



**FOR SALE OR LEASE**

**CENTER SOUTH III**  
5422 East 96th Street  
Garfield Heights, Ohio 44125



**37,000 SF of Office Space**  
**Sale Price: \$2,500,000.00**  
**Lease Rate: \$16.00/SF GROSS**

### Property Highlights

- Multiple space options available from 2,400 SF to 8,600 SF
- Immediate occupancy
- Excellent access to I-480 and I-77
- 10 minutes to CBD
- Close to shopping and dining - near proposed open air outlet center

**Rico A. Pietro, SIOR**

Principal

216.525.1473

[rpietro@crescorealestate.com](mailto:rpietro@crescorealestate.com)



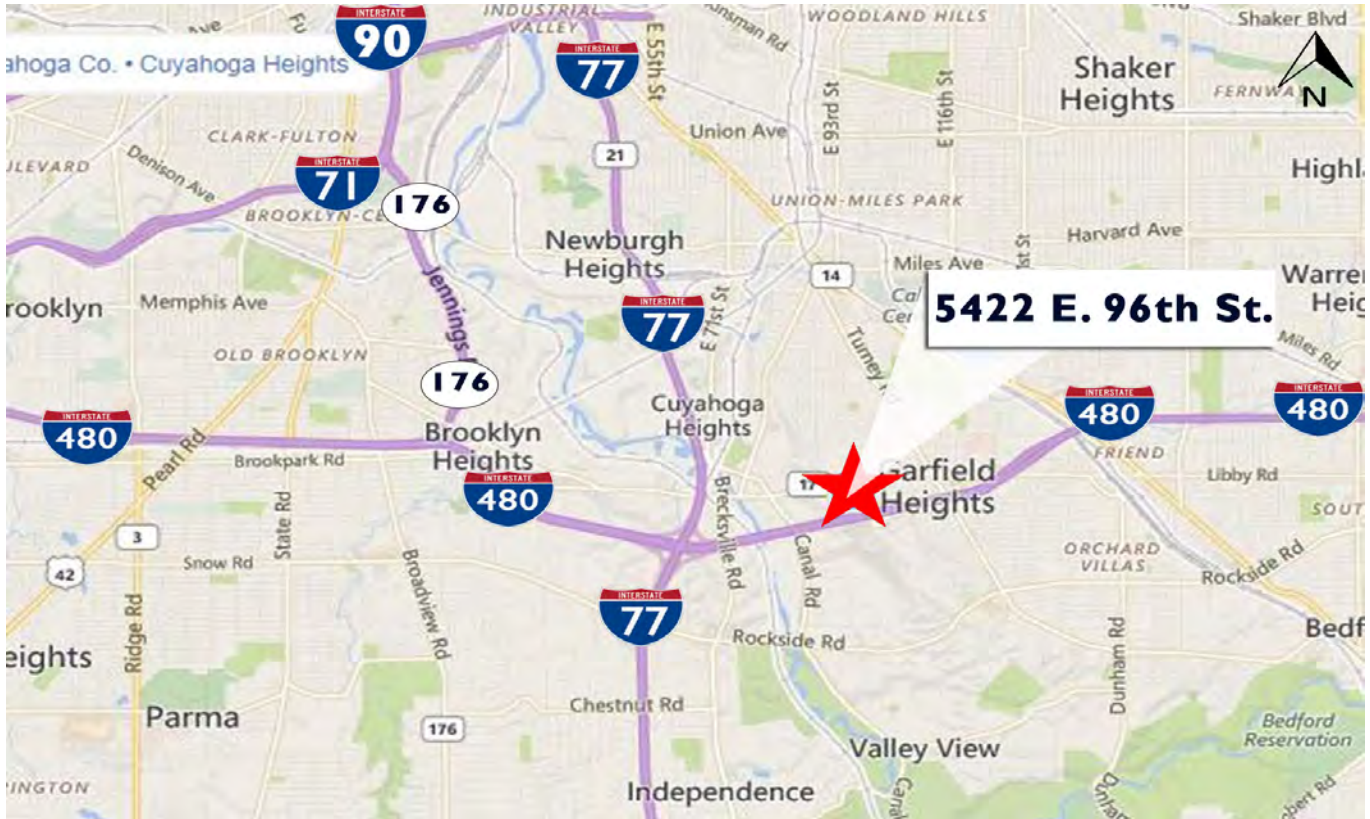
3 Summit Park Drive,  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
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**Map**



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**1st Floor Plan - Up to 8,090 SF Available**



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**2nd Floor Plan - Up to 8,682 SF Available**

