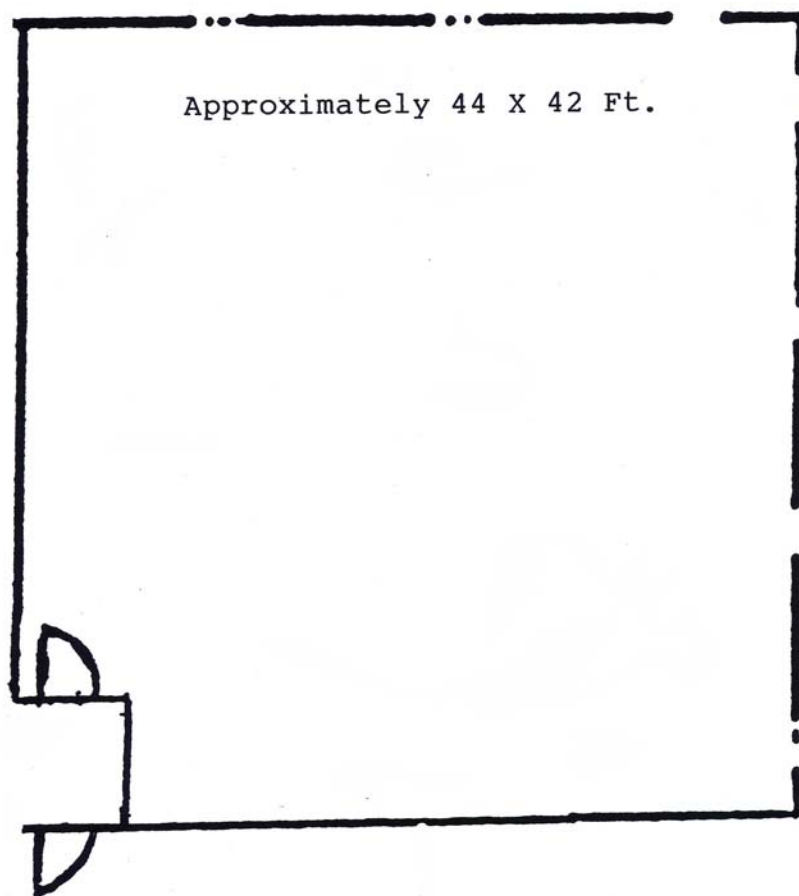


EGAR
ASSOCIATES INC.

