Property Summary Report

7764-7800 W 130th St

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Retail Storefront (Neighborhood Center)
Tenancy	Multi
Year Built	1984
GLA	32,080 SF
Stories	1
Typical Floor	32,080 SF
Docks	None
Construction	Masonry

LAND

Land Acres	3.25 AC
Zoning	GD, Middleburg Heigh
Parcel	374-26-008

EXPENSES

Opex	$3.49/SF (2008-Est);
Taxes	$1.75/SF (2019)

TENANTS

Dollar General	7,925 SF
Bistro on 130	2,400 SF
Subway	1,200 SF
Rock Creek Kitchen & Bar	4,800 SF
Edward Jones	1,500 SF

AMENITIES

- Pylon Sign
- Signalized Intersection
- Signage

FOR LEASE

Smallest Space	1,200 SF
Max Con-tiguous	4,800 SF
# of Spaces	4
Vacant	13,160 SF
% Leased	59.0%
Rent	$8.00 - 10.00
Service Type	Triple Net
Retail Avail	13,160 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7786	Retail	Direct	4,800	4,800	4,800	$8.50/NNN	Vacant	Negotiable

Fields Investments, FASS Real Estate Services

Property Summary Report

7764-7800 W 130th St

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7790	Retail	Direct	2,400	2,400	2,400	$9.00/NNN	Vacant	Negotiable
Fields Investments, FASS Real Estate Services									
P 1st	7780	Retail	Direct	1,200	1,200	1,200	$10.00/NNN	Vacant	Negotiable
Fields Investments, FASS Real Estate Services									
Lease rate does not include utilities, property expenses or building services. Fully Built Out as Standard Retail Space									
P 1st	7770-7778	Retail	Direct	4,760	4,760	4,760	$8.00/NNN	Vacant	Negotiable
Fields Investments, FASS Real Estate Services									
Lease rate does not include utilities, property expenses or building services.									

SALE

Sold Price	$3,300,000 ($102.87/SF)
Date	Jan 2008
Sale Type	Investment
Cap Rate	7.85%
Financing	Down Payment of $825,000 (25%) 1st Mortgage: Imperial Capital Bank

TRAFFIC & FRONTAGE

Traffic Volume	13,452 on W 130th St & W Sprague Rd S (2018) 16,062 on W 130th St & W Sprague Rd N (2018)
Frontage	677' on 130th St 171' on Sprague Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	125 available (Surface);Ratio of 3.90/1,000 SF
Airport	17 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (29)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)
True Owner	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)
Previous True Owner	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)
Previous True Owner	JDS Properties 19107 Old Detroit Rd Rocky River, OH 44116 (440) 356-1511 (p) (440) 356-1512 (f)
Leasing Company	FASS Real Estate Services 3750 Lee Rd Shaker Heights, OH 44120 (330) 405-0545 (p)
Recorded Owner	Cuyahoga County (216) 698-2299 (p)
Previous True Owner	Sprague Square Center Llc 22736 Vanowen St West Hills, CA 91307 (818) 719-8618 (p)
Property Manager	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)

Property Summary Report

7764-7800 W 130th St

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING NOTES

Neighborhood Shopping Center with Dollar General as Anchor Tenant. Great visibility and frontage. We have many other shopping centers. Please visit our website or call for more information.

Located at the high traffic intersection of West 130th Street and Sprague Avenue. Easy Highway access to I-71 and I-80.
* Multiple spaces available. Please call for more information.

Property Summary Report

18660 E Bagley Rd - 18660 Bagley Road - Middleburg Med Arts 1

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1976
RBA	31,932 SF
Stories	5
Typical Floor	5,140 SF
Construction	Masonry

LAND

Land Acres	2.12 AC
Zoning	Commercial

EXPENSES

Taxes	$4.21/SF (2019)

PARCEL

371-09-004, 371-09-011

AMENITIES

- Property Manager on Site

FOR LEASE

Smallest Space	1,197 SF
Max Contiguous	4,674 SF
# of Spaces	7
Vacant	19,420 SF
% Leased	45.1%
Rent	$14.50
Service Type	Plus Electric
CAM	Withheld

Office/Med Avail	12,599 SF
Medical Avail	4,949 SF
Total Avail	17,548 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Off/Med	Direct	4,674	4,674	4,674	$14.50/+ELEC	Vacant	Negotiable
Crescendo Commercial Realty, LLC									
P 2nd	204	Medical	Direct	1,197	1,197	1,197	$14.50/+ELEC	Vacant	5 - 10 Years
Crescendo Commercial Realty, LLC									
P 2nd	201	Medical	Direct	2,420 - 3,752	3,752	3,752	$14.50/+ELEC	Vacant	5 - 10 Years
Crescendo Commercial Realty, LLC									
P 2nd	200	Off/Med	Direct	3,015	3,015	3,015	$14.50/+ELEC	Vacant	5 - 10 Years
Crescendo Commercial Realty, LLC									

Property Summary Report

18660 E Bagley Rd - 18660 Bagley Road - Middleburg Med Arts 1

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd		Off/Med	Direct	1,306	1,306	1,306	$14.50/+ELEC	Vacant	5 - 10 Years
Crescendo Commercial Realty, LLC									
P 3rd	301	Off/Med	Direct	1,306	1,306	1,306	$14.50/+ELEC	Vacant	5 - 10 Years
Crescendo Commercial Realty, LLC									
P 4th	407	Off/Med	Direct	2,298	2,298	2,298	$14.50/+ELEC	Vacant	Negotiable
Crescendo Commercial Realty, LLC									

SALE

For Sale	Part of a Portfolio - $5,150,000 ($75.86/SF)
Cap Rate	7.93%
Sale Type	Investment
Properties	2
Status	Active

Last Sale

Sold Price	$2,030,343 ($63.58/SF) - Part of Portfolio
Date	Nov 2008
Sale Type	Investment
Properties	2

TRANSPORTATION

Parking	90 available (Surface);Ratio of 3.00/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (50)
Transit Score®	Minimal Transit (0)

TENANTS

Majka Physical Therapy	2,470 SF	Kirlough Family Dentistry, Llc	1,500 SF
Dr. Andre F. Wolanin, MD	1,285 SF	Dr. Kevin D. Huffman, DO	1,285 SF
Dr. Leonard Quallich, MD	1,285 SF	Jennifer Zienkowski-Zubel, DPM	1,285 SF
Jessica R. Brent, DPM	1,285 SF	Oxifusion, LLC	925 SF
Sandra M. Berglund, D.O.	800 SF	Health Care LLC	522 SF
Brian J. Weiss, DPM	257 SF	Collings Virginia B PHD	257 SF
Cyphert T J DDS	257 SF	Dr. Kirti R. Shanker, MD	257 SF
Dr. Unni P. Kumar, MD	257 SF	Elliott Biggs, DPM	257 SF
Fungus and Nail Center	257 SF	Renew Communities	257 SF
Ronald A. Freireich, DPM	257 SF	Associates in Dermatology, Inc	-

Property Summary Report

18660 E Bagley Rd - 18660 Bagley Road - Middleburg Med Arts 1

Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Primary Leasing Company	Crescendo Commercial Realty, LLC 2 Summit Park Dr Cleveland, OH 44131 (877) 434-6998 (p) (440) 484-2210 (f)
Sales Company	Marcus & Millichap 5005 Rockside Rd Independence, OH 44131 (216) 264-2000 (p) (216) 264-2010 (f)
Previous True Owner	Crescendo Healthcare Realty Advisors 2 Summit Park Dr Cleveland, OH 44131
Sales Company	Marcus & Millichap Two Towne Sq Southfield, MI 48076 (248) 415-2600 (p) (248) 352-3813 (f)
True Owner	Woodside Health Two Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)
Previous True Owner	Crescendo Holdings Llc

BUILDING NOTES

Features landscaped grounds and paved lot. Located within close proximity to interstates, airport, nearby shopping and across from Southwest General Medical Center.

Property Summary Report

Commerce Pky

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	4 Star Industrial Warehouse
Year Built	Aug 2021
RBA	126,000 SF
Stories	1
Typical Floor	126,000 SF
Ceiling Ht	32'
Columns	50'w x 50'd

LAND

Land Acres	14.10 AC
Parcel	371-04-001

EXPENSES

Taxes	$0.18/SF (2019)

LOADING

Docks	32 ext	Drive Ins	4 tot.
Cross Docks	Yes	Rail Spots	None

FOR LEASE

Smallest Space	73,000 SF	Industrial Avail	73,000 SF
Max Con-tiguous	73,000 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	42.1%		
Rent	$6.25		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	73,000	73,000	73,000	$6.25/NNN	Jun 2021	Negotiable

Newmark Knight Frank

Proposed construction of a new facility with expected completion in 2021.
73,000 SF available, with office space available to-suit.

TRANSPORTATION

Airport	8 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (13)
Transit Score®	Minimal Transit (0)

Property Summary Report

Commerce Pky

Middleburg Heights, OH 44130 - Airport Ind Submarket

PROPERTY CONTACTS

Primary Leasing Company	Newmark Knight Frank 1300 E 9th St Cleveland, OH 44115 (216) 453-3040 (p) (216) 453-3093 (f)
Recorded Owner	Commerce Llc 20445 Emerald Pky Cleveland, OH 44135 (330) 425-2801 (p)
True Owner	R. A. WEST LAND DEVELOPMENT COMPANY, INC. 121 Commerce Dr Lagrange, OH 44050 (440) 835-1429 (p)

Property Summary Report

6749 Eastland Rd - Vitanza Rental Properties II

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	May 1998
RBA	28,800 SF
Stories	1
Typical Floor	28,800 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	3.04 AC
Zoning	Industrial
Parcel	371-04-002

EXPENSES

Taxes	$1.98/SF (2019)

LOADING

Docks	None	Drive Ins	3 tot./10' w x 14' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/120 - 208v 3p
Utilities	Heating - Gas

FOR LEASE

Smallest Space	6,000 SF	Industrial Avail	6,000 SF
Max Contiguous	6,000 SF		
# of Spaces	1		
Vacant	6,000 SF		
% Leased	79.2%		
Rent	$6.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	6,000/4,000 ofc	6,000	6,000	$6.00/NNN	Vacant	Negotiable
RJ Wohl Company									

Property Summary Report

6749 Eastland Rd - Vitanza Rental Properties II

Middleburg Heights, OH 44130 - Airport Ind Submarket

TRANSPORTATION

Parking	60 available (Surface);Ratio of 2.08/1,000 SF
Airport	8 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (19)
Transit Score®	Minimal Transit (0)

TENANTS

KLN Logistics	3,000 SF	Trapped! Escape Room	500 SF
Bdi Lima	-	Bearing Distributors, Inc.	-
Cdc Middleburg Heights	-	Kln Logistics Corp DBA Ait World-wide Logistics	-

PROPERTY CONTACTS

Primary Leasing Company	RJ Wohl Company 24700 Center Ridge Rd Westlake, OH 44145 (440) 835-0300 (p) (440) 835-0055 (f)	True Owner	Salvatore A. & Basil Vitanza 6640 Engle Rd Middleburg Heights, OH 44130 (330) 558-0096 (p)
Recorded Owner	Salvatore A. & Basil Vitanza 6640 Engle Rd Middleburg Heights, OH 44130 (330) 558-0096 (p)		

BUILDING NOTES

Features fluorescent lighting, easy access to I-71 & I-480, paved lot and overhead gas heating. Will build out office space to suit. Will build out docks and drive-ins to suit.
6,000 SF/ 4,000 SF Office/ 2,000 SF Warehouse
Attractive one story modern brick facility with double glass door entrance.
Executive Conference Room
Spacious Team Rooms
Two loading docks
16 Foot clear ceiling
One drive in door

Located in the Prestigious City of Middleburg Heights Ohio
Minutes from I-71 Interchange
High Profile Signage
Excellent Surface Parking
Minutes from I-71 Interchange

Property Summary Report

6751 Engle Rd - Bldg 4

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1987
RBA	25,264 SF
Stories	1
Typical Floor	25,264 SF
Ceiling Ht	12'5"-14'
Construction	Masonry

LAND

Land Acres	10.00 AC
Zoning	Commercial
Parcel	371-19-001

EXPENSES

Taxes	$1.58/SF (2019)

LOADING

Docks	None	Drive Ins	14 tot./8' w x 10' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/208v 3p
Utilities	Gas, Heating

FOR LEASE

Smallest Space	563 SF	Office Avail	1,563 SF
Max Contiguous	2,000 SF	Industrial Avail	2,000 SF
# of Spaces	3	Total Avail	3,563 SF
Vacant	2,000 SF		
% Leased	92.1%		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A-2	Office	Direct	563	563	563	$14.93/MG	30 Days	Negotiable
CBRE									
P 1st	A-1	Office	Direct	1,000	1,000	1,000	$13.20/MG	30 Days	Negotiable
CBRE									
P 1st	I	Industrial	Direct	2,000	2,000	2,000	$10.50/MG	Vacant	Negotiable
CBRE									

