



7777  
WALL STREET  
VALLEY VIEW, OH

**LOCATION:** The building is located at the northwest corner of Wall Street and West Canal Road, approximately one mile north of Rockside Road and one block south of the I-480 overhead bridge (West Canal Road runs parallel with Canal Road).

**BUILDING:** 36,000 sq. ft. (300' x 120') with rear dock access.

**RATE:** Office – \$9.50 per sq. ft., triple net  
Warehouse – \$4.50 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 \$1.52 per sq. ft. for 2007.

**LEASE TERM:** Five (5) years typical.

**UTILITIES AND MAINTENANCE:** Tenant pays electric consumption directly to the providing utility. Landlord invoices for use of natural gas based on sub-metered consumption. Water and sewer is billed quarterly by landlord on a building prorata basis. HVAC maintenance, janitorial and interior repairs are the responsibility of the Tenant at Tenant's own expense.

**CLEARANCE:** 16' to underside of joists.

**TENANT IMPROVEMENTS:** Office and warehouse space is built by the Landlord to meet Tenant requirements. Docks or drive-in doors installed as needed.

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