



## G BUILDING

2525 ROYALTON ROAD (ROUTE 82)  
BROADVIEW HEIGHTS, OH

**LOCATION:** The 2525 Royalton Road building is located on the north side of East Royalton Road (State Route 82) approximately 3/4 mile west of the I-77 & State Route 82 interchange.

**BUILDING:** 56,000 sq. ft. steel and masonry building designed for multi-tenant office/warehouse use.

**RENTAL RATE:** Office – \$10.50 per sq. ft., triple net  
Warehouse – \$5.50 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 \$2.46 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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