

# FULL FLOOR OPPORTUNITY NOW AVAILABLE FOR LEASE

PLAZA SOUTH OFFICE PARK • MIDDLEBURG HEIGHTS, OHIO



**LOWER  
RATES AND  
LEASING  
INCENTIVES  
FOR NEW  
TENANTS**

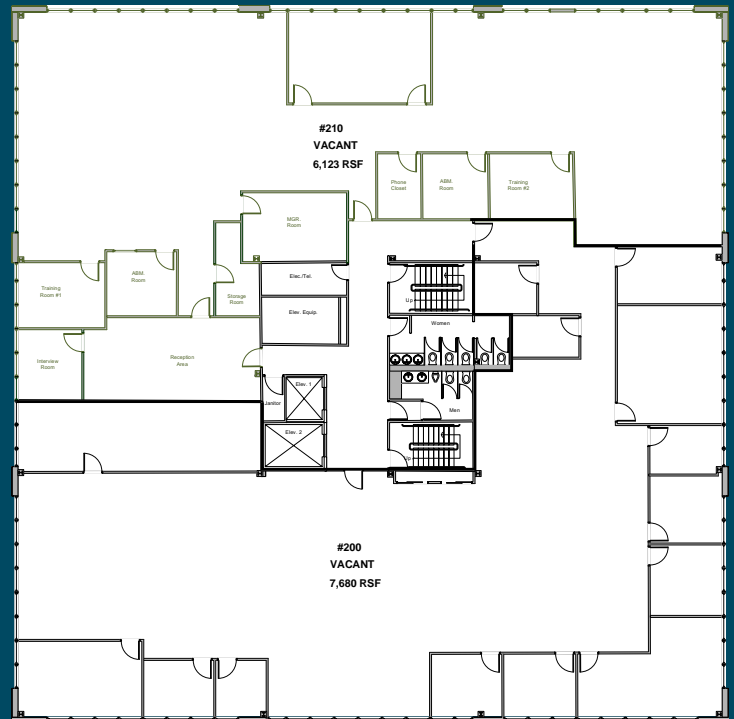
**PLAZA SOUTH THREE (2ND FLOOR) — 13,803 SF TOTAL AVAILABLE**

## 2ND FLOOR HIGHLIGHTS

- Only large space available at the Plaza South Office Park
- Up to 13,803 square feet available
- Perimeter offices and open work space
- Data Wiring available
- Space can be divided

## BUILDING AMENITIES

- 2 conference rooms, on-site exercise facilities, complete with showers & locker rooms
- HVAC and cleaning included in base rent
- After-hour entry system



For further information, please contact our exclusive agent:

**Marc Braun**  
Managing Director  
216.453.3014  
mbraun@ngkf.com

(Licensed Real Estate Salesperson)

 **Newmark  
Knight Frank**

[www.ngkf.com/cleveland](http://www.ngkf.com/cleveland)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# MOVE-IN READY SPACES NOW AVAILABLE FOR LEASE

**PLAZA SOUTH OFFICE PARK • MIDDLEBURG HEIGHTS, OHIO**



## GREAT LOCATION

- Easy access to I-71, I-480, I-80 (The Ohio Turnpike), Hopkins International Airport, the I-X Center and downtown Cleveland
- Conveniently located between two I-71 cloverleafs in Middleburg Heights

## LOCATION AMENITIES

- Excellent freeway access with no traffic congestion
- 25 restaurants
- 7 hotels
- Readily available labor supply in the adjacent communities

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