Property Summary Report

6751 Engle Rd - Bldg 4

Middleburg Heights, OH 44130 - Airport Ind Submarket

TRANSPORTATION

Parking	100 available (Surface);Ratio of 3.57/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (25)
Transit Score®	Minimal Transit (0)

TENANTS

Apis Inc	2,000 SF	Chester Industries Inc	2,000 SF
Great Lakes Light Works LLC	2,000 SF	Kci	2,000 SF
Scioto Services	1,500 SF	CBC National Bank	500 SF
O2 Safe Solutions	500 SF	US Department Of Homeland Security	-

PROPERTY CONTACTS

Primary Leasing Company
CBRE
950 Main Ave
Cleveland, OH 44113
(216) 687-1800 (p)
(216) 363-6466 (f)

Recorded Owner
Amsdell Companies
20445 Emerald Pky
Cleveland, OH 44135
(216) 458-0670 (p)
(216) 458-0671 (f)

Previous True Owner
CubeSmart
5 Old Lancaster Rd
Malvern, PA 19355
(610) 535-5000 (p)
(216) 274-1360 (f)

Previous True Owner
Barry L Amsdell
880 Coventry St
Boca Raton, FL 33487
(561) 995-7339 (p)

Property Manager
CubeSmart
6745 Engle Rd
Middleburg Heights, OH 44130
(440) 234-0700 (p)

True Owner
CubeSmart
5 Old Lancaster Rd
Malvern, PA 19355
(610) 535-5000 (p)
(216) 274-1360 (f)

Recorded Owner
CubeSmart
6745 Engle Rd
Middleburg Heights, OH 44130
(440) 234-0700 (p)

Previous True Owner
Amsdell Loretta Trust
880 Coventry St
Boca Raton, FL 33487
(844) 946-8255 (p)

Developer
CubeSmart
6745 Engle Rd
Middleburg Heights, OH 44130
(440) 234-0700 (p)

Property Summary Report

6779 Engle Rd - Bldg 2

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1987
RBA	28,000 SF
Stories	1
Typical Floor	28,000 SF
Ceiling Ht	12'6"
Construction	Masonry

LAND

Land Acres	2.00 AC
Zoning	Commercial
Parcel	371-19-005

EXPENSES

Taxes	$3.48/SF (2019)

LOADING

Docks	None	Drive Ins	16 tot./10' w x 12' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/
Utilities	Gas, Heating

FOR LEASE

Smallest Space	1,750 SF	Flex Avail	1,750 SF
Max Contiguous	1,750 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$10.28		
Service Type	Full Service Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term

Property Summary Report

6779 Engle Rd - Bldg 2

Middleburg Heights, OH 44130 - Airport Ind Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	O	Flex	Direct	1,750/1,260 ofc	1,750	1,750	$10.28/FS	30 Days	Negotiable

CBRE

+Gross leases
+Monthly asking rents enclosed
+Lease term minimum 2 years and maximum 10 years
+Gross lease includes the following:
-Base year real estate taxes
-Base year insurance for building
-Common area maintenance (CAM)
+Common trash container included
+HVAC unit maintenance included
+Gas and electric separately metered

TRANSPORTATION

Parking	150 available (Surface);Ratio of 5.36/1,000 SF
Airport	10 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (30)
Transit Score®	Minimal Transit (0)

TENANTS

Ivideo Technologies LLC	5,400 SF	Duman's Lock & Safe	4,000 SF
Mettler Toledo	3,587 SF	Anchor Danly Co	3,313 SF
Vice Trucking	2,961 SF	Elite Air LLC	2,479 SF
Service Quick	2,400 SF	IGS/CETEK	1,800 SF

PROPERTY CONTACTS

Primary Leasing Company

CBRE
950 Main Ave
Cleveland, OH 44113
(216) 687-1800 (p)
(216) 363-6466 (f)

Recorded Owner

Airport Executive Park LLC
20445 Emerald Parkway Dr
Cleveland, OH 44135

True Owner

Amsdell Companies
20445 Emerald Pky
Cleveland, OH 44135
(216) 458-0670 (p)
(216) 458-0671 (f)

Property Summary Report

6801 Engle Rd - Bldg 1

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Flex
Tenancy	Multi
Year Built	1985
RBA	28,000 SF
Stories	1
Typical Floor	28,000 SF
Ceiling Ht	12'6"
Construction	Masonry

LAND

Land Acres	2.53 AC
Zoning	Commercial
Parcel	371-19-007

EXPENSES

Taxes	$1.59/SF (2019)

LOADING

Docks	None	Drive Ins	16 tot./10' w x 12' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/480v 3p
Utilities	Gas, Heating

FOR LEASE

Smallest Space	1,750 SF	Flex Avail	1,750 SF
Max Contiguous	1,750 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$16.67		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Suite A	Flex	Direct	1,750/900 ofc	1,750	1,750	$16.67/MG	30 Days	2 - 10 Years
CBRE									
Monthly Rate $1,600									

Property Summary Report

6801 Engle Rd - Bldg 1

Middleburg Heights, OH 44130 - Airport Ind Submarket

TRANSPORTATION

Parking	200 available (Surface);Ratio of 7.14/1,000 SF
Airport	10 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (30)
Transit Score®	Minimal Transit (0)

TENANTS

CubeSmart	8,653 SF	Hott Associates Inc	3,692 SF
Edward Kasputis Law Firm LLC	3,105 SF	Area Wide Protection	3,000 SF
Mural Mike Bldg Contractors Inc	3,000 SF	Truphone	2,800 SF
MSG Software	2,000 SF	Usascooters	-

PROPERTY CONTACTS

Primary Leasing Company

CBRE
950 Main Ave
Cleveland, OH 44113
(216) 687-1800 (p)
(216) 363-6466 (f)

Recorded Owner

Amsdell & Amsdell
1360 9th St
Cleveland, OH 44114

Developer

CubeSmart
6745 Engle Rd
Middleburg Heights, OH 44130
(440) 234-0700 (p)

True Owner

Amsdell Companies
20445 Emerald Pky
Cleveland, OH 44135
(216) 458-0670 (p)
(216) 458-0671 (f)

Previous True Owner

CubeSmart
5 Old Lancaster Rd
Malvern, PA 19355
(610) 535-5000 (p)
(216) 274-1360 (f)

Property Manager

CubeSmart
6745 Engle Rd
Middleburg Heights, OH 44130
(440) 234-0700 (p)

Property Summary Report

6825 Engle Rd

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Industrial Warehouse - Delivers Feb 2021
Tenancy	Multi
Year Built	Feb 2021
RBA	300,000 SF
Stories	1
Typical Floor	300,000 SF
Ceiling Ht	32'
Columns	50'w x 50'd

LAND

Land Acres	21.00 AC
Zoning	Commercial

LOADING

Docks	30 ext	Drive Ins	10 tot./12' w x 14' h
Cross Docks	None	Rail Spots	None

POWER & UTILITIES

Power	2,000a/480v 3p 4w Heavy

FOR LEASE

Smallest Space	30,000 SF	Industrial Avail	256,700 SF
Max Contiguous	256,700 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	14.4%		
Rent	$6.50		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	30,000 - 256,700	256,700	256,700	$6.50/NNN	Feb 2021	Negotiable

CBRE

MINIMUM DIVISIBLE SF 30,000 SF

TRANSPORTATION

Parking	230 available (Surface);Ratio of 0.77/1,000 SF
Walk Score®	Car-Dependent (36)
Transit Score®	Minimal Transit (0)

Property Summary Report

6825 Engle Rd

Middleburg Heights, OH 44130 - Airport Ind Submarket

PROPERTY CONTACTS

Primary Leasing Company	CBRE 950 Main Ave Cleveland, OH 44113 (216) 687-1800 (p) (216) 363-6466 (f)
Developer	JKR Development 6908 Engle Rd Middleburg Heights, OH 44130 (216) 736-3347 (p)
True Owner	Harsax Management Company 9565 Midwest Ave Garfield Heights, OH 44125 (440) 243-5500 (p) (440) 243-5031 (f)

Property Summary Report

6908 Engle Rd - Englewood Plaza 1

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1975
RBA	68,744 SF
Stories	1
Typical Floor	68,744 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	4.20 AC
Zoning	Industrial

EXPENSES

Opex	$0.88/SF (2013)
Taxes	$1.76/SF (2019)

PARCEL

371-14-019, 371-19-002

LOADING

Docks	16 ext	Drive Ins	1 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	3p
Utilities	Heating - Gas, Lighting - Fluorescent

FOR LEASE

Smallest Space	2,200 SF	Industrial Avail	4,700 SF
Max Con-tiguous	2,500 SF		
# of Spaces	2		
Vacant	8,400 SF		
% Leased	96.8%		
Rent	$5.50		
Service Type	Modified Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term

Property Summary Report

6908 Engle Rd - Englewood Plaza 1

Middleburg Heights, OH 44130 - Airport Ind Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	L	Industrial	Direct	2,200	2,200	2,200	Withheld	Vacant	Negotiable
Cushman & Wakefield | CRESCO Real Estate									
P 1st	KK	Industrial	Direct	2,500/700 ofc	2,500	2,500	$5.50/MG	30 Days	Negotiable
Cushman & Wakefield | CRESCO Real Estate									

TRANSPORTATION

Parking	100 available (Surface);Ratio of 1.45/1,000 SF
Airport	10 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (32)
Transit Score®	Minimal Transit (0)

TENANTS

D-BAT Baseball & Softball Academies	18,071 SF
SMS Group	6,874 SF
Continental Carbonic Products	7,000 SF
New Heights ABA	500 SF

PROPERTY CONTACTS

Primary Leasing Company

Cushman & Wakefield | CRESCO Real Estate
3 Summit Park Dr
Independence, OH 44131
(216) 520-1200 (p)
(216) 520-1828 (f)

Recorded Owner

Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

True Owner

Ken Sacks
13333 Lorain Rd
Cleveland, OH 44111
(239) 254-1178 (p)

Property Manager

Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

Property Summary Report

6925 Engle Rd - Engle Lake 2

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	2 Star Flex
Tenancy	Multi
Year Built	1989
RBA	18,000 SF
Stories	1
Typical Floor	18,000 SF
Ceiling Ht	17'

LAND

Land Acres	33.00 AC
Parcel	371-21-003

EXPENSES

Taxes	$9.30/SF (2019)

LOADING

Docks	1 ext	Drive Ins	1 tot.
Cross Docks	None	Rail Spots	None

POWER & UTILITIES

Power	100a/208v 3p

FOR LEASE

Smallest Space	3,790 SF	Flex Avail	3,790 SF
Max Contiguous	3,790 SF		
# of Spaces	1		
Vacant	3,790 SF		
% Leased	100.0%		
Rent	$6.00		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Sublet	3,790/3,310 ofc	3,790	3,790	$6.00/FS	Vacant	Negotiable

Hanna Commercial Real Estate

- Immediate Access to I-71
- Minutes to I-80, I-480 & Cleveland Hopkins Airport

Property Summary Report

6925 Engle Rd - Engle Lake 2

Middleburg Heights, OH 44130 - Airport Ind Submarket

TRANSPORTATION

Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (34)
Transit Score®	Minimal Transit (0)

TENANTS

National Fuse Products	4,089 SF	FedEx	3,001 SF
Engineering Design & Testing	500 SF	Champion Windows	-
Fastenal	-	VANCO-Usllc	-

PROPERTY CONTACTS

Primary Leasing Company	Hanna Commercial Real Estate 1350 Euclid Ave Cleveland, OH 44115 (216) 861-7200 (p) (216) 861-4672 (f)	True Owner	Engle Lake Associates
		Developer	Buckley Building Partners 1100 Superior Ave E Cleveland, OH 44114 (216) 861-7200 (p)
Recorded Owner	Engle Lake Associates		

Property Summary Report

7007 Engle Rd - 7007 ENGLE ROAD, SUITES H & I

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	2 Star Flex
Tenancy	Multi
Year Built	1990
RBA	42,000 SF
Stories	1
Typical Floor	42,000 SF
Ceiling Ht	17'-18'
Construction	Masonry

LAND

Land Acres	33.00 AC
Zoning	Commercial
Parcel	371-21-003

EXPENSES

Taxes	$3.98/SF (2019)

LOADING

Docks	8 ext	Drive Ins	10 tot.
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	3p
Utilities	Heating - Gas, Lighting - Fluorescent

FOR LEASE

Smallest Space	7,180 SF	Industrial Avail	7,180 SF
Max Contiguous	7,180 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$6.50		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A & B	Industrial	Sublet	7,180/2,000 ofc	7,180	7,180	$6.50/MG	30 Days	Thru Dec 2022
CBRE									

Property Summary Report

7007 Engle Rd - 7007 ENGLE ROAD, SUITES H & I

Middleburg Heights, OH 44130 - Airport Ind Submarket

TRANSPORTATION

Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (30)
Transit Score®	Minimal Transit (0)

TENANTS

NNR Air Cargo Service USA Inc	9,450 SF	Nippon Express USA	7,108 SF
Mars Electric Company	6,792 SF	Environmental Restoration	500 SF
Ally Printing	-	Great Lakes Paint	-

