



GRUBB & ELLIS
From Insight to Results

Properties For Sale / Lease / Sublease **DECEMBER 2011**

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Available For Sale or Lease: Independence Woods

7061 E. Pleasant Valley, Independence

- 40,500 SF Available
- Centrally located / Just off I-77
- \$17.00 per SF / \$3 Million
- Approximately 232 parking spaces (almost 6/1,000)
- Building can be expanded

Contact: Jeff Cristal 216.453.3050 or Bob Nosal 216.453.3000



Available For Lease: US Bank Centre on Playhouse Square

1350 Euclid Avenue, Cleveland

- Class A Office Space
- Prestigious Playhouse Square address
- Two-story, granite lobby—Excellent amenities
- 934-22,714 SF Available (Full Floor Opportunities)
- \$21.00 RSF

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Available For Lease: South Hills Office Park I, II & III

Brecksville / Broadview Heights

- Luxury in a natural setting of unparalleled beauty
- Convenient freeway access, 3 buildings on-site
- 800-17,031 SF Available / \$21.00-\$23.00/RSF, full service
- Fiber optics, conference facility, deli & inactive storage
- Additional undeveloped land for build-to-suit / build-to-lease

Contact: Jeff Cristal 216.453.3050 or Cyndie O'Bryon 216.453.3082



Build-to-Suite / Build-to-Lease: Interchange Corporate Center Eastern Suburbs

- Build-To-Own or Build-to-Lease
- Approximately 9.7 acres of land available for development (divisible down to 1.7 acres)
- Great freeway access and visibility from I-480 & I-271
- Potential tax abatement available
- Flexibility in terms of square footage and parking

Contact: Jeff Cristal 216.453.3050 or David Hollister 216.453.3089



Available For Lease: 3900 Kinross Lakes Parkway

Richfield, Ohio

- Approximately 91,000 SF, 3-story, Class A office building
- \$22.00/SF, full service
- Excellent amenities: cafeteria, fitness center, picnic area
- Excellent freeway access for I-271, I-77 & I-80
- Data center with raised floor, Liebert units & a UPS system

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Available For Sale or Lease: 6100 Rockside Woods Blvd. Independence

- Great rate! \$14.50/SF / Sale Price: \$5,950,000
- 751-2,438 RSF Available
- Newly remodeled and upgraded public areas
- Abundant parking
- Close Proximity to I-77 / I-480

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Available For Lease: Commerce Park IV

23240 Chagrin Boulevard, Beachwood

- 978-8,000 RSF Available
- \$18.00-\$20.00, full service, gross
- Heated underground garage & abundant surface parking
- Owner managed
- Conference, training facility, restaurant and hair salon

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Available For Lease: Commerce Park V

23250 Chagrin Boulevard, Beachwood

- 1,205-4,028 RSF Available
- \$18.00-\$25.00/RSF, full service, gross
- Heated underground garage & abundant surface parking
- Owner occupied and managed

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Available For Sale/Lease/Joint Venture: Omni Beachwood

23205 Mercantile Road, Beachwood

- 16,624 Available For Lease (9,540 SF office, 5,700 SF warehouse and 1,384 lab space)
- Single-story 32,324 SF multi-tenant flex building situated on 2.14 acres
- Easily accessible location in Beachwood
- Close proximity to I-271, I-480 and Route 422

Contact: Jeff Cristal 216.453.3050 or Sue Licciardi 216.453.3098



Available For Sale or Lease: 3750 Park East Drive

Beachwood

- 41,000 total square feet
- \$18.50/SF / Sale Price: \$4,100,000
- Abundant surface parking
- Additional land to be developed

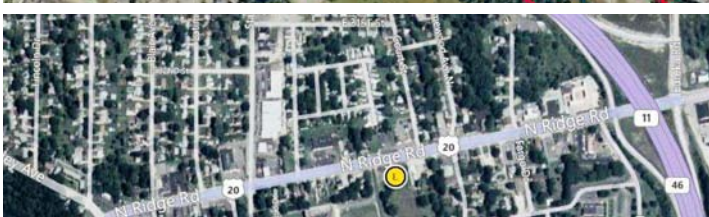
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Available For Sale: Solon Land

- 21.75 Acres of vacant land / Excellent freeway visibility
- Zoned C-3 Commercial
- Asking Price: \$4,750,000
- All utilities at frontage roads

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Available For Sale: Ashtabula Land

- 7.45 Acres
- Zoned Commercial (business)
- Asking Price: \$750,000
- Excellent build-to-suit and development opportunity

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Available For Sale: Twinsburg Land

- 7.149 Acres
- Zoned Light Industrial
- Asking Price: \$165,000 per acre
- Excellent build-to-suit and development opportunity

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