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AVAILABLE FOR LEASE
10601 Memphis Avenue – Brooklyn, Ohio

Call-Center or Operations Center

BUILDING:	American Greetings Corporation
TOTAL AVAILABLE OFFICE SPACE:	36,000 sq. ft. office space
AVAILABILITY:	Immediately
CURRENT CONDITION OF SPACE:	Exceptional Open Plan Layout
ASKING BASE RENT:	\$10.00/SF, NNN
ELECTRICITY:	Tenant pays for separately metered electricity
HVAC:	Tenant controlled variable air volume system
OPERATING EXPENSES:	Tenant is responsible for its pro-rata share of operating expenses and taxes.
POWER:	There is a 4,160 volt line feeding a substation with a 750 KVA dry type transformer which steps down to 480/277V and then a 150 KVA dry type transformer taking the 480V to 120/208V. There is no backup generator.
PARKING:	Parking capable of accommodating 180 cars. Abundant additional parking available on campus.
IMPROVEMENTS:	Significant upgrades throughout.
BUILDING AMENITIES:	<ul style="list-style-type: none">▪ Near American Greetings Campus▪ Ideal space for call center or operations center▪ Park-like setting▪ Excellent freeway access▪ Close proximity to restaurants and retail.

For further information contact:

Christopher S. Semarjian, SIOR, (216) 831-3310, Ext. 235
Jeffrey A. Bilsky, (216) 831-3310, Ext 240



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