PROPERTY CONTACTS

Primary Leasing Company

Hanna Commercial Real Estate
1350 Euclid Ave
Cleveland, OH 44115
(216) 861-7200 (p)
(216) 861-4672 (f)

Recorded Owner

Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

Property Manager

Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

True Owner

Ken Sacks
13333 Lorain Rd
Cleveland, OH 44111
(239) 254-1178 (p)

Developer

Ken Sacks
13333 Lorain Rd
Cleveland, OH 44111
(239) 254-1178 (p)

Property Summary Report

7050 Engle Rd

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1987
Year Renov	1989
RBA	15,956 SF
Stories	1
Typical Floor	15,956 SF

LAND

Land Acres	1.65 AC
Zoning	OB, Middleburg Heights
Parcel	371-12-018

EXPENSES

Opex	$0.93/SF (2010)
Taxes	$1.71/SF (2019)

AMENITIES

- Bus Line
- Signage

FOR LEASE

Smallest Space	222 SF	Office Avail	15,956 SF
Max Con-tiguous	5,868 SF		
# of Spaces	6		
Vacant	15,956 SF		
% Leased	0%		
Rent	$15.00		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	5,868	5,868	5,868	$15.00/+UTIL	Vacant	Negotiable
Crescendo Commercial Realty, LLC									
P 1st		Office	Direct	1,890	1,890	1,890	$15.00/+UTIL	Vacant	Negotiable
Crescendo Commercial Realty, LLC									
P 1st		Office	Direct	3,310	3,310	3,310	$15.00/+UTIL	Vacant	Negotiable
Crescendo Commercial Realty, LLC									
P 1st		Office	Direct	3,890	3,890	3,890	$15.00/+UTIL	Vacant	Negotiable
Crescendo Commercial Realty, LLC									

Property Summary Report

7050 Engle Rd

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	222	222	222	Withheld	Vacant	Negotiable
Crescendo Commercial Realty, LLC									
P 1st	100	Office	Direct	776	776	776	$15.00/+UTIL	Vacant	Negotiable
Crescendo Commercial Realty, LLC									

SALE

Sold Price	$1,887,552 ($118.30/SF) - Part of Portfolio
Date	Apr 2019
Sale Type	Investment
Cap Rate	7.44%
Properties	19
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: $15,200,000/-

TRANSPORTATION

Parking	80 available (Surface);Ratio of 5.01/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (44)
Transit Score®	Minimal Transit (0)

TENANTS

Mohawk Global Logistics	1,800 SF	Advanced Chemical Concepts Inc	750 SF
Diversified Labor Support	-	First Glance Imaging	-
Pixels For A Cause	-		

PROPERTY CONTACTS

Primary Leasing Company	Crescendo Commercial Realty, LLC 2 Summit Park Dr Cleveland, OH 44131 (877) 434-6998 (p) (440) 484-2210 (f)	True Owner	Woodside Health Two Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)
Recorded Owner	Jefferson Medical Properties LP	Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)
Previous True Owner	S & A Macedonia LLC 7385 McShu Ln Hudson, OH 44236 (216) 351-3207 (p)	Property Manager	Tres Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (440) 785-0253 (p)

Property Summary Report

7055 Engle Rd - Bldg 5

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office Condo
Tenancy	Multi
Year Built	1986
Year Renov	2014
RBA	6,594 SF
Stories	1
Typical Floor	6,594 SF
Construction	Masonry

LAND

Land Acres	0.64 AC
Zoning	Commercial

EXPENSES

Taxes	$1.65/SF (2019)

PARCEL

371-22-809C, 371-22-813C

AMENITIES

- 24 Hour Access
- Air Conditioning
- Central Heating
- Courtyard
- Drop Ceiling
- Kitchen

FOR LEASE

Smallest Space	2,626 SF
Max Contiguous	2,626 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	$14.50
Service Type	Full Service Gross

Office Avail	2,626 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	503	Office	Direct	2,626	2,626	2,626	$14.50/FS	30 Days	Negotiable
Fieldstone Realty Advisors, LLC									
Please ask about other suites available									

Property Summary Report

7055 Engle Rd - Bldg 5

Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	40 available (Surface);Ratio of 6.07/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (41)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Fieldstone Realty Advisors, LLC 3401 Enterprise Pky Beachwood, OH 44122 (216) 766-5711 (p)
Previous True Owner	James C. White 7055 Engle Rd Middleburg Heights, OH 44130
Recorded Owner	Courtyard Green Ltd 1801 E 9th St Cleveland, OH 44114

BUILDING NOTES

Courtyard Office Park, located in Middleburg Heights, is a prestigious, unique professional and business environment. Contemporarily designed, this office complex consists of six single-story buildings ranging from 5,000 to 12,000 square feet surrounded by walkways, parking areas and extensively landscaped courtyards.

Each office has its own courtyard entrance, self-contained plumbing and sophisticated zoned heating and air-conditioning. Building design characteristics provide maximum flexibility in office layout and space utilization.

• Competitive Rental Rates
• 24 Hour Access
• Lush Landscaping
• I-71 and Bagley Road Exit
• Close to the Airport, Hotels and Restaurants

Property Summary Report

7080 Engle Rd

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1975
RBA	29,500 SF
Stories	1
Typical Floor	29,500 SF
Construction	Masonry

LAND

Land Acres	7.05 AC
Zoning	GB
Parcel	371-10-005

EXPENSES

Taxes	$1.82/SF (2019)

AMENITIES

- Bus Line
- Signage
- Restaurant

FOR LEASE

Smallest Space	22,450 SF	Office/Ret Avail	22,450 SF
Max Con-tiguous	22,450 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$8.00		
Service Type	Modified Gross		
CAM	$10.00/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	22,450	22,450	22,450	$8.00/MG	30 Days	5 - 10 Years

Hanna Commercial Real Estate

Recently built out space for medical career college
Many suites are plumbed for laboratory space
X-ray room
No load-bearing walls; easily modified to accomodate multiple uses

.

Property Summary Report

7080 Engle Rd

Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	220 available (Surface);Ratio of 8.47/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (45)
Transit Score®	Minimal Transit (0)

TENANTS

Penn Station East Coast Subs	3,050 SF	Blue Jade	2,950 SF
Zoup!	2,000 SF		

PROPERTY CONTACTS

Primary Leasing Company

Hanna Commercial Real Estate
1350 Euclid Ave
Cleveland, OH 44115
(216) 861-7200 (p)
(216) 861-4672 (f)

Recorded Owner

A G & G Investments
320 Brookshire Oval
Hinckley, OH 44233
(440) 292-7234 (p)

True Owner

A G & G Investments
320 Brookshire Oval
Hinckley, OH 44233
(440) 292-7234 (p)

BUILDING NOTES

Building includes two loading docks, front and rear entrances for the public, and over 200 parking spaces. Building is adjacent to K-Mart. Could possibly be divided down to 1500 SF.

Property Summary Report

7251 Engle Rd - Plaza South I

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1981
RBA	56,320 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	9.34 AC
Zoning	Office
Parcel	373-23-022

EXPENSES

Taxes	$1.51/SF (2019)

AMENITIES

- 24 Hour Access
- Conferencing Facility
- Fitness Center

FOR LEASE

Smallest Space	14,029 SF	Office Avail	14,029 SF
Max Con-tiguous	14,029 SF		
# of Spaces	1		
Vacant	14,029 SF		
% Leased	75.1%		
Rent	$16.25		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	2	Office	Direct	14,029	14,029	14,029	$16.25/FS	Vacant	3 - 5 Years

Newmark Knight Frank

A park like setting of 3 buildings allows tenant expansion capabilities when needed. The rental rates include full services. The complex boasts 2 conference rooms, a coffee shop and exercise area with men's and women's showers; Tenant key. 24 hr-7 day access. Upgraded finishes with drop down lighting, gourmet kitchen. Move-in condition. Can be divided.

Property Summary Report

7251 Engle Rd - Plaza South I

Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	676 available (Surface);Ratio of 4.17/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (39)
Transit Score®	Minimal Transit (0)

TENANTS

Quadax Inc	10,640 SF
ASC	6,096 SF
McManus Dosen & Co	3,800 SF
Smith Marshall, LLP	3,000 SF
State Farm	2,594 SF
Deformation Control Technology Inc	1,000 SF
CHS Therapy & Rehab	-
Verantis Environmental Solutions Group	9,533 SF
Hearing Doctors Of Ohio	4,328 SF
Sage Partners	3,166 SF
PFM Group	2,800 SF
LGC Associates	2,094 SF
1 Elevator PS	-

PROPERTY CONTACTS

Primary Leasing Company

NEWMARK

Newmark Knight Frank
1300 E 9th St
Cleveland, OH 44115
(216) 453-3040 (p)
(216) 453-3093 (f)

True Owner

Flair Corporation
6940 S Edderton Rd
Brecksville, OH 44141
(440) 838-1400 (p)
(440) 234-7522 (f)

Recorded Owner

Flair Corporation
6940 S Edderton Rd
Brecksville, OH 44141
(440) 838-1400 (p)
(440) 234-7522 (f)

Property Manager

Flair Corporation
6940 S Edderton Rd
Brecksville, OH 44141
(440) 838-1400 (p)
(440) 234-7522 (f)

BUILDING NOTES

Plaza South 1 includes a landscaped, park-like setting, a coffee shop, conference rooms, and a health club. Ample surface parking available.

Property Summary Report

7261 Engle Rd - Plaza South II

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1981
RBA	48,363 SF
Stories	4
Typical Floor	12,090 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	3.29 AC
Zoning	Office
Parcel	373-23-023

EXPENSES

Taxes	$1.73/SF (2019)

AMENITIES

- Conferencing Facility
- Fitness Center

FOR LEASE

Smallest Space	1,700 SF	Office Avail	3,600 SF
Max Con-tiguous	1,900 SF		
# of Spaces	2		
Vacant	3,600 SF		
% Leased	92.6%		
Rent	$16.50		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Direct	1,900	1,900	1,900	$16.50/FS	Vacant	Negotiable

Newmark Knight Frank

220 Parking Spaces, A Park Like Setting of 3 buildings alls tenants expansion capabilities when needed. The rental rates include full services. The complex boasts 2 conference rooms, a coffee shop and exercise area with men's and women's shower.

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	306	Office	Direct	1,700	1,700	1,700	$16.50/FS	Vacant	Negotiable

Newmark Knight Frank

220 Parking Spaces, A Park Like Setting of 3 buildings alls tenants expansion capabilities when needed. The rental rates include full services. The complex boasts 2 conference rooms, a coffee shop and exercise area with men's and women's shower.

Copyrighted report licensed to CoStar Group

Property Summary Report

7261 Engle Rd - Plaza South II

Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	220 available (Surface);Ratio of 4.54/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (35)
Transit Score®	Minimal Transit (0)

TENANTS

C.H. Robinson Worldwide, Inc.	13,299 SF	Continuing Healthcare Solutions	6,000 SF
United States Marine Corps	3,000 SF	Prometric	1,780 SF
Dante Solutions	1,600 SF	Powerseller	1,200 SF
CTAC	1,000 SF	Keystone Financial Planning	1,000 SF
April's Cafe	750 SF	Midland Recruiters	750 SF
Naviant	500 SF		

PROPERTY CONTACTS

Primary Leasing Company	Newmark Knight Frank 1300 E 9th St Cleveland, OH 44115 (216) 453-3040 (p) (216) 453-3093 (f)	True Owner	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Recorded Owner	Cedar Hill Realty Holdings 7261 Engle Rd Middleburg Heights, OH 44130	Previous True Owner	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Property Manager	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

BUILDING NOTES

3 building business park with expansion capabilities. 2 conference rooms, a coffee shop and exercise area with men's and women's showers.

Property Summary Report

7271 Engle Rd - Plaza South Three

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1986
RBA	56,320 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	2.84 AC
Zoning	Commercial
Parcel	373-23-025

EXPENSES

Taxes	$1.48/SF (2019)

AMENITIES

- Conferencing Facility
- Fitness Center
- Food Service

FOR LEASE

Smallest Space	13,660 SF	Office Avail	13,660 SF
Max Con-tiguous	13,660 SF		
# of Spaces	1		
Vacant	13,660 SF		
% Leased	75.8%		
Rent	$16.25		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th		Office	Direct	13,660	13,660	13,660	$16.25/FS	Vacant	Negotiable

Newmark Knight Frank

• Perfect for a call center, insurance company or marketing firm
• Perimeter offices and open work space
• Data wiring may be available
• Space can be divided

Property Summary Report

7271 Engle Rd - Plaza South Three

Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	250 available (Surface);Ratio of 4.75/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (35)
Transit Score®	Minimal Transit (0)

TENANTS

Corporate Screening Services	14,080 SF
Coyne, Stahl, Jansen LLC	1,408 SF
Grand Manner, Inc.	1,408 SF
Phoenix Residential Centers	1,408 SF
Weinstein & Associates	1,408 SF
Crawford & Company Insurance Adjusters	9,210 SF
ExamOne	1,408 SF
Hellman Worldwide Logistics	1,408 SF
Senior Veterans Admin Services Of Ohio	1,408 SF
Broadspire	658 SF

PROPERTY CONTACTS

Primary Leasing Company	Newmark Knight Frank 1300 E 9th St Cleveland, OH 44115 (216) 453-3040 (p) (216) 453-3093 (f)
Recorded Owner	Plaza South Consolidated Llc 6940 Edgerton Rd Brecksville, OH 44141
True Owner	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Property Manager	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)

BUILDING NOTES

3 building park with expansion capabilities. Includes 2 conference rooms, coffee shop and exercise area with men's and women's showers.

