

FOR SALE OR LEASE > OFFICE SPACE



600 East Granger Road

BROOKLYN HEIGHTS, OH 44131



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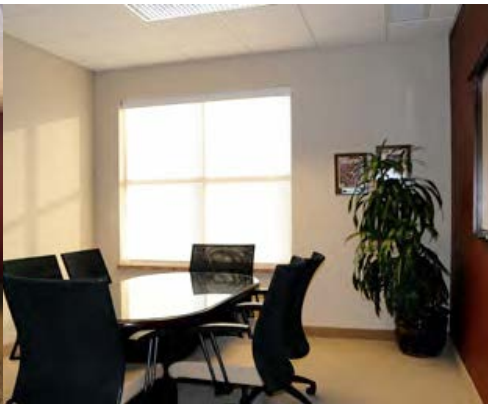


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> Property Highlights

- > Two-story Class A office building, 28,500 rentable square feet
- > Built in 2007 on 3.10 acres
- > Ample parking of 142 spaces (4.98/1,000)
- > Monument signage and highway exposure on I-480
- > Features an elevator, outside patio and natural settings to the north
- > Excellent central location, with easy access to Rockside Rd, I-480, SR-176 and I-77
- > Rental Rate: \$16.50 - \$17.50/RSF
- > Building factor 9.66%
- > First floor availabilities: 6,650 RSF unit and 3,000 RSF unit
- > Second floor: 14,250 RSF
 - > Full floor tenant receives building signage rights
 - > Features 23 outer ring offices (eight corner offices)
 - > Full kitchen and multiple conference rooms (all furnished)
 - > Beautiful lobby with great window lines (furnished)
 - > Cubicles, phone system and filing cabinets in place



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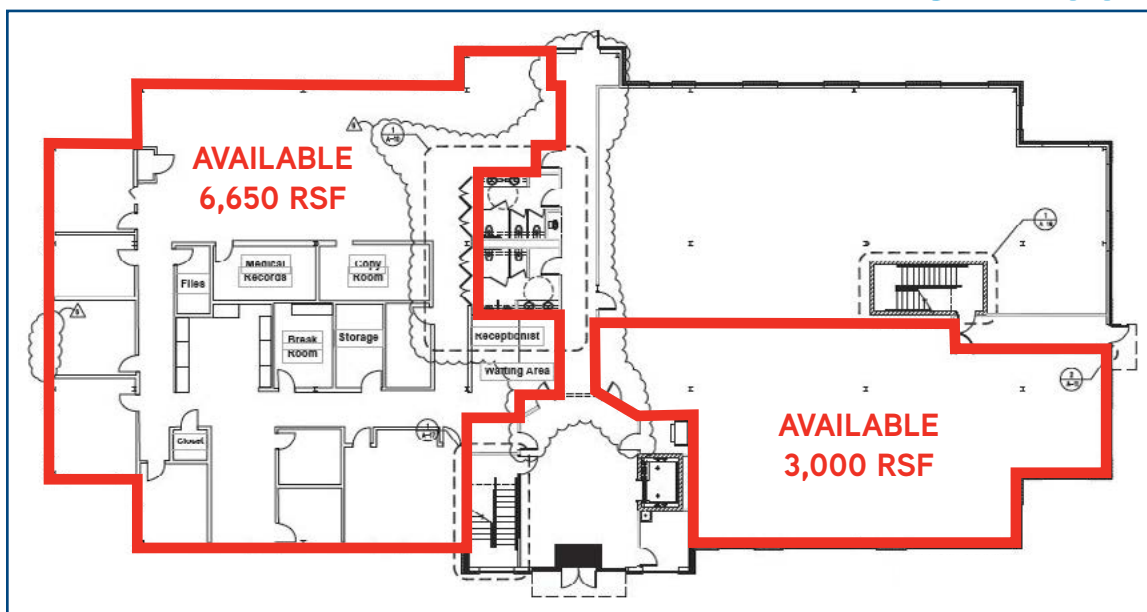
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FIRST FLOOR



SECOND FLOOR



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Contact Us

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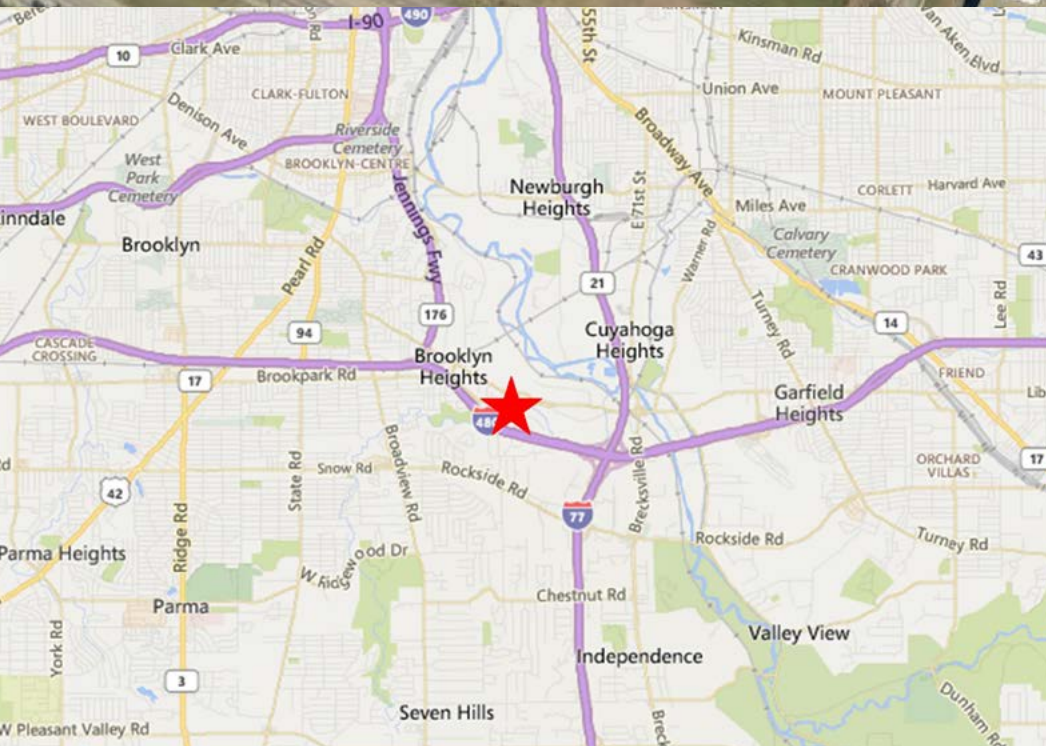
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