



Heritage Corporate Center

NORTHEAST QUADRANT OF I-77 AND
ROUTE 82 BROADVIEW HEIGHTS, OHIO

LOCATION: Located on East Royalton Road (State Route 82) one block east of the I-77 and Route 82 interchange in Broadview Heights, Ohio.

BUILDING: A two-story multi-tone masonry structure with tinted ribbon glass windows and a dramatic two-story glass entrance and lobby set in a campus environment with excellent access to Interstate 77.

SPACE AVAILABLE: Approximately 11,818 rentable square feet

RATE PER RENTABLE SQUARE FOOT: \$22.50

TERM: Five (5) years typical

OCCUPANCY: May 2004

TENANT IMPROVEMENTS: Turnkey buildout based upon a mutually agreed upon floor plan utilizing building standard materials and finishes.

ESCALATION: Tenant pays its proportionate share of increases of direct operating expenses, real estate taxes and increases in insurance after base year.

UTILITIES: All are included, except utilities for tenant's lights and outlets, which are sub-metered and invoiced directly to Tenant.

SERVICES: Full-service lease including heating, ventilation, air conditioning and five-night-a-week janitorial service, rubbish removal and periodic window washing.

PARKING: Paved, illuminated parking areas surround the building at a ratio of 4.5 per 1,000 rentable square feet.

SECURITY: "Proximity type," secured access key card readers are located at all exterior entrances to provide after-hours access.

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HVAC SYSTEM: Two 75-ton roof mounted D/X type units provide base building cooling. Air distribution and ventilation air is variable air volume (VAV) technology. The system is typically zoned at approximately one VAV per 650 square feet but is flexible to accommodate additional zones based on space design. Heat is by fan powered "serial type" VAV's with two-stage resistance heating units arrayed on the perimeter of the building. The entire system is managed by a fully automated DDC control package, which is monitored both on-site and at the Dalad Group headquarters.

BUILDING HOURS: Building hours for HVAC services, common area lighting and unsecured access to common areas are Monday through Friday—7 a.m. to 6 p.m. and Saturday—8 a.m. to 1 p.m.

FIRE & LIFE SAFETY: The building is fully sprinklered. A centrally monitored integrated emergency response system exists to supervise sprinkler flow and tamper alarms, pull stations, smoke detectors in high hazard areas, and initiate audio/visual notification devices.

BUILDING FEATURES AND AMENITIES:

- Approximately 30 heated garage parking spaces in lower level with direct elevator access available at \$65 per month.
- Lower level storage space available at a rate of \$8 per rentable square feet
- Amenity pavilion with lunchroom and two 20' x 25' conference rooms. Rooms may be combined to create larger space suitable for presentations or receptions. Lunchroom walks out onto outdoor patio overlooking valley 100 feet below.
- Drop-off circle serves main entrances and provides convenient visitor parking
- Landscaped roof garden located between buildings at top of drop-off circle. Roof garden features post-and-column architecture, monumental skylight into pavilion and built-in seating.
- Interchange location provides outstanding access and visibility
- Hotel planned on site

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