Property Summary Report

17520 Engle Lake Dr - Engle Lake Business Center

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1989
RBA	30,014 SF
Stories	1
Typical Floor	30,014 SF
Ceiling Ht	17'
Construction	Masonry

LAND

Land Acres	33.00 AC
Parcel	371-21-003

EXPENSES

Taxes	$5.57/SF (2019)

LOADING

Docks	10 ext	Drive Ins	10 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	100a/208v 3p

FOR LEASE

Smallest Space	13,500 SF	Industrial Avail	13,500 SF
Max Contiguous	13,500 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$6.00		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term

Property Summary Report

17520 Engle Lake Dr - Engle Lake Business Center

Middleburg Heights, OH 44130 - Airport Ind Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	13,500/3,500 ofc	13,500	13,500	$6.00/TBD	30 Days	1 - 5 Years

Hanna Commercial Real Estate

30,014 SF Total / 13,500 SF Available
10,000 SF Warehouse Area & 3,500 SF Office Area
4 Docks & 4 Drive-In Doors
17' Ceiling Height
280V/100Amp/3 Phase
Built in 1989
Sprinklered
Immediate Access to I-71
Minutes to I-80, I-480 & Cleveland Hopkins Airport

TRANSPORTATION

Parking	80 available (Surface);Ratio of 2.67/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (30)
Transit Score®	Minimal Transit (0)

TENANTS

Oxcyon	3,511 SF	Jones Machinery	3,001 SF
Shield Healthcare	3,001 SF	Swish 365	3,001 SF
Sheldon Enterprises LLC	2,000 SF	Team Worldwide	2,000 SF
Constant Aviation LLC	-		

PROPERTY CONTACTS

Primary Leasing Company
Hanna Commercial Real Estate
1350 Euclid Ave
Cleveland, OH 44115
(216) 861-7200 (p)
(216) 861-4672 (f)

Recorded Owner
Interstate 71 Partners Llc
9565 Midwest Ave
Garfield Heights, OH 44125

Property Manager
Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

True Owner
S & W Realty
13333 Lorain Rd
Cleveland, OH 44111
(216) 243-5500 (p)

Developer
S & W Realty
13333 Lorain Rd
Cleveland, OH 44111
(216) 243-5500 (p)

Property Summary Report

17851 Englewood Dr - Englewood Plaza 2

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1978
RBA	32,940 SF
Stories	1
Typical Floor	32,940 SF
Ceiling Ht	18'-20'
Construction	Masonry

LAND

Land Acres	2.85 AC
Zoning	Industrial-Flex
Parcel	371-14-016

EXPENSES

Opex	$0.82/SF (2010)
Taxes	$1.23/SF (2019)

LOADING

Docks	11 ext	Drive Ins	1 tot.
Cross Docks	None	Rail Spots	None

POWER & UTILITIES

Power	3p

FEATURES

- Fluorescent Lighting

FOR LEASE

Smallest Space	10,800 SF	Industrial Avail	10,800 SF
Max Con-tiguous	10,800 SF		
# of Spaces	1		
Vacant	10,800 SF		
% Leased	67.2%		
Rent	$5.00		
Service Type	Modified Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term

Property Summary Report

17851 Englewood Dr - Englewood Plaza 2

Middleburg Heights, OH 44130 - Airport Ind Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	10,800/1,100 ofc	10,800	10,800	$5.00/MG	Vacant	Negotiable

Hanna Commercial Real Estate

1,100 sf of office
9,700 sf of warehouse
5 docks
Ample Parking
1 drive in
20 clear height
Sprinklers
Excellent location

TRANSPORTATION

Parking	50 available (Surface);Ratio of 1.52/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (26)
Transit Score®	Minimal Transit (0)

TENANTS

AM Home Delivery & Trucking Co	10,800 SF	Fidelitone	10,412 SF
Total Plastics	8,600 SF		

PROPERTY CONTACTS

Primary Leasing Company
Hanna Commercial Real Estate
1350 Euclid Ave
Cleveland, OH 44115
(216) 861-7200 (p)
(216) 861-4672 (f)

True Owner
Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

Recorded Owner
Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

Property Manager
Harsax, Inc.
6908 Engle Rd
Middleburg Heights, OH 44130
(440) 243-5500 (p)
(440) 243-5031 (f)

Property Summary Report

6880 Lake Abram Dr

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Industrial Manufacturing
Tenancy	Single
Year Built	1972
RBA	71,300 SF
Stories	1
Typical Floor	71,300 SF
Ceiling Ht	17'-18'6"
Columns	38'w x 38'd
Construction	Masonry

LAND

Land Acres	4.14 AC
Zoning	IND,Middleburg Hts
Parcel	371-13-004

EXPENSES

Taxes	$0.07/SF (2019)

LOADING

Docks	12 ext	Drive Ins	1 tot./14' w x 18' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	400a/120 - 480v 3p
Utilities	Heating - Gas, Sewer - City, Water - City

FEATURES

- Skylights

FOR LEASE

Smallest Space	20,000 SF	Industrial Avail	71,300 SF
Max Con-tiguous	71,300 SF		
# of Spaces	1		
Vacant	71,300 SF		
% Leased	0%		
Rent	$4.25		
Service Type	Triple Net		
CAM	$1.30/SF		

Property Summary Report

6880 Lake Abram Dr

Middleburg Heights, OH 44130 - Airport Ind Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	20,000 - 71,300	71,300	71,300	$4.25/NNN	Vacant	Negotiable

Lee & Associates - Cleveland

Currently four (4) docks, owner is adding eight (8) for a total of twelve (12).

SALE

Sold Price	$1,800,000 ($25.25/SF)
Date	Aug 2020
Sale Type	Investment

TRANSPORTATION

Parking	100 available (Surface);Ratio of 1.40/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (17)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Lee & Associates - Cleveland 30050 Chagrin Blvd Pepper Pike, OH 44124 (216) 282-0100 (p)
Recorded Owner	54 Chevy Cg Tic Ii Llc 30100 Chagrin Blvd Pepper Pike, OH 44124
Previous True Owner	MWP Company 5841 W 130th St Cleveland, OH 44130 (216) 265-7700 (p)
Previous True Owner	Pluto Holdings Ltd 1801-1807 E 12th St Cleveland, OH 44114
True Owner	54 Chevy Lake Abram LLC 30100 Chargrin Blvd Pepper Pike, OH 44124 (216) 828-0100 (p)
Recorded Owner	54 Chlake Abram Tic Llc
Previous True Owner	Riester & Thesmacher Company 6880 Lake Abrams Dr Cleveland, OH 44130 (440) 243-5550 (p)

BUILDING NOTES

5"-6" sanitary sewer, 1" water line

Property Summary Report

7530 Lucerne Dr - Islander Office Park II

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1978
RBA	48,631 SF
Stories	4
Typical Floor	12,800 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	7.46 AC
Zoning	Commercial

EXPENSES

Taxes	$3.52/SF (2019)

PARCEL

374-15-001, 374-15-008

AMENITIES

- Conferencing Facility
- Fitness Center
- Signage

FOR LEASE

Smallest Space	753 SF	Office Avail	16,522 SF
Max Contiguous	7,137 SF		
# of Spaces	5		
Vacant	16,522 SF		
% Leased	66.0%		
Rent	$16.50		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	208	Office	Direct	1,932	1,932	1,932	$16.50/FS	Vacant	Negotiable
Newmark Knight Frank									
P 2nd	205	Office	Direct	2,730	2,730	2,730	$16.50/FS	Vacant	Negotiable
Newmark Knight Frank									

These 2 buildings provide tenants with easy access, plenty of parking, full services and the use of the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and sauna.

Property Summary Report

7530 Lucerne Dr - Islander Office Park II

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	2	Office	Direct	753	753	753	$16.50/FS	Vacant	Negotiable
Newmark Knight Frank									
These 2 buildings provide tenants with easy access, plenty of parking, full services and the use of the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and sauna.									
P 3rd	300	Office	Direct	7,137	7,137	7,137	$16.50/FS	Vacant	Negotiable
Newmark Knight Frank									
These 2 buildings provide tenants with easy access, plenty of parking, full services and the use of the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and sauna.									
P 4th	406	Office	Direct	3,970	3,970	3,970	$16.50/FS	Vacant	3 - 5 Years
Newmark Knight Frank									

TRANSPORTATION

Parking	150 available (Surface);Ratio of 3.08/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (56)
Transit Score®	Minimal Transit (0)

TENANTS

Ohio Education Association	3,200 SF	Mohawk Global Logistics	2,900 SF
Phillips, Mille & Costabile Co., L.P.A.	2,900 SF	Risk Strategies Company	2,900 SF
Allen & Ramsey Co., LPA	2,500 SF	Fidato Wealth	2,500 SF
Computershare Investor Service	2,000 SF	MCM	1,280 SF
Sottile & Barile, LLC Attorneys At law	1,280 SF		

PROPERTY CONTACTS

Primary Leasing Company	Newmark Knight Frank 1300 E 9th St Cleveland, OH 44115 (216) 453-3040 (p) (216) 453-3093 (f)	True Owner	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Recorded Owner	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Property Manager	Flair Corporation 6940 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)

BUILDING NOTES

Tenants have access to the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and saunas.

Property Summary Report

7550 Lucerne Dr - Islander 1

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1978
RBA	55,236 SF
Stories	4
Typical Floor	13,448 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	7.46 AC
Zoning	Commercial
Parcel	374-15-001

EXPENSES

Taxes	$3.01/SF (2019)

AMENITIES

- Conferencing Facility
- Fitness Center
- Signage

FOR LEASE

Smallest Space	876 SF	Office Avail	7,328 SF
Max Con-tiguous	2,264 SF		
# of Spaces	5		
Vacant	3,638 SF		
% Leased	93.4%		
Rent	$15.50 - 16.25		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Direct	1,374	1,374	1,374	$15.50/FS	Vacant	Negotiable
Newmark Knight Frank									
P 3rd		Office	Direct	1,140	1,140	1,140	$16.25/FS	30 Days	Negotiable
Newmark Knight Frank									
These 2 buildings provide tenants with easy access, plenty of parking, full services and the use of the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and sauna.									
P 3rd		Office	Direct	1,674	1,674	1,674	$16.25/FS	30 Days	Negotiable
Newmark Knight Frank									

Property Summary Report

7550 Lucerne Dr - Islander 1

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd		Office	Direct	876	876	876	$16.25/FS	30 Days	Negotiable
Newmark Knight Frank									
P 4th	409	Office	Direct	2,264	2,264	2,264	$15.50/FS	Vacant	Negotiable
Newmark Knight Frank									

These 2 buildings provide tenants with easy access, plenty of parking, full services and the use of the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and sauna.

SALE

Sold Price	$1,100,000 ($19.91/SF)
Date	Dec 2012

TRANSPORTATION

Parking	150 available (Surface);Ratio of 2.83/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (45)
Transit Score®	Minimal Transit (0)

TENANTS

North Coast Dynamic Systems, Inc.	4,847 SF
Environmental Protection Agency	3,947 SF
US Air Force Recruiting Office	3,315 SF
HDG Investments	3,219 SF
North American Title Insurance	2,400 SF
Wasacz & Skvoretz LLC	1,800 SF
Callos Resources	1,344 SF
Southwest Counseling Resources	1,344 SF
Guardian Title & Guaranty Agency, Inc.	1,200 SF
Glowacki & Imbrigiotta, L.P.A.	750 SF
Northern Ohio Paint & Taping	600 SF
US Defense Criminal Investigative Service	4,665 SF
PrincetonOne	3,315 SF
US Army Medical Recruiting Station	3,315 SF
Nesco Resource	3,000 SF
Baldwin Group	1,896 SF
All American Home Lending	1,344 SF
Hunt	1,344 SF
Islander Cafe	1,300 SF
Third Capital Title Agency of North-eastern Ohio	1,200 SF
Hy-Tek Integrated Systems	750 SF
Analog Devices Inc	500 SF

PROPERTY CONTACTS

Primary Leasing Company

Newmark Knight Frank
1300 E 9th St
Cleveland, OH 44115
(216) 453-3040 (p)
(216) 453-3093 (f)

True Owner

True North Energy
10346 Brecksville Rd
Brecksville, OH 44141
(440) 792-4200 (p)
(440) 792-4130 (f)

Recorded Owner

True North Energy
10346 Brecksville Rd
Brecksville, OH 44141
(440) 792-4200 (p)
(440) 792-4130 (f)

Property Manager

Flair Corporation
6940 S Edderton Rd
Brecksville, OH 44141
(440) 838-1400 (p)
(440) 234-7522 (f)

