

## PIONEER BUILDING II

4800 EAST 131ST STREET  
GARFIELD HEIGHTS, OHIO



**LOCATION:** 4800 East 131st Street, Garfield Heights, Ohio 44105

**BUILDING SIZE:** 34,055 sq. ft.

**NUMBER OF FLOORS:** A single story office building

**TOTAL FLOOR AREA:** 34,055 sq. ft.

**CLEAR HEIGHT:** Approximately 14 feet clear to bottom of bar joists.

**PARKING:** Five spaces per 1,000 sq. ft.

**SPACE AVAILABLE:** Up to 34,055 sq. ft.

**RENTAL RATE:** \$8.50NNN per rentable square foot

**NET CHARGES:** Includes real estate taxes, insurance and common area maintenance (Estimated to be \$3.38 per sq. ft.)

**TENANT IMPROVEMENT ALLOWANCE:** Negotiable

**ESCALATION:** Annual increase of \$0.25 per sq. ft. annually

**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 prorata share.

**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.

**BUILDING ELECTRICAL SERVICE (WATTS PER FOOT):** Service to be upgraded to 8 watts per sq. ft.

**ADDITIONAL COMMENTS:**

- The building has elevation and sight-lines to downtown Cleveland buildings.
- Via Interstate 480 at Broadway Avenue, the site is very accessible to the entire Greater Cleveland/Northeast Ohio market.

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