COLONY SQUARE BUILDING



32901 STATION STREET, SOLON, OH 44139
SUITE 205: 1850 USF, 2035 RSF



**COMMERCIAL
REAL ESTATE
SERVICES**

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

FOR MORE INFORMATION CALL STEVEN EGAR, SIOR
216 360—9090 EXT 21,

SEGAR@EGARONLINE.COM

e g a r o n l i n e . c o m


Individual Membership
Society of Industrial and Office REALTORS®

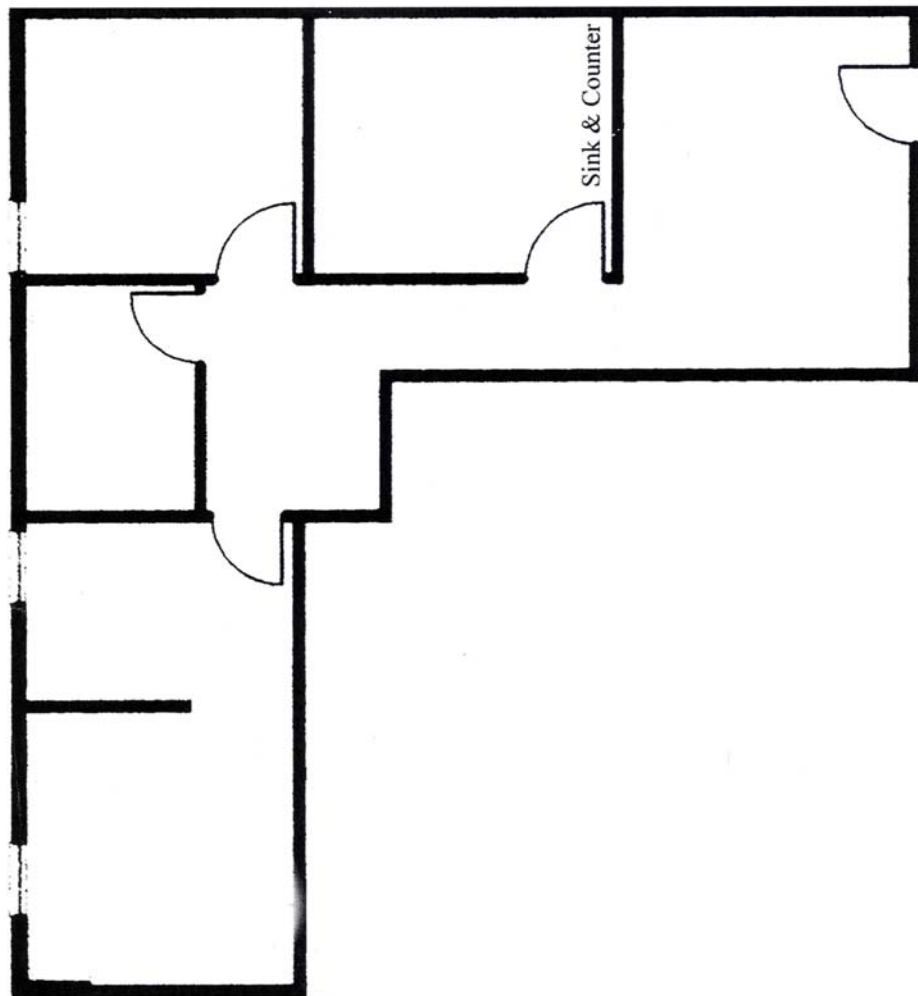


EGAR
ASSOCIATES INC.

COLONY SQUARE BUILDING



32901 STATION STREET, SOLON, OH 44139
SUITE 207: 767 USF, 844 RSF



**COMMERCIAL
REAL ESTATE
SERVICES**

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

FOR MORE INFORMATION CALL STEVEN EGAR, SIOR
216 360—9090 EXT 21, Cell: 216 789-9090
SEGAR@EGARONLINE.COM

egaronline.com


Individual Membership
Society of Industrial and Office REALTORS®

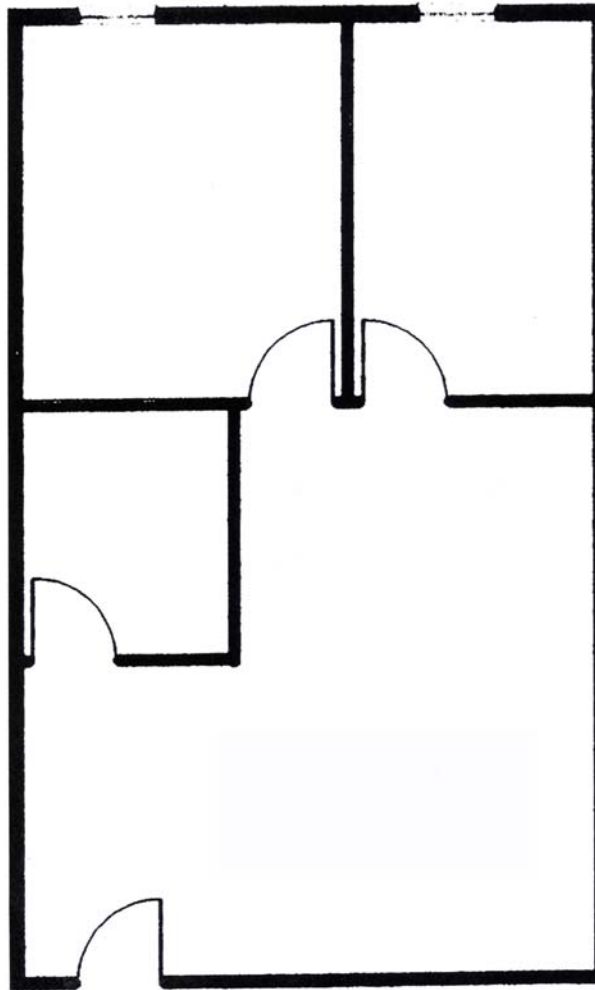


EGAR
ASSOCIATES INC.

