

For Sublease

CBRE

# High-Image Flex Office / Warehouse Unit with Drive-Ins

6190 Cochran Road, Suite D  
Solon, OH 44139

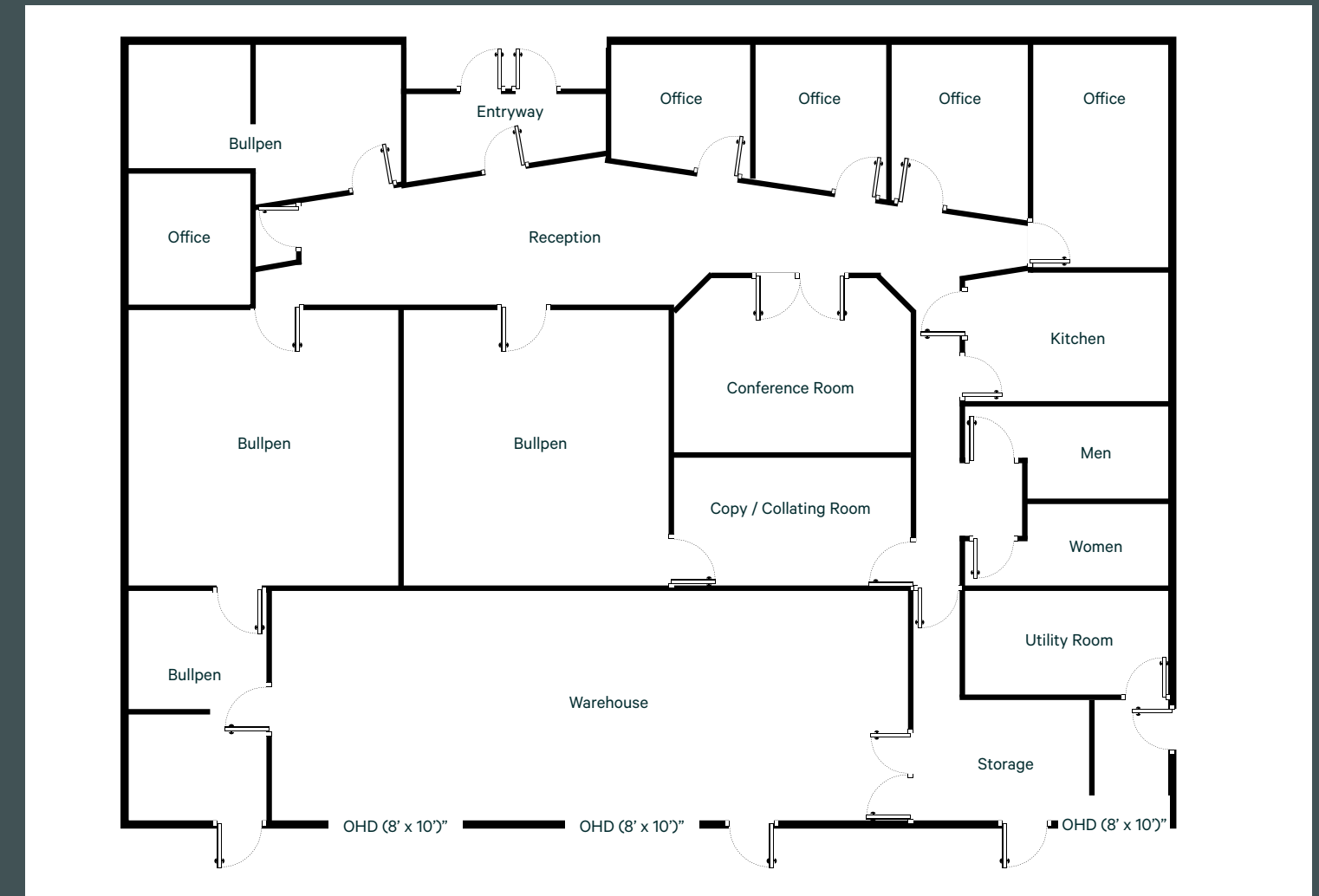


# Property Overview

- + Available for: Sublease
- + Flex (Office / Warehouse)
- + Total Unit Size: 6,440 RSF
  - + Office Size: 5,360 RSF
  - + Warehouse Size: 1,080 RSF
- + 24/7 Private Entry
- + Three (8' x 10') Overhead Drive-In Doors
- + 3 Dedicated Parking Spaces
- + Great Highway Access (within 5 Miles of US-422, I-480, and I-271)
- + Move-In Ready (existing furniture available for future tenant)

- + Office Layout:
  - + 5 Private Offices
  - + 4 Bull Pens
  - + Copy Room
  - + Kitchen
  - + Conference Room
  - + Utility Room
- + **Sublease Through: 10/31/2024**
- + **Asking Rate: \$9.50 / SF NNN**
- + **Estimated NNN: \$0.85 / SF**

# Floor Plan



# Demographic Overview 5 Mile Radius


  
**\$92,500**  
Avg. Household Income

  
**4,810**  
Employees

  
**112,887**  
Population

  
**46,946**  
Households

  
**\$268,276**  
Avg. Housing Value

  
**45**  
Median Age

# Solon Trade Area



### TRADE AREA INFO

Bainbridge Road & OH-91  
(3 Miles)

- Population: 27,726
- Daytime Population: 36,844
- Total Households: 10,166
- Median HH Income: \$106,005
- Total Businesses: 1,332
- Total Employees: 28,125

### MAJOR OFFICE BUILDINGS

537,349 Total SF  
(Source, CoStar)

1. Nestle - 141,208 SF
2. Swagelok Global HQ - 130,000 SF
3. Industrial Commercial Prop. - 102,500 SF
4. Fountain Parkway III - 100,000 SF
5. Arbor Court II - 63,641 SF

### HOTELS

5 Hotels/426 Rooms  
(Source, CoStar)

1. Springhill Suites - 120
2. Hampton Inn - 103
3. TownePlace Suites - 97
4. Homewood Suites - 86
5. Solon Motel - 20

### MAJOR EMPLOYERS

1. Swagelok - 3,800
2. TTI Floor Care - 2,900
3. Nestle - 2,500
4. Kennametal - 400
5. Venture Lighting - 300

## Contact Us

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