Property Summary Report

6886 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1958
RBA	17,068 SF
Stories	2
Typical Floor	8,534 SF
Construction	Masonry

LAND

Land Acres	1.07 AC
Zoning	C- Middleburg Height
Parcel	372-18-030

EXPENSES

Taxes	$0.75/SF (2019)

AMENITIES

- 24 Hour Access
- Signage

FOR LEASE

Smallest Space	307 SF	Office Avail	7,710 SF
Max Con-tiguous	2,770 SF		
# of Spaces	6		
Vacant	7,710 SF		
% Leased	54.8%		
Rent	$10.00		
Service Type	Modified Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	1,350	1,350	1,350	Withheld	Vacant	Negotiable
Passov Real Estate Group									
P 1st		Office	Direct	1,420	1,420	1,420	Withheld	Vacant	Negotiable
Passov Real Estate Group									
P 1st		Office	Direct	2,770	2,770	2,770	$10.00/MG	Vacant	Negotiable
Passov Real Estate Group									
P 2nd		Office	Direct	1,085	1,085	1,085	Withheld	Vacant	Negotiable
Passov Real Estate Group									

Property Summary Report

6886 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	307	307	307	Withheld	Vacant	Negotiable
Passov Real Estate Group									
P 2nd		Office	Direct	778	778	778	Withheld	Vacant	Negotiable
Passov Real Estate Group									

SALE

Sold Price	$510,000 ($29.88/SF)
Date	Jan 2020
Sale Type	Investment
Financing	Down Payment of $98,027 (19.22%) 1st Mortgage: Huntington National Bank

TRANSPORTATION

Parking	100 available (Surface);Ratio of 5.68/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)
Transit Score®	Minimal Transit (0)

TENANTS

Metro Driving School	2,000 SF	Ministerios Ciudad y Reino	1,800 SF
Minuteman Press	600 SF	Standguard Security	600 SF
Marc Anthony's Painting LLC	-		

PROPERTY CONTACTS

Primary Leasing Company	Passov Real Estate Group 3401 Richmond Rd Beachwood, OH 44122 (216) 831-8100 (p)
Recorded Owner	Dapawl Management Llc
Previous True Owner	6886 Pearl Road 14170 Walking Stick Way Strongsville, OH 44136 (440) 572-5247 (p)
Previous True Owner	Knowles R F Building Co 16665 W Park Dr Chagrin Falls, OH 44023 (440) 543-1951 (p)
Previous True Owner	Knowles Building Company 8303 E Washington St Bainbridge Township, OH 44023 (440) 543-1951 (p)
True Owner	Jbh Real Estate Holdings Llc 600 Vine St Cincinnati, OH 45202 (513) 698-5000 (p)
Previous True Owner	Joe Ruggiero 12513 Saddlebrook Ln Strongsville, OH 44136 (440) 888-7850 (p)
Previous True Owner	Knowles Building Company (440) 543-1951 (p)
Previous True Owner	Realty Marketing Associates 100 Euclid Square Mall Euclid, OH 44132 (216) 403-1415 (p)

Property Summary Report

6902 Pearl Rd - Southland Center

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1974
RBA	34,842 SF
Stories	5
Typical Floor	7,800 SF
Core Factor	10%
Construction	Reinforced Concrete

LAND

Land Acres	1.48 AC
Parcel	372-18-025

EXPENSES

Taxes	$0.84/SF (2019)

FOR LEASE

Smallest Space	400 SF	Office Avail	10,272 SF
Max Contiguous	2,406 SF		
# of Spaces	12		
Vacant	5,647 SF		
% Leased	83.8%		
Rent	$12.00		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	1,787	1,787	1,787	$12.00/+UTIL	30 Days	1 - 20 Years
Developers Realty, Inc									
Call broker for details									
P 3rd	308	Office	Direct	890	890	890	$12.00/+UTIL	30 Days	1 - 20 Years
Developers Realty, Inc									
2 offices, open area									
P 3rd	306	Office	Direct	500	500	500	$12.00/+UTIL	30 Days	1 - 20 Years
Developers Realty, Inc									
2 offices, open area									

Property Summary Report

6902 Pearl Rd - Southland Center

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	311	Office	Direct	790	790	790	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
Call broker for details									
P 3rd	305	Office	Direct	894	1,588	1,588	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
2 offices, conference									
P 3rd	315	Office	Direct	623	1,063	1,063	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
P 3rd	310	Office	Direct	440	1,063	1,063	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
2 Offices, reception.									
P 3rd	301	Office	Direct	694	1,588	1,588	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
2 offices, storage, open area.									
P 4th	425	Office	Direct	1,048	1,048	1,048	$12.00/+UTIL	Negotiable	1 - 20 Years
Developers Realty, Inc									
Call broker for details									
P 4th	415	Office	Direct	1,668	1,668	1,668	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
2 offices, open area									
P 4th	410	Office	Direct	538	538	2,406	$12.00/+UTIL	Vacant	1 - 20 Years
Developers Realty, Inc									
5 offices, reception, kitchen, open area									
P 5th	502	Office	Direct	400	400	400	$12.00/+UTIL	30 Days	1 - 20 Years
Developers Realty, Inc									
Each floor is approximately 8,000 sf. Could put together floors 3-5 for approximately 24,000 sf.									

TRANSPORTATION

Parking	150 available (Surface);Ratio of 3.42/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (59)
Transit Score®	Minimal Transit (0)

TENANTS

Antaean Limited	1,950 SF	A Working Mind	780 SF
CCA Promotions	780 SF	Elev8 Management Group Inc.	780 SF
LE LLC	780 SF	Northcost Family Foundation	780 SF
Payee Support Services	780 SF	Rock On Music School	780 SF
Brightstar Care Cuyahoga West	-		

Property Summary Report

6902 Pearl Rd - Southland Center

Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Primary Leasing Company	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)
True Owner	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)
Recorded Owner	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)
Property Manager	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)

BUILDING NOTES

There is an outlot adjacent parcel available that can be developed into a 20,000 (approx) office building. Can be built to suit any tenant interested.

Property Summary Report

7029 Pearl Rd - Shawnee office complex

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1990
RBA	13,500 SF
Stories	1
Typical Floor	13,500 SF
Construction	Masonry

LAND

Land Acres	3.41 AC
Zoning	office/medical
Parcel	372-32-008

EXPENSES

Taxes	$3.81/SF (2019)

FOR LEASE

Smallest Space	1,500 SF	Office Avail	11,150 SF
Max Contiguous	7,500 SF		
# of Spaces	3		
Vacant	0 SF		
% Leased	100.0%		
Rent	$12.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Office	Direct	2,100	2,100	2,100	$12.00/MG	30 Days	3 - 5 Years
RJ Wohl Company									
attractive low-rise one story conteporary office buiding. Each tennant has their own seperate en- trance,24 hour a day access, individual hvac system and exterior signage.` The office complex is located minutes from I-71 with restaraunts,shopping and hotels nearby.									
P 1st	2	Office	Direct	1,550	1,550	1,550	$12.00/MG	30 Days	3 - 5 Years
RJ Wohl Company									
attractive low-rise one story conteporary office buiding. Each tennant has their own seperate en- trance,24 hour a day access, individual hvac system and exterior signage.` The office complex is located minutes from I-71 with restaraunts,shopping and hotels nearby.									

Property Summary Report

7029 Pearl Rd - Shawnee office complex

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Direct	1,500 - 7,500	7,500	7,500	$12.00/MG	30 Days	3 Years

RJ Wohl Company

attractive low-rise one story conteporary office buiding. Each tennant has their own seperate en- trance,24 hour a day access, individual hvac system and exterior signage.`
The office complex is located minutes from I-71 with restaraunts,shopping and hotels nearby.

SALE

Sold Price	$1,098,257 ($81.35/SF) - Part of Portfolio
Date	Jan 2000
Sale Type	Investment
Properties	3
Financing	Down Payment of $1,648,600 (53.18%) 1st Mortgage: PFL Life Insurance Co (Assumed)

TRANSPORTATION

Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (43)
Transit Score®	Minimal Transit (0)

TENANTS

Nations Lending Corp	1,050 SF	Morrison Express Corporation	1,000 SF
Terry J Reppa & Assoc Inc	500 SF	Psi	-

PROPERTY CONTACTS

Primary Leasing Company	RJ Wohl Company 24700 Center Ridge Rd Westlake, OH 44145 (440) 835-0300 (p) (440) 835-0055 (f)	True Owner	Joseph D. Carney & Associates, LLC 139-159 Crocker Park Blvd Westlake, OH 44145 (440) 892-4900 (p) (440) 892-4146 (f)
Recorded Owner	Shawnee Office Associates 868 Corporate Way Westlake, OH 44145	Developer	Zaremba Management Company 22730 Fairview Center Dr Fairview Park, OH 44126 (440) 348-1850 (p) (440) 348-1835 (f)
Property Manager	Shawnee Office Associates 868 Corporate Way Westlake, OH 44145		

Property Summary Report

7123 Pearl Rd - Commerce Place

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1980
RBA	72,856 SF
Stories	4
Typical Floor	18,214 SF
Core Factor	10%
Construction	Reinforced Concrete

LAND

Land Acres	3.65 AC
Zoning	Commercial
Parcel	374-02-096

EXPENSES

Taxes	$0.71/SF (2019)

AMENITIES

- Conferencing Facility
- Food Service
- Fitness Center

FOR LEASE

Smallest Space	514 SF	Office Avail	56,752 SF
Max Con-tiguous	15,060 SF		
# of Spaces	14		
Vacant	54,033 SF		
% Leased	30.5%		
Rent	$10.50 - 11.00		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	110	Office	Direct	1,050	1,050	1,050	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd	204-a	Office	Direct	1,640 - 15,060	15,060	15,060	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd		Office	Direct	4,190 - 5,830	5,830	5,830	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd		Office	Direct	1,640	1,640	1,640	$11.00/MG	Vacant	1 - 10 Years
Pinnacle Real Estate Services									
P 2nd		Office	Direct	1,640	1,640	1,640	$11.00/MG	Vacant	1 - 10 Years
Pinnacle Real Estate Services									

Property Summary Report

7123 Pearl Rd - Commerce Place

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	205	Office	Sublet	3,390	3,390	3,390	$10.50/FS	Vacant	Thru Oct 2024
Newmark Knight Frank									
- 3,390 Sq. ft. - Asking Rental rate $10.50/SF - Existing furniture and data wiring may be available - Open Bullpen area with 2 private offices, conference room and kitchen - Lease expires October 31, 2024 - Full services provided									
P 2nd	201	Office	Direct	806 - 2,719	2,719	2,719	$11.00/MG	60 Days	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd	209	Office	Direct	779 - 3,795	13,420	15,060	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd	204	Office	Direct	4,190 - 5,830	13,420	15,060	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd	207	Office	Direct	3,016 - 3,795	13,420	15,060	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 2nd	203	Office	Direct	2,075	2,075	2,075	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									
P 3rd	308	Office	Direct	535 - 1,049	1,049	1,049	$11.00/MG	Vacant	1 - 5 Years
Pinnacle Real Estate Services									
Nice smaller space for 2-4 people. Windowed executive office and smaller interior office with amble room for a secretary station. Building has a conference room for larger meetings.									
P 3rd	307	Office	Direct	514	514	514	$11.00/MG	Vacant	1 - 5 Years
Pinnacle Real Estate Services									
P 4th	450	Office	Direct	8,365	8,365	8,365	$11.00/MG	Vacant	3 - 5 Years
Pinnacle Real Estate Services									

SALE

Sold Price	$1,657,800 ($22.75/SF)
Date	Jan 2015
Sale Type	Investment
Cap Rate	13.57%

TRANSPORTATION

Parking	300 available (Surface);Ratio of 4.41/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (49)
Transit Score®	Minimal Transit (0)

Property Summary Report

7123 Pearl Rd - Commerce Place

Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

CHT	8,161 SF	Anselmo & Co	3,925 SF
Assurant Property Advantage	3,925 SF	Farmers Insurance	3,925 SF
US Navy Officer Recruiting	3,925 SF	Ditchey Geiger LLC	3,108 SF
Kramer Homehealth	1,600 SF	Compliant Health Care	1,350 SF
Maverick Volleyball Club	900 SF	Brookside Tax & Financial Group	600 SF
Yellowbook	590 SF	Allied Security LLC	-
Asc Group Inc	-	Brookside Tax Svc	-
Reliable Skilled Care & Rehab	-	Renaissance Counselling Service Inc	-
Tony Mason Insurance Agency Inc	-		

PROPERTY CONTACTS

Primary Leasing Company

PINNACLE REAL ESTATE SERVICES, LLC

Pinnacle Real Estate Services
9708 Bayberry Ln
North Royalton, OH 44133
(216) 328-1555 (p)
(216) 328-1569 (f)

Recorded Owner

Mina Realty Investments Llc
386 Longspur Rd
Highland Heights, OH 44143
(440) 605-9990 (p)

Previous True Owner

American Equity Investment Life Holding Company

American Equity Investment Life Holding Company
6000 Westown Pky
West Des Moines, IA 50266
(515) 221-0002 (p)
(515) 221-9989 (f)

True Owner

Mina Realty Investments Llc
386 Longspur Rd
Highland Heights, OH 44143
(440) 605-9990 (p)

Previous True Owner

American Equity Investment Life Holding Company

AERL, LLC
6000 Westown Pky
West Des Moines, IA 50266
(515) 221-0002 (p)
(515) 221-9947 (f)

Previous True Owner

Norman Adler & Associates
24700 Chagrin Blvd
Beachwood, OH 44122
(216) 464-8181 (p)

Property Summary Report

7554-7580 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Retail (Strip Center)
Tenancy	Multi
Year Built	1990
GLA	18,000 SF
Stories	1
Typical Floor	18,000 SF
Docks	None
Construction	Masonry

LAND

Land Acres	2.78 AC
Parcel	373-21-005

EXPENSES

Taxes	$2.76/SF (2019)

TENANTS

• Pet Supplies PLUS	8,000 SF	Umi Sushi	3,400 SF
Randstad	2,700 SF	OneMain Financial	2,000 SF
Absolute Chiropractic, Inc	1,800 SF	Allstate Bassett Insurance Agency	1,800 SF
Red Wing Shoe Store	1,800 SF	CPAP Equip Source	1,400 SF
Jet's Pizza	1,200 SF	OneMain Financial	-

• Anchor

AMENITIES

- Pylon Sign
- Signage

FOR LEASE

Smallest Space	1,615 SF	Retail Avail	1,615 SF
Max Con-tiguous	1,615 SF		
# of Spaces	1		
Vacant	1,615 SF		
% Leased	91.0%		
Rent	$16.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7556	Retail	Direct	1,615	1,615	1,615	$16.00/MG	Vacant	Negotiable
Arnold J. Eisenberg, Inc.									

