

PARKWAY BUSINESS PLAZA I

WARRENSVILLE HEIGHTS, OHIO

FLEX/OFFICE BUILDING

FOR LEASE



LOCATED IN AN OPPORTUNITY ZONE

4400 RENAISSANCE PARKWAY
WARRENSVILLE HEIGHTS, OHIO 44128

PROPERTY HIGHLIGHTS:

AVAILABILITIES

SUITES 1 & 2

Area: 26,265 sq. ft.

Rental Rate: \$6.00/SF MG

Possession: Immediate

Docks/Drive-ins: 5 docks

BUILDING FEATURES

- 16' 10" clear height
- Prominent highway visibility
- Up to 300 parking spaces
- Easy access to I-271 and I-480
- Available suites are contiguous
- Fully sprinklered
- Built in 1986

EXCELLENT EXPOSURE | EASY HIGHWAY ACCESS

Over 350 feet of frontage on I-271 with a traffic count of more than 130,000 cars on a daily basis. The building sits just north of the four-way interchange of I-271 and I-480/SR-422, allowing access to the north, south, east, and west.

CENTRAL LOCATION

Minutes from Pinecrest (Cleveland's newest Whole Foods' anchored mixed-use district), Eaton's HQ, Cuyahoga Community College, University Hospitals Ahuja Medical Center, Harvard Park, and more.

Exclusively Listed By

TERRY COYNE, SIOR, CCIM

Vice Chairman

216.453.3001

tcoyne@ngkf.com

Licensed Real Estate Salesperson

DAVID HOLLISTER

Managing Director

440.823.1039

dhollister@ngkf.com

Licensed Real Estate Salesperson

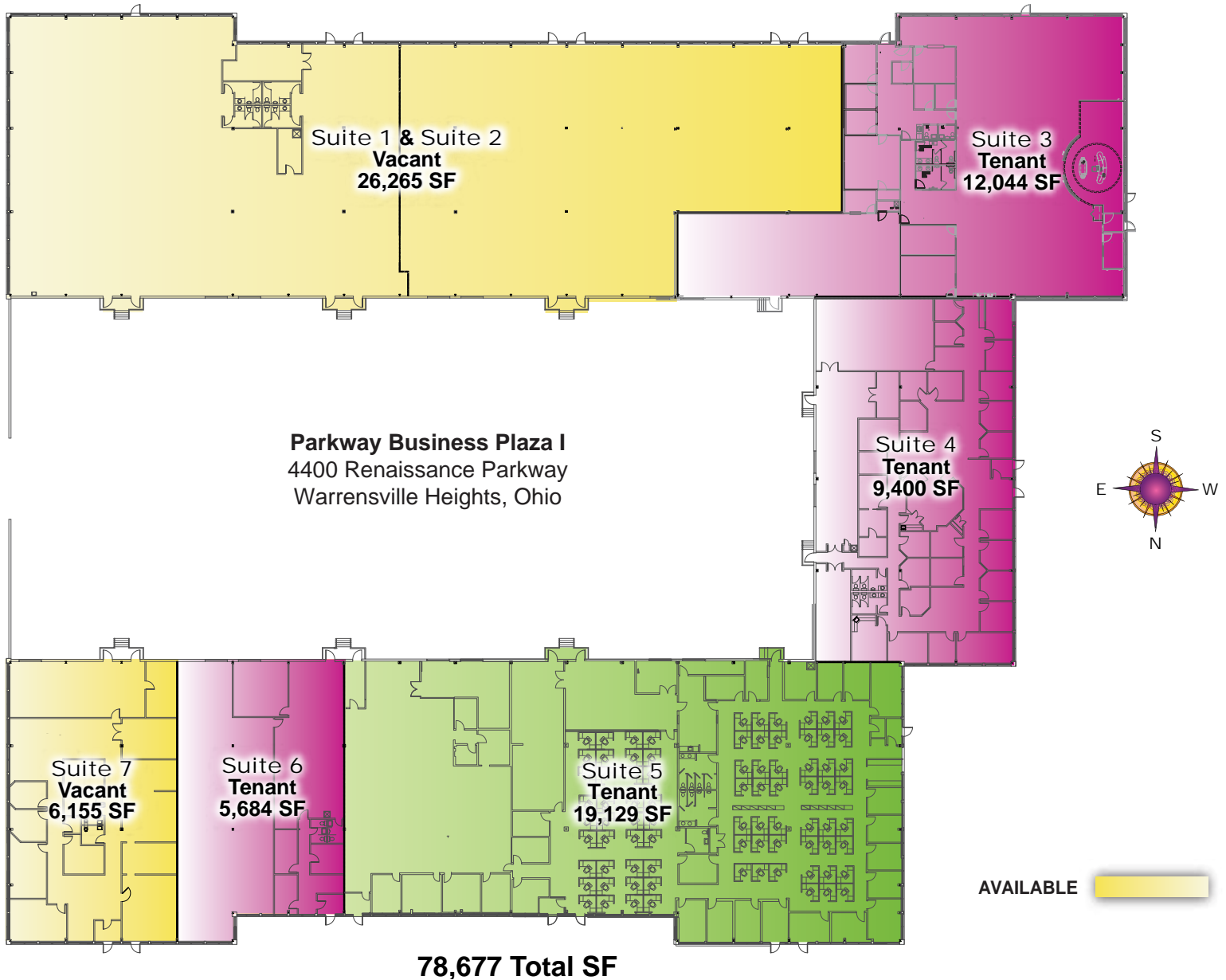


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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth 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.

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