



PIONEER BUILDING

4800 EAST 131ST STREET
GARFIELD HEIGHTS, OHIO

ADDRESS: 4800 East 131st Street, Garfield Heights, Ohio 44105

BUILDING SIZE: 87,548 sq. ft.

NUMBER OF FLOORS: A single story office building with approximately 6,000 sq. ft. on the Lower level.

TOTAL FLOOR AREA: Approximately 81,542 sq. ft.

CLEAR HEIGHT: 14' clear to bottom of bar joists. Existing acoustical tile ceilings set at 10 feet clear.

PARKING: 5 spaces per 1,000 sq. ft.

SPACE AVAILABLE: 78,416 USF available. Up to 52,000 USF available within 30-45 days for Tenant improvement work.

RENTAL RATE: \$8.50NNN per RSF

NET CHARGES: Includes Real Estate Taxes, Insurance and CAM (Estimated to be \$3.38)

COMMON AREA FACTOR: 4.18%

TENANT IMPROVEMENT ALLOWANCE: Negotiable

ESCALATION: Annual increase of \$0.25 per year

SUITE MAINTENANCE: Maintenance of all mechanical systems, including primary electrical service and plumbing, by Lessor. Replacement of lamps and ballasts paid for by Lessee, but provided and installed by Lessor.

UTILITIES: Tenant pays for its own electric for lights and outlets in addition to sub metered HVAC.

COMMON AREA MAINTENANCE: All maintenance of public or common areas including, but not limited to, mechanical system, roof, parking lot, landscaping and snow removal, rubbish removal to be provided by Lessor and paid for by Tenant based upon their pro rata share.

LLOYD D. MAZUR
lmazur@daladgroup.com

JASON LAVER
jlaver@daladgroup.com

T (216) 447-0070

F (216) 447-5028
www.daladgroup.com

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STANDARD BUILDING FEATURES: HVAC – Heating and cooling is provided by constant volume roof top package units with sufficient thermostatic controls to meet the space layout requirements. Tenant is billed directly for utility consumption.

RESTROOMS: Men's and women's adjacent to suite.

CAFETERIA: There is a lunchroom offering a full line of vending for sandwiches, hot and cold beverages, etc.

SPRINKLER SYSTEM: Fully sprinkled building in compliance with NFPA-21.

BUILDING ELECTRICAL SERVICE (WATTS PER FOOT): 1000 KVA to building, 480 x 277 feeds. Ample 480/277 and 120/208 available for Tenant use.

GENERATOR CAPACITY: A shared 375 KVA diesel fired emergency generator. Up to 95 KVA load capacity remains available for Tenant use.

CURRENT FIBER PROVIDERS: Ameritech and AT&T, from two different central offices entering the building from two separate locations.

ADDITIONAL COMMENTS:

- The building interior has several hundred workstations available and private offices. CAT-5 cabling is in place throughout the building.
- The building has elevation and sight-lines to downtown Cleveland buildings.
- Via I-480 at Broadway Avenue the site is very accessible to the entire Greater Cleveland/Northeast Ohio market.

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