Property Summary Report

7554-7580 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

TRAFFIC & FRONTAGE

Traffic Volume	21,189 on Pearl Rd & Fowles Rd SW (2018) 21,167 on Pearl Rd & Lucerne Dr SW (2018)
Frontage	66' on Fowles Rd 188' on Pearl Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	80 available (Surface);Ratio of 4.44/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (62)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Tvorik Realty Ltd. 6643 E Pearl Rd Parma Heights, OH 44130 (440) 884-3535 (p) (440) 884-7533 (f)
True Owner	Georgetown Square Prop PO BOX 183 Gates Mills, OH 44040 (216) 389-0597 (p)

Leasing Company	Arnold J. Eisenberg, Inc. 24500 Chagrin Blvd Beachwood, OH 44122 (216) 831-6773 (p) (216) 831-3869 (f)
Recorded Owner	Georgetown Square Prop PO BOX 183 Gates Mills, OH 44040 (216) 389-0597 (p)

Property Summary Report

17535 Rosbough Dr - Corporate Center of Middleburg Hts

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1976
Year Renov	2010
RBA	39,228 SF
Stories	2
Typical Floor	19,614 SF
Construction	Masonry

LAND

Land Acres	2.14 AC
Zoning	Commercial
Parcel	371-22-004

EXPENSES

Opex	$7.15/SF (2007)
Taxes	$1.78/SF (2019)

AMENITIES

- Fitness Center

FOR LEASE

Smallest Space	1,668 SF	Office Avail	11,660 SF
Max Con-tiguous	8,092 SF		
# of Spaces	3		
Vacant	11,660 SF		
% Leased	70.3%		
Rent	$15.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	240	Office	Direct	1,900	1,900	1,900	$15.00/MG	Vacant	Negotiable
Avison Young									
Move-in ready suite with built-in reception desk, three private offices, conference room and open area. Building offers 16-person conference room for tenants located on the 1st Floor.									
P 2nd	230	Office	Direct	1,668	1,668	1,668	$15.00/MG	Vacant	Negotiable
Avison Young									

Property Summary Report

17535 Rosbough Dr - Corporate Center of Middleburg Hts

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	220	Office	Direct	2,500 - 8,092	8,092	8,092	$15.00/MG	Vacant	Negotiable

Avison Young

Office space available immediately.

SALE

Sold Price	$1,295,500 ($33.02/SF)
Date	Oct 2018
Sale Type	Owner User

TRANSPORTATION

Parking	163 available (Surface);Ratio of 4.69/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (42)
Transit Score®	Minimal Transit (0)

TENANTS

United Steelworkers	300 SF

PROPERTY CONTACTS

Primary Leasing Company

Avison Young
600 Superior Ave E
Cleveland, OH 44114
(216) 609-0303 (p)

Recorded Owner

Broadmore Invesco Ohio LLC
1300 E 9th St
Cleveland, OH 44114
(440) 243-6978 (p)

Previous True Owner

Burke, Rosen & Associates
2800 Euclid Ave
Cleveland, OH 44115
(216) 566-9300 (p)
(216) 687-9229 (f)

True Owner

Cavitch Familo & Durkin Llc
1300 E 9th St
Cleveland, OH 44114
(216) 621-7860 (p)
(216) 621-3415 (f)

Previous True Owner

Kinchen Gilbert H
6219 Costa Lake Pt
Flowery Branch, GA 30542
(404) 687-9833 (p)

Previous True Owner

Rosbough Dr. Assoc.
25550 Chagrin Blvd
Beachwood, OH 44122
(216) 831-3310 (p)

BUILDING NOTES

This building offers convenient access to I-71 and I-480 as well as an on-site fitness room. It is near retail, hotels, and restaurants.

Property Summary Report

18665-18753 Sheldon Rd - Sheldon Road Townhouse

Middleburg Heights, OH 44130 - Airport Ind Submarket

BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1972
RBA	221,440 SF
Stories	1
Typical Floor	221,440 SF
Ceiling Ht	22'
Columns	40'w x 33'd
Construction	Reinforced Concrete

LAND

Land Acres	12.60 AC
Zoning	Light Ind
Parcel	371-15-005

EXPENSES

Taxes	$0.84/SF (2019)

LOADING

Docks	40 ext	Drive Ins	9 tot./12' w x 16' h
Cross Docks	None	Rail Spots	None

FOR LEASE

Smallest Space	22,138 SF	Industrial Avail	22,138 SF
Max Con-tiguous	22,138 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	$4.50		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	22,138	22,138	22,138	$4.50/MG	30 Days	Negotiable

Cushman & Wakefield | CRESCO Real Estate

Well maintained warehouse space located near Cleveland International Airport (I-71 and I-480) in the Cleveland southwest suburb of Middleburg Heights. Warehouse offers 22' clear sprinklered space with four (4) docks and levelers. Landlord will consider adding a drive-in door and a small amount of office space for the right deal.

Property Summary Report

18665-18753 Sheldon Rd - Sheldon Road Townhouse

Middleburg Heights, OH 44130 - Airport Ind Submarket

TRANSPORTATION

Parking	200 available (Surface);Ratio of 0.90/1,000 SF
Airport	9 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (26)
Transit Score®	Minimal Transit (0)

TENANTS

Multiband Corp	40,000 SF
Marco Awards Group	20,000 SF
EIS Inc	18,905 SF
McKay Brothers	15,000 SF
Dubose National Energy Services, Inc.	10,000 SF
XPO	6,680 SF
The Berea Hardwoods Co. Inc.	5,000 SF
Fat Heads Brewery & Beer Hall	-
Voestalpine High Performance Metals Corp.	23,860 SF
TForce Final Mile US	20,000 SF
Prime Time Enterprise	15,840 SF
Magnetic Springs	13,360 SF
Tantara Services	10,000 SF
Recall Total Information Management Inc	5,338 SF
The Brew Kettle Production Works	3,500 SF
Postle Industries Inc	-

PROPERTY CONTACTS

Primary Leasing Company	Cushman & Wakefield | CRESCO Real Estate 3 Summit Park Dr Independence, OH 44131 (216) 520-1200 (p) (216) 520-1828 (f)
Recorded Owner	Sheldon Road Industrial Property & 31000 Aurora Rd Solon, OH 44139
Property Manager	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)
True Owner	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)
Recorded Owner	Sheldon Road Indl Assocs Llc 31000 Aurora Rd Solon, OH 44139

BUILDING NOTES

This warehouse/distribution complex is on 12.6 acres just minutes from Cleveland Hopkins International Airport, I-71 and I-480. Units feature truck docks and/or drive-in doors, 22 foot clear height, monitored sprinklers and ample parking.

DIRECTIONS: From the north take I-71 south. Exit at Snow Road. Make a right turn off the ramp, then a left turn on Engle Road. Go past Holland Road. Make a right on Sheldon Road. From the south take I-71 north and exit at Bagley Road. Go west on Bagley to Engle Road. Make a right on Engle. Make a left on Sheldon Road. The property is on the left.

Property Summary Report

16600 Sprague Rd - Interstate Plaza

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1974
RBA	60,000 SF
Stories	4
Typical Floor	12,000 SF
Core Factor	10%
Construction	Steel

LAND

Land Acres	3.63 AC
Zoning	Commercial
Parcel	374-18-007

EXPENSES

Taxes	$1.28/SF (2019)

AMENITIES

- Conferencing Facility
- Food Service
- Property Manager on Site

FOR LEASE

Smallest Space	356 SF	Office Avail	26,730 SF
Max Con-tiguous	3,898 SF		
# of Spaces	22		
Vacant	17,794 SF		
% Leased	73.0%		
Rent	$14.75		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	85	Office	Direct	1,108	1,108	1,108	$14.75/+E&C	Vacant	3 - 5 Years
Vanco Realty									
P 1st	190	Office	Direct	1,095	1,095	1,095	Withheld	Vacant	1 Years
Vanco Realty									
P 1st	172	Office	Direct	1,500	1,500	1,500	$14.75/+ELEC	Vacant	Negotiable
Vanco Realty									
P 1st	165	Office	Direct	748	748	748	$14.75/+E&C	Vacant	3 - 5 Years
Vanco Realty									
P 2nd	285	Office	Direct	1,739	1,739	1,739	$14.75/MG	Vacant	Negotiable
Vanco Realty									

Property Summary Report

16600 Sprague Rd - Interstate Plaza

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	212	Office	Direct	461	461	461	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 2nd	210	Office	Direct	878	878	878	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 2nd	206	Office	Direct	660	660	660	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 2nd	273	Office	Direct	1,072	1,072	1,072	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 2nd	225	Office	Direct	1,350	1,350	1,350	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 2nd	260	Office	Direct	500	500	500	$14.75/+ELEC	Vacant	3 - 5 Years
Vanco Realty									
P 3rd	320	Office	Direct	1,305	1,305	1,305	$14.75/+ELEC	Vacant	Negotiable
Vanco Realty									
P 3rd	390	Office	Direct	3,898	3,898	3,898	$14.75/+ELEC	30 Days	Negotiable
Vanco Realty									
P 3rd	350	Office	Direct	2,709	2,709	2,709	$14.75/+ELEC	30 Days	Negotiable
Vanco Realty									
P 3rd	345	Office	Direct	701	701	701	$14.75/+ELEC	30 Days	Negotiable
Vanco Realty									
P 3rd	365	Office	Direct	2,149	2,149	2,149	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 3rd	360	Office	Direct	431	431	431	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 3rd	385	Office	Direct	495	495	495	$14.75/+E&C	Vacant	Negotiable
Vanco Realty									
P 4th	450	Office	Direct	1,178	1,178	1,178	Withheld	Vacant	1 - 10 Years
Vanco Realty									
P 4th	455	Office	Direct	769	769	769	Withheld	Vacant	1 - 10 Years
Vanco Realty									
P 4th	430	Office	Direct	1,628	1,628	1,628	$14.75/MG	30 Days	Negotiable
Vanco Realty									
P 4th	425	Office	Direct	356	356	356	$14.75/+ELEC	Vacant	Negotiable
Vanco Realty									

SALE

Sold Price	$1,250,000 ($20.83/SF)
Date	Jan 2020
Sale Type	Investment

TRANSPORTATION

Parking	176 available (Surface);57 available (Covered);Ratio of 6.67/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (25)
Transit Score®	Minimal Transit (0)

Property Summary Report

16600 Sprague Rd - Interstate Plaza

Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Balanced Living Center	4,500 SF	J A Doran & Associates Inc	3,900 SF
MEDSEARCH Staffing	3,880 SF	Investing Solutions & Financial Service	3,500 SF
ChoicePoint Counseling and Psychological Services	3,356 SF	Thomas Kellie & Co	3,010 SF
Grace Hospice	3,000 SF	Herzog Automation Corp	2,900 SF
CutterCroix LLC	2,539 SF	Finkler & Co	1,710 SF
Pinnacle Senior Care	1,500 SF	Corporate Screening Services Inc	1,308 SF
TEK-Sources, Inc	1,290 SF	Gabriel Group Counseling, Llc	1,150 SF
American Family Insurance	1,000 SF	Visiting Physicians Association	600 SF
Cindy Hurley	500 SF	Gloria Ireland	500 SF
Key Insurance Group, Inc.	500 SF	Stratos Wealth Partners	500 SF
Eclipse Health	-		

PROPERTY CONTACTS

Primary Leasing Company	Vanco Realty 20062 Winding Trl Strongsville, OH 44149
Recorded Owner	Optimus Development, LLC 13477 Prospect Rd Strongsville, OH 44149
Previous True Owner	Syed Hasanain 1 York Lake Ct Oak Brook, IL 60523 (630) 920-9078 (p)
Property Manager	Mike Hudak (440) 655-2897 (p)
True Owner	Optimus Dev LLC 13477 Prospect Rd Strongsville, OH 44149 (440) 572-9444 (p)
Previous True Owner	Auto Owners Insurance Company 6101 Anacarpi Blvd Lansing, MI 48917 (517) 323-1200 (p)
Previous True Owner	Omni, LLC 23205 Mercantile Rd Beachwood, OH 44122 (216) 514-1950 (p) (216) 514-3353 (f)

BUILDING NOTES

Building features underground parking and a deli. Conference room available.

