

For Sale

Investment/Redevelopment Opportunity

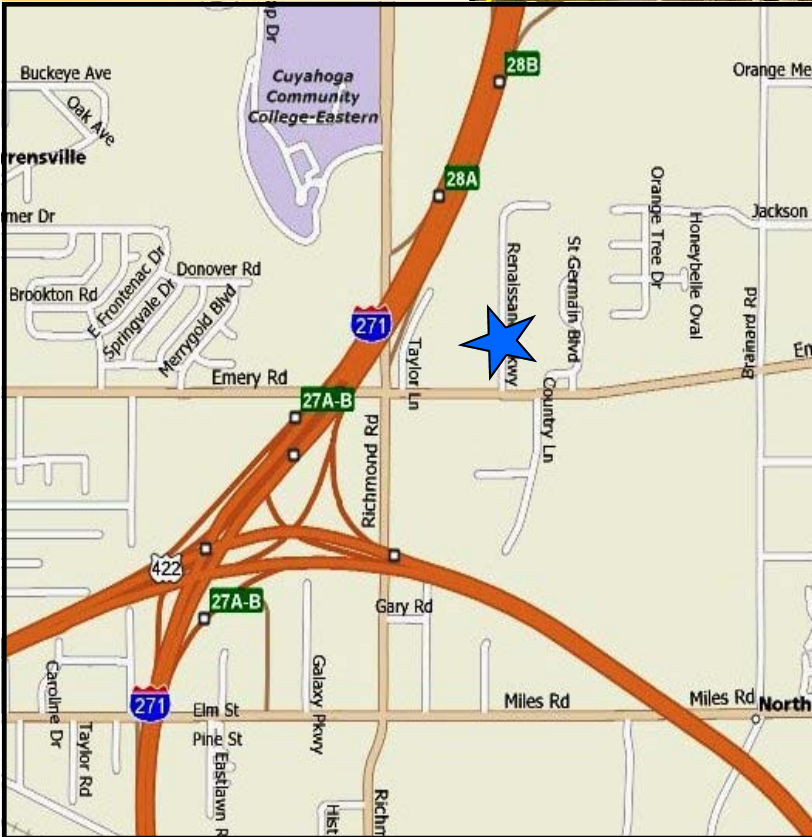
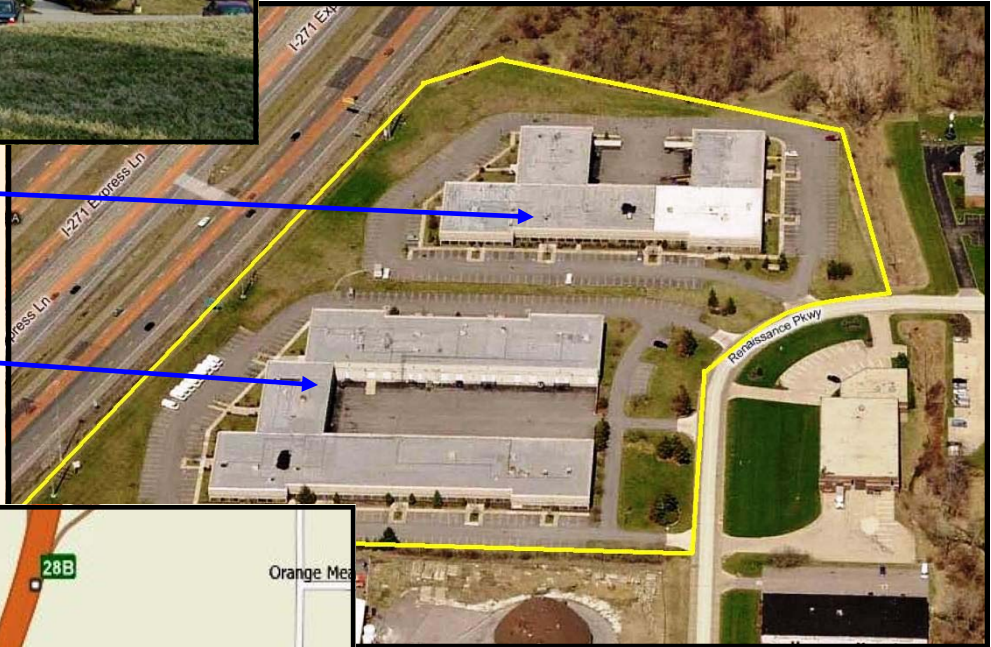


Parkway Business Plaza I & II

4400 & 4350 Renaissance Parkway
Warrensville Heights, Ohio

Parkway Business Plaza II
4350 Renaissance Parkway

Parkway Business Plaza I
4400 Renaissance Parkway



Fast Facts:

- Two industrial/flex buildings for sale
- 78,677 square feet and 54,604 square feet
- Can be purchased together or separately
- Great location on highways I-480 and I-271
- Redevelopment opportunities—58.2% and 39.6% vacancy rates
- 500' Highway visibility on I-271
- University Hospitals building a new 53 acre, 200 bed campus less than a mile away—opening 2010
- Asking Price: \$50.00 per square foot

For more information:

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For Sale—Redevelopment Opportunity

Parkway Business Plaza I 4400 Renaissance Parkway

Offering Price:	\$3,933,850
Price / square foot:	\$50.00
Total Square Feet	78,677
Year Built:	1986
Ceiling Clear Height	17' (warehouse)
Parking	Over 372 spaces
Docks:	16
Actual Occupancy Rate:	41.8%
Average Gross Rent:	\$8.79/sf
2008 Operating Expenses:	\$2.30/sf
Average Net Rent:	\$6.49/sf
Other:	Fully Sprinklered

Parkway Business Plaza II 4350 Renaissance Parkway

Offering Price:	\$2,730,200
Price / square foot:	\$50.00
Total Square Feet:	54,604
Year Built:	1988
Ceiling Clear Height	17' (warehouse)
Parking:	Over 200 spaces
Docks:	10
Actual Occupancy Rate:	60.4%
Average Gross Rent:	\$8.13/sf
2008 Operating Expenses:	\$2.11/sf
Average Net Rent:	\$6.02/sf
Other:	Fully Sprinklered