COLONY SQUARE BUILDING



32901 STATION STREET, SOLON, OH 44139
SUITE 211: 776 USF, 854 RSF



**COMMERCIAL
REAL ESTATE
SERVICES**

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

FOR MORE INFORMATION CALL STEVEN EGAR, SIOR
216 360—9090 EXT 21, Cell: 216 789-9090
SEGAR@EGARONLINE.COM

egaronline.com


Individual Membership
Society of Industrial and Office REALTORS®

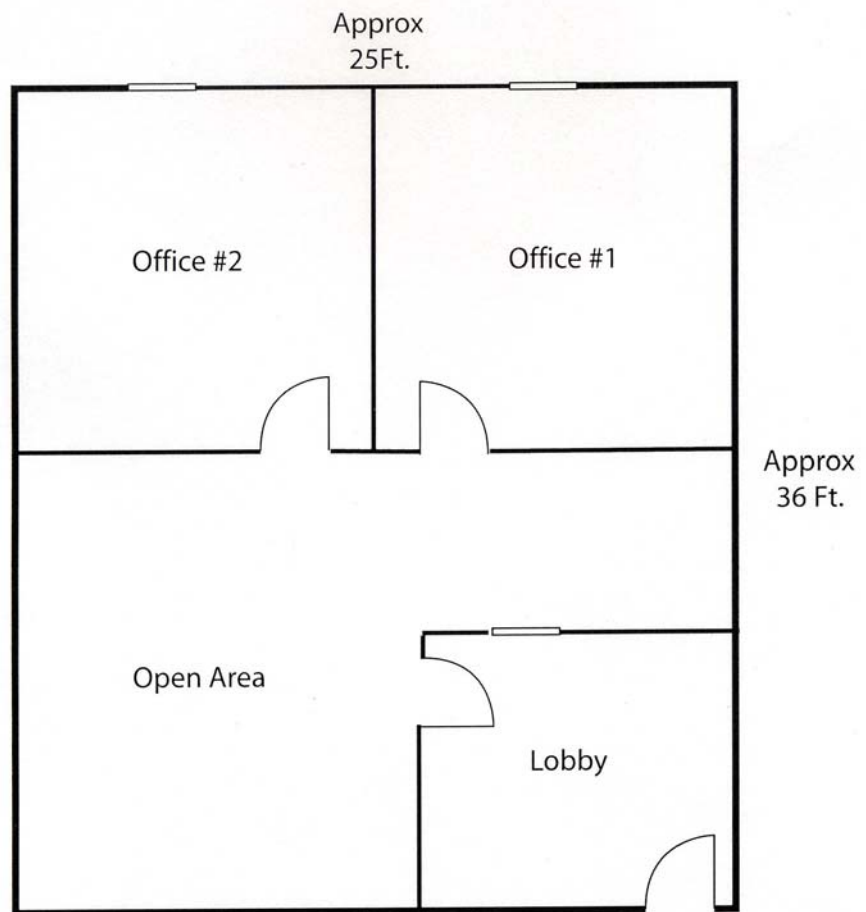


EGAR
ASSOCIATES INC.

COLONY SQUARE BUILDING



32901 STATION STREET, SOLON, OH 44139
SUITE 212: 977 Rentable Square Feet / 888 USF.



FOR MORE INFORMATION CALL STEVEN EGAR, SIOR
216 360—9090 EXT 21, Cell: 216 789-9090
SEGAR@EGARONLINE.COM

**COMMERCIAL
REAL ESTATE
SERVICES**

24100 Chagrin Blvd.
Suite 435
Beachwood, OH 44122-5546
Tel (216) 360.9090
Fax (216) 360.9091

egaronline.com


Individual Membership
Society of Industrial and Office REALTORS®