Property Summary Report

15050-15300 Bagley Rd - Middleburg Plaza

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	1979
GLA	86,000 SF
Stories	1
Typical Floor	86,000 SF
Docks	4 ext
Construction	Masonry

LAND

Land Acres	1.99 AC
Parcel	372-28-007

EXPENSES

Taxes	$0.99/SF (2019)

TENANTS

Sav Mor Liquidation	10,400 SF
Wah Fu Chinese	3,238 SF
Bagley's Grill	2,000 SF
E Vapor Solutions	1,200 SF
Neon Beach Tan	500 SF
Citizens Bank	3,838 SF
Salon Centric	3,200 SF
EMC Computers	1,765 SF
The Nail's	1,200 SF
• Heinen's Middleburg Heights	-

• Anchor

AMENITIES

- Pylon Sign
- Signalized Intersection
- Signage

FOR LEASE

Smallest Space	2,000 SF
Max Contiguous	10,400 SF
# of Spaces	2
Vacant	10,400 SF
% Leased	87.9%
Rent	Withheld - CoStar Est. Rent $11 - 14
Retail Avail	12,400 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	10,400	10,400	10,400	Withheld	Vacant	Negotiable
Cohen Commercial Group									

Property Summary Report

15050-15300 Bagley Rd - Middleburg Plaza

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	14	Retail	Direct	2,000	2,000	2,000	Withheld	30 Days	Negotiable
Cohen Commercial Group									

TRAFFIC & FRONTAGE

Traffic Volume	20,430 on Bagley Rd & Pearl Rd SE (2020) 21,439 on Bagley Road & Big Creek Pkwy NW (2020)
Frontage	545' on Bagley Rd 200' on Pearl Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	350 available (Surface);Ratio of 4.07/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (54)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Cohen Commercial Group 6151 Wilson Mills Rd Highland Heights, OH 44143 (216) 223-5060 (p)
Recorded Owner	Middleburg Plaza Entrp Ltd 15210 Bagley Rd Middleburg Heights, OH 44130
True Owner	Middleburg Plaza Enterprise, Ltd 28080 Chardon Rd Willoughby Hills, OH 44092 (440) 835-5920 (p)

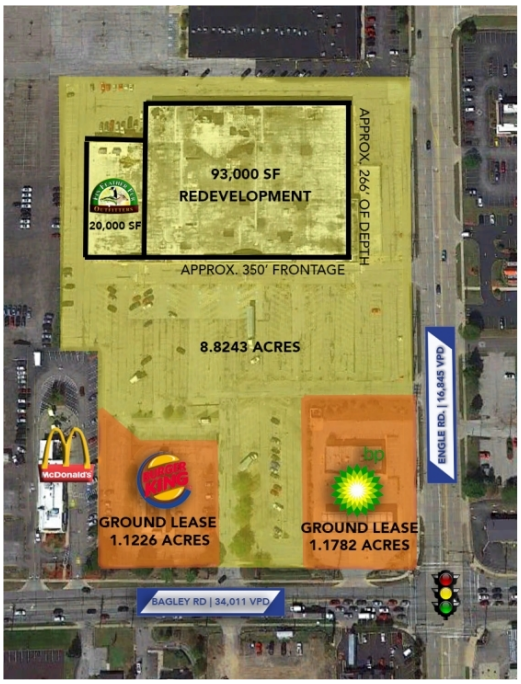
BUILDING NOTES

Anchored by Heinen's Grocery Store.

Property Summary Report

17840-18030 Bagley Rd

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Freestanding (Neighborhood Center)
Tenancy	Multi
Year Built	1967
GLA	113,000 SF
Stories	1
Typical Floor	113,000 SF
Docks	1 ext
Construction	Masonry

LAND

Land Acres	8.82 AC
Zoning	General Business
Parcel	371-10-004

EXPENSES

Taxes	$1.07/SF (2019)

TENANTS

Fin Feather & Fur	20,000 SF

AMENITIES

- Pylon Sign
- Signalized Intersection

FOR LEASE

Smallest Space	93,000 SF	Retail Avail	93,000 SF
Max Con-tiguous	93,000 SF		
# of Spaces	1		
Vacant	113,000 SF		
% Leased	0%		
Rent	Withheld - CoStar Est. Rent $10 - 12		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	93,000	93,000	93,000	Withheld	Vacant	Negotiable

Coldwell Banker Commercial Emmco Realty Group

Former Kmart. Ideal for retail or other commercial, hospitality or medical uses!

Property Summary Report

17840-18030 Bagley Rd

Middleburg Heights, OH 44130 - Southwest Submarket

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

TRAFFIC & FRONTAGE

Traffic Volume	15,946 on Engle Rd & Bagley Rd S (2020) 38,263 on Bagley Rd & Engle Rd W (2018)
Frontage	462' on Bagley Rd 260' on Engle Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	500 available (Surface);Ratio of 4.41/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Car-Dependent (41)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company

Coldwell Banker Commercial Emmco Realty Group
3681 S Green Rd
Beachwood, OH 44122
(216) 292-3700 (p)
(216) 292-7974 (f)

Sales Company

Coldwell Banker Commercial Emmco Realty Group
3681 S Green Rd
Beachwood, OH 44122
(216) 292-3700 (p)
(216) 292-7974 (f)

True Owner

532 Acquisition Llc
4269 Pearl Rd
Cleveland, OH 44109
(216) 292-3700 (p)

Recorded Owner

Manlaw Investment Co Ltd
(216) 292-3700 (p)

BUILDING NOTES

Great visibility and access from I-71. Next to Kmart, Lube Stop Ultimate Wash, BP and Shell. National Restaurants and Hotels.

Property Summary Report

18780 E Bagley Rd - Southwest General Middleburg Medical Center

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	4 Star Office
Tenancy	Multi
Year Built	2007
RBA	75,000 SF
Stories	3
Typical Floor	25,000 SF
Construction	Masonry

LAND

Land Acres	5.78 AC
Parcel	371-09-002

EXPENSES

Opex	$5.47/SF (2009)
Taxes	$2.79/SF (2019)

AMENITIES

- Bus Line
- High Ceilings
- Property Manager on Site
- Signage

FOR LEASE

Smallest Space	5,000 SF	Office/Med Avail	16,371 SF
Max Con-tiguous	16,371 SF		
# of Spaces	1		
Vacant	16,371 SF		
% Leased	78.2%		
Rent	Withheld - CoStar Est. Rent $23 - 28		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Off/Med	Direct	5,000 - 16,371	16,371	16,371	Withheld	Vacant	Negotiable
Crescendo Commercial Realty, LLC									

SALE

Sold Price	$6,125,000 ($81.67/SF)
Date	Jun 2011
Sale Type	Investment

TRANSPORTATION

Parking	366 available (Surface);Ratio of 4.88/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (50)
Transit Score®	Minimal Transit (0)

Property Summary Report

18780 E Bagley Rd - Southwest General Middleburg Medical Center

Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

David Ryan, MD	-

PROPERTY CONTACTS

Primary Leasing Company	Crescendo Commercial Realty, LLC 2 Summit Park Dr Cleveland, OH 44131 (877) 434-6998 (p) (440) 484-2210 (f)
Recorded Owner	18780 Bagley Properties
Previous True Owner	Bagley Road Properties LLC 387 Medina Rd Medina, OH 44256 (330) 722-5081 (p)
True Owner	18780 Bagley Properties
Previous True Owner	Lauth Property Group 10 W Carmel Dr Carmel, IN 46032 (317) 848-6500 (p) (317) 848-6511 (f)

BUILDING NOTES

Premier Medical Building deisgned to provide a full-service medical office facility that will attract patients requiring a wide variety of medical, dental and related care.

Across the street from UHHS Southwest General Health Center; 1/2 mile to the I-71 and Bagley Road interchange; Easily accessible to growing residential and retail developments.

Property Summary Report

6800-6862 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Retail Freestanding (Neighborhood Center)
Tenancy	Multi
Year Built	1962
GLA	105,000 SF
Stories	1
Typical Floor	105,000 SF
Docks	4 ext
Construction	Masonry

LAND

Land Acres	6.39 AC
Parcel	372-18-035

EXPENSES

Taxes	$1.03/SF (2019)

TENANTS

Istyle Furniture Midleburg	32,000 SF	Spirit Halloween	31,017 SF
B & B Appliance Co	26,000 SF	Value World Inc	19,826 SF
LaLa Bargains	10,774 SF		

AMENITIES

- Bus Line
- Pylon Sign
- Signage
- Signalized Intersection

FOR LEASE

Smallest Space	2,300 SF	Retail Avail	13,198 SF
Max Con-tiguous	3,150 SF		
# of Spaces	5		
Vacant	2,491 SF		
% Leased	97.6%		
Rent	Withheld - CoStar Est. Rent $8 - 10		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Retail	Direct	2,491	2,491	2,491	Withheld	Vacant	Negotiable
Goodman Real Estate Services Group LLC.									
P 1st	6	Retail	Direct	3,150	3,150	3,150	Withheld	30 Days	Negotiable
Goodman Real Estate Services Group LLC.									

Copyrighted report licensed to CoStar Group

Property Summary Report

6800-6862 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5	Retail	Direct	2,357	2,357	2,357	Withheld	30 Days	Negotiable
Goodman Real Estate Services Group LLC.									
P 1st	4	Retail	Direct	2,300	2,300	2,300	Withheld	30 Days	Negotiable
Goodman Real Estate Services Group LLC.									
P 1st	3	Retail	Direct	2,900	2,900	2,900	Withheld	30 Days	Negotiable
Goodman Real Estate Services Group LLC.									

SALE

Sold Price	$3,500,000 ($33.33/SF)
Date	Nov 2016
Sale Type	Investment
Financing	Down Payment of $500,175 (14.29%) 1st Mortgage

TRAFFIC & FRONTAGE

Traffic Volume	35,025 on Pearl Rd & Southland Dr NE (2018) 18,058 on Pearl Rd & W 130th St SW (2018)
Frontage	484' on Pearl Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	300 available (Surface);Ratio of 3.03/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (66)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Goodman Real Estate Services Group LLC. 25333 Cedar Rd Cleveland, OH 44124 (216) 381-8200 (p) (216) 381-8211 (f)
Recorded Owner	Pearl Partners LLC
Previous True Owner	Myron Roberts Management 5755 Granger Rd Independence, OH 44131 (216) 351-2270 (p) (216) 292-3680 (f)

True Owner	Jendoco Construction Corporation 2000 Lincoln Rd Pittsburgh, PA 15235 (412) 361-4500 (p) (412) 361-4790 (f)
Previous True Owner	Wald & Fisher, Inc. 3311 Richmond Rd Beachwood, OH 44122 (216) 464-2000 (p) (216) 464-9295 (f)
Property Manager	Myron Roberts Management 5755 Granger Rd Independence, OH 44131 (216) 351-2270 (p) (216) 292-3680 (f)

BUILDING NOTES

-Located at 6850 Pearl Road, in the center of the Middleburg Heights retail trade area

-100,000 SF shopping center redevelopment

Property Summary Report

6800-6862 Pearl Rd

Middleburg Heights, OH 44130 - Southwest Submarket

-New modern retail elevation planned

-Property boasts the best street-front visibility in the market, and shares a traffic signal with Southland Shopping Center

-Traffic counts in excess of 30,000 VPD

-Monument signage available

-High density residential - Over 220,000 people within 5 miles

-Strong daytime population - Over 125,000 employees within 5 miles

-Average income in excess of $60,000 within 5 miles
-Available:
79,500 SF max anchor opportunity
9,500 - 31,500 square foot space
Outparcel for ground lease only

Property Summary Report

6801-6859 Pearl Rd - Building 1

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	4 Star Retail (Power Center)
Tenancy	Multi
Year Built	1950
Year Renov	1998
GLA	110,728 SF
Stories	2
Typical Floor	110,000 SF
Docks	None
Construction	Masonry

LAND

Land Acres	50.00 AC
Zoning	GB, Middleburg
Parcel	372-29-001

EXPENSES

Opex	$2.00/SF (2011-Est);
Taxes	$9.86/SF (2019)

