Dalad Group

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BUILDING

3301 EAST ROYALTON ROAD
BROADVIEW HEIGHTS, OH

LOCATION: Market Place Business Park is located on the north side of East Royalton Road (S.R. 82) approximately 1/2 mile west of the I-77 and S.R. 82 interchange. This building is located on the northeast corner of Royalton Road (S.R. 82) and Market Place.

BUILDING: 29,040 sq. ft. (242' x 120'), single-story structural steel building with a masonry shell that is designed for multi-tenant office/warehouse use with recently updated walkways, lighting, building signs and individual tenant signage.

BAY SIZE: Space is provided as required and is divisible into minimum sized bays of 3,600 sq. ft. (30' x 120'). Window modules are designed on 10' centers to allow for size increases in 1,200 sq. ft. increments.

RENTAL RATE: Office – $10 per sq. ft., triple net
Warehouse – $5 per sq. ft., triple net

TRIPLE NET LEASE: Tenant pays for its pro rata share of real estate taxes, common area maintenance and insurance, which were $2.21 per sq. ft. in 2007.

TENANT FINISHES: Landlord provides "turnkey" construction of the leased premises. Offices are provided with painted drywall partitions, dropped acoustical tile ceiling with 2' x 4' fluorescent light fixtures, constant volume HVAC system and building standard carpet or vinyl tile as required. Warehouse space is provided with heat, concrete floors and standard warehouse lighting (metal halide or fluorescent).

LEASE TERM: Five (5) years typical.

UTILITIES AND MAINTENANCE: Natural gas and electric are separately metered and paid by tenant directly to the appropriate utility. Tenant is responsible for janitorial services and interior maintenance of the HVAC as well as maintenance of the electrical and plumbing systems inside the premises.

CLEARANCE: Approximately 18' to underside of joists in warehouse area.

DOCK/DRIVE-IN ACCESS: Loading docks or drive-in doors provided per tenant requirements.

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