TENANTS

Tuesday Morning	14,157 SF
LensCrafters Inc	11,072 SF
Mattress Firm	4,500 SF
Miracle-Ear	3,000 SF
SVS Vision	2,500 SF
Sally Beauty Supply	1,880 SF
Sprint Store	-
Dollar Tree	11,500 SF
Third Federal Savings & Loan Association Of Clevel	6,276 SF
Eagle Loan	3,357 SF
Mr Hero	2,940 SF
Tease Salon	2,500 SF
T-Mobile	1,200 SF

AMENITIES

- Restaurant
- Signalized Intersection

FOR LEASE

Smallest Space	990 SF
Max Contiguous	27,900 SF
# of Spaces	8
Vacant	50,765 SF
% Leased	54.2%
Rent	Withheld - CoStar Est. Rent $23 - 28
Retail Avail	50,765 SF

Property Summary Report

6801-6859 Pearl Rd - Building 1

Middleburg Heights, OH 44130 - Southwest Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Retail	Direct	6,095	6,095	6,095	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	19	Retail	Direct	990	990	990	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	23	Retail	Direct	2,400	2,400	2,400	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	5	Retail	Direct	3,220	3,220	3,220	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	4	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	15A	Retail	Direct	27,900	27,900	27,900	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	03	Retail	Direct	4,700	4,700	4,700	Withheld	Vacant	Negotiable
Brixmor Property Group									
P 1st	4A	Retail	Direct	3,460	3,460	3,460	Withheld	Vacant	Negotiable
Brixmor Property Group									

SALE

Sold Price	$9,300,000,000 - Portfolio Price
Date	Jun 2011
Sale Type	Investment
Cap Rate	8.00%
Properties	1608
Financing	1st Mortgage: German American Capital Corporation Bal/Pmt: $1,000,000,000/-

TRAFFIC & FRONTAGE

Traffic Volume	13,320 on W 130th St & Pearl Rd N (2018) 35,025 on Pearl Rd & Southland Dr NE (2018)
Frontage	246' on 130th St 744' on Pearl Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	300 available (Surface);Ratio of 6.54/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (66)
Transit Score®	Minimal Transit (0)

Property Summary Report

6801-6859 Pearl Rd - Building 1

Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Primary Leasing Company	Brixmor Property Group 22054-22128 Farmington Rd Farmington Hills, MI 48336 (248) 476-6672 (p) (248) 476-9504 (f)
True Owner	Brixmor 450 Lexington Ave New York, NY 10017 (212) 869-3000 (p) (212) 869-6969 (f)
Previous True Owner	The Blackstone Group L.P. 345 Park Ave New York, NY 10154 (212) 583-5000 (p) (212) 583-5749 (f)
Property Manager	Brixmor Property Group 953 Hempstead Rd Cincinnati, OH 45231 (888) 457-2877 (p) (513) 522-3180 (f)

Property Summary Report

6849-6871 Pearl Rd - Building 3

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Retail (Power Center)
Tenancy	Multi
Year Built	1950
GLA	87,354 SF
Stories	1
Typical Floor	87,354 SF
Docks	3 ext

LAND

Land Acres	8.06 AC
Zoning	SC
Parcel	372-29-001

EXPENSES

Opex	$2.25/SF (2011-Est);
Taxes	$12.50/SF (2019)

TENANTS

• Southland Giant Eagle	37,668 SF	• Marc's	33,856 SF
Tandy Leather	3,640 SF	Bath & Body Works	3,240 SF
Cato	3,000 SF	GNC	3,000 SF
Huntington National Bank	1,000 SF	Kmieck's Management Group, Inc	-

• Anchor

AMENITIES

- Drive Thru
- Signage
- Pylon Sign

FOR LEASE

Smallest Space	5,400 SF	Retail Avail	5,400 SF
Max Con-tiguous	5,400 SF		
# of Spaces	1		
Vacant	5,400 SF		
% Leased	93.8%		
Rent	Withheld - CoStar Est. Rent $19 - 23		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	28	Retail	Direct	5,400	5,400	5,400	Withheld	Vacant	Negotiable
Brixmor Property Group									

Property Summary Report

6849-6871 Pearl Rd - Building 3

Middleburg Heights, OH 44130 - Southwest Submarket

SALE

Sold Price	$9,300,000,000 - Portfolio Price
Date	Jun 2011
Sale Type	Investment
Cap Rate	8.00%
Properties	1608
Financing	1st Mortgage: German American Capital Corporation Bal/Pmt: $1,000,000,000/-

TRAFFIC & FRONTAGE

Traffic Volume	35,025 on Pearl Rd & Southland Dr NE (2018) 17,140 on Pearl Rd & Smith Rd NE (2018)
Frontage	193' on 130th St 892' on Pearl Rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	1500 available (Surface);Ratio of 8.86/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (60)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company

Brixmor Property Group
22054-22128 Farmington Rd
Farmington Hills, MI 48336
(248) 476-6672 (p)
(248) 476-9504 (f)

Recorded Owner: Pearl Partners LLC

True Owner

Brixmor Property Group
40 Skokie Blvd
Northbrook, IL 60062
(847) 272-9800 (p)
(847) 480-1893 (f)

Property Manager

Brixmor Property Group
953 Hempstead Rd
Cincinnati, OH 45231
(888) 457-2877 (p)
(513) 522-3180 (f)

BUILDING NOTES

Parcel # 372-30-009

Property Summary Report

6869-6901 Pearl Rd - Building 2

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Retail Storefront Retail/Office (Power Center)
Tenancy	Multi
Year Built	1963
Year Renov	1991
GLA	59,308 SF
Stories	2
Typical Floor	29,654 SF
Docks	None

LAND

Parcel	372-29-001

EXPENSES

Opex	$2.00/SF (2011-Est);
Taxes	$18.41/SF (2019)

TENANTS

• Jo-Ann Fabric and Craft Stores	29,887 SF
Verizon Wireless	1,756 SF
Bank of America	1,500 SF
Pierogies Of Cleveland	990 SF
Brixmor Property Group Inc	-
Royal Oak Nursing & Rehab	-
State Farm	1,933 SF
Great Clips	1,512 SF
Giovanni & Company	1,487 SF
Southland Nails	935 SF
Ganley Lincoln Of Middleburg Heights, Inc	-

• Anchor

AMENITIES

- Property Manager on Site
- Signalized Intersection

FOR LEASE

Smallest Space	3,034 SF
Max Con-tiguous	3,034 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent $21 - 25
CAM	Withheld

Retail Avail	3,034 SF

Property Summary Report

6869-6901 Pearl Rd - Building 2

Middleburg Heights, OH 44130 - Southwest Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	22A	Retail	Direct	3,034	3,034	3,034	Withheld	30 Days	Negotiable
Brixmor Property Group									

SALE

Sold Price	$9,300,000,000 - Portfolio Price
Date	Jun 2011
Sale Type	Investment
Cap Rate	8.00%
Properties	1608
Financing	1st Mortgage: German American Capital Corporation Bal/Pmt: $1,000,000,000/-

TRAFFIC & FRONTAGE

Traffic Volume	35,025 on Pearl Rd & Southland Dr NE (2018) 17,140 on Pearl Rd & Smith Rd NE (2018)
Frontage	222' on Pearl Rd 293' on Southland Dr

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	300 available (Surface);Ratio of 5.06/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (65)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company

Brixmor Property Group
22054-22128 Farmington Rd
Farmington Hills, MI 48336
(248) 476-6672 (p)
(248) 476-9504 (f)

Property Manager

Brixmor Property Group
953 Hempstead Rd
Cincinnati, OH 45231
(888) 457-2877 (p)
(513) 522-3180 (f)

True Owner

Brixmor
450 Lexington Ave
New York, NY 10017
(212) 869-3000 (p)
(212) 869-6969 (f)

BUILDING NOTES

HVAC individually controlled. Private restrooms, handicapped accessible. Part of Southland Shopping Center.

Property Summary Report

6875-6877 Pearl Rd - Building 3A

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	2 Star Retail Freestanding (Power Center)
Tenancy	Multi
GLA	149,891 SF
Stories	2
Typical Floor	74,946 SF
Docks	1 ext

LAND

Parcel	372-30-016

EXPENSES

Opex	$2.00/SF (2011-Est);
Taxes	$1.00/SF (2011-Est);
Total Expenses	$3.00/SF (2011-Est);

TENANTS

Cleveland Furniture Recycling	58,460 SF

AMENITIES

- Signage

FOR LEASE

Smallest Space	91,466 SF	Retail Avail	91,466 SF
Max Con-tiguous	91,466 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est. Rent $9 - 12		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	57	Retail	Direct	91,466	91,466	91,466	Withheld	120 Days	Negotiable
Brixmor Property Group									

Property Summary Report

6875-6877 Pearl Rd - Building 3A

Middleburg Heights, OH 44130 - Southwest Submarket

SALE

Sold Price	$9,300,000,000 - Portfolio Price
Date	Jun 2011
Sale Type	Investment
Cap Rate	8.00%
Properties	1608
Financing	1st Mortgage: German American Capital Corporation Bal/Pmt: $1,000,000,000/-

TRAFFIC & FRONTAGE

Traffic Volume	8,579 on Smith Rd & Pearl Rd NW (2018) 35,025 on Pearl Rd & Southland Dr NE (2018)
Frontage	411' on Smith Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	350 available (Surface);Ratio of 2.34/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (55)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company

Brixmor Property Group
22054-22128 Farmington Rd
Farmington Hills, MI 48336
(248) 476-6672 (p)
(248) 476-9504 (f)

Property Manager

Brixmor Property Group
953 Hempstead Rd
Cincinnati, OH 45231
(888) 457-2877 (p)
(513) 522-3180 (f)

True Owner

Brixmor Property Group
40 Skokie Blvd
Northbrook, IL 60062
(847) 272-9800 (p)
(847) 480-1893 (f)

Property Summary Report

6879-6885 Pearl Rd - Building 4

Middleburg Heights, OH 44130 - Southwest Submarket

BUILDING

Type	3 Star Retail (Power Center)
Tenancy	Multi
GLA	100,328 SF
Stories	1
Typical Floor	100,328 SF
Docks	2 ext

EXPENSES

Opex	$2.00/SF (2011-Est);
Taxes	$1.00/SF (2011-Est);
Total Expenses	$3.00/SF (2011-Est);

PARCEL

372-30-008, 372-30-009

TENANTS

Marshalls	28,004 SF	OfficeMax	20,954 SF
Party City	17,700 SF	Petco	16,255 SF
Southland Vision Care Inc	1,500 SF	Miracle-Ear	1,000 SF

AMENITIES

- Pylon Sign
- Signage

FOR LEASE

Smallest Space	2,263 SF	Retail Avail	8,763 SF
Max Contiguous	3,750 SF		
# of Spaces	3		
Vacant	8,763 SF		
% Leased	91.3%		
Rent	Withheld - CoStar Est. Rent $19 - 23		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	27	Retail	Direct	2,263	2,263	2,263	Withheld	Vacant	Negotiable
Brixmor Property Group									

Property Summary Report

6879-6885 Pearl Rd - Building 4

Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	38	Retail	Direct	3,750	3,750	3,750	Withheld	Vacant	Negotiable

Brixmor Property Group

Major redevelopment and expansion, including a new 86,000sf Giant Eagle, 30,000sf JoAnn Fabrics, 28,000sf Marshalls, and 20,000sf Office Max. Strong grocery sales from Giant Eagle and Cleveland's original Marc's, along with BJ's Wholesale Club help generate strong traffic. Excellent community tenant mix.
Very successful retail development located in the densely populated, well established Middleburg Heights community, positioned stratically at the Pearl Road and West 130th Street intersection.

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	39	Retail	Direct	2,750	2,750	2,750	Withheld	Vacant	Negotiable

Brixmor Property Group

Major redevelopment and expansion, including a new 86,000sf Giant Eagle, 30,000sf JoAnn Fabrics, 28,000sf Marshalls, and 20,000sf Office Max. Strong grocery sales from Giant Eagle and Cleveland's original Marc's, along with BJ's Wholesale Club help generate strong traffic. Excellent community tenant mix.
Very successful retail development located in the densely populated, well established Middleburg Heights community, positioned stratically at the Pearl Road and West 130th Street intersection.

SALE

Sold Price	$9,300,000,000 - Portfolio Price
Date	Jun 2011
Sale Type	Investment
Cap Rate	8.00%
Properties	1608
Financing	1st Mortgage: German American Capital Corporation Bal/Pmt: $1,000,000,000/-

TRAFFIC & FRONTAGE

Traffic Volume	35,025 on Pearl Rd & Southland Dr NE (2018) 17,140 on Pearl Rd & Smith Rd NE (2018)
Frontage	210' on Pearl Rd (with 1 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	250 available (Surface);Ratio of 2.49/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score®	Somewhat Walkable (59)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company

Brixmor Property Group
22054-22128 Farmington Rd
Farmington Hills, MI 48336
(248) 476-6672 (p)
(248) 476-9504 (f)

Property Manager

Brixmor Property Group
953 Hempstead Rd
Cincinnati, OH 45231
(888) 457-2877 (p)
(513) 522-3180 (f)

True Owner

Brixmor
450 Lexington Ave
New York, NY 10017
(212) 869-3000 (p)
(212) 869-6969 (f)