

AVAILABLE FOR LEASE

CROWN POINTE

175 MONTROSE WEST • COPLEY, OHIO

UP TO 4,519 RSF AVAILABLE ON THE FIRST FLOOR



PROPERTY HIGHLIGHTS:

- **AVAILABLE SPACE:**
First floor spaces of 1,701 RSF and 2,818 RSF
Maximum contiguous space of 4,519 RSF available.
- Renovated common lunch and conference rooms
- Developed in 1998, recently renovated in 2003
- 170 parking spaces (4.16/1,000)
- Located adjacent to many area hotels and restaurants
- Abundant surface parking surrounding the building
- Great location with immediate access to I-77 and Route 18

For more information, **contact** our licensed real estate salesperson:

KRISTY HULL, SIOR, CCIM 216.453.3055
MANAGING DIRECTOR khull@ngkf.com

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

LEASE RATE:
\$17.50/SF, MODIFIED GROSS

**Newmark Grubb
Knight Frank**

www.ngkf.com/cleveland

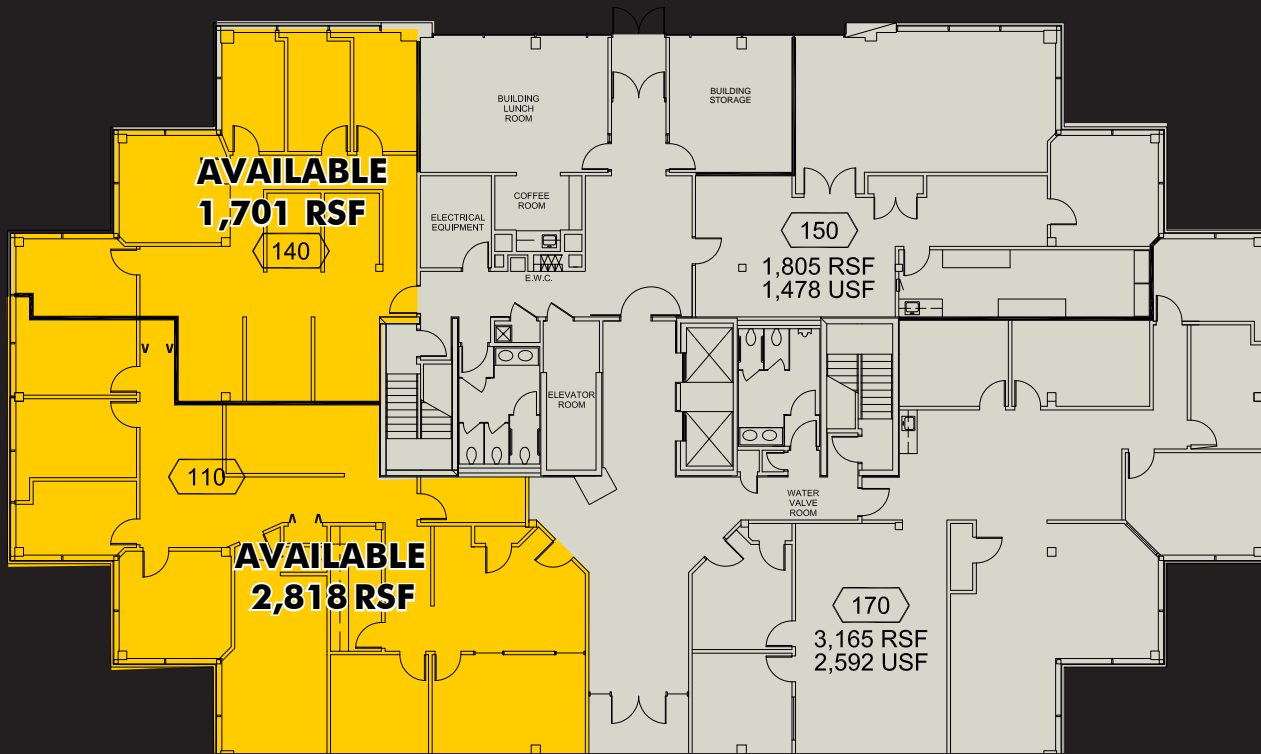


Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

AVAILABLE FOR LEASE

CROWN POINTE 175 MONTROSE WEST • COPLEY, OHIO

FIRST FLOOR: **4,519 RSF**



For more information, contact our licensed real estate salesperson:

KRISTY HULL, SIOR, CCIM 216.453.3055
MANAGING DIRECTOR khull@ngkf.com

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

**Newmark Grubb
Knight Frank**

www.ngkf.com/cleveland



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

AVAILABLE FOR LEASE

CROWN POINTE 175 MONTROSE WEST • COPLEY, OHIO



For more information, **contact** our licensed real estate salesperson:

KRISTY HULL, SIOR, CCIM 216.453.3055
MANAGING DIRECTOR khull@ngkf.com

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

**Newmark Grubb
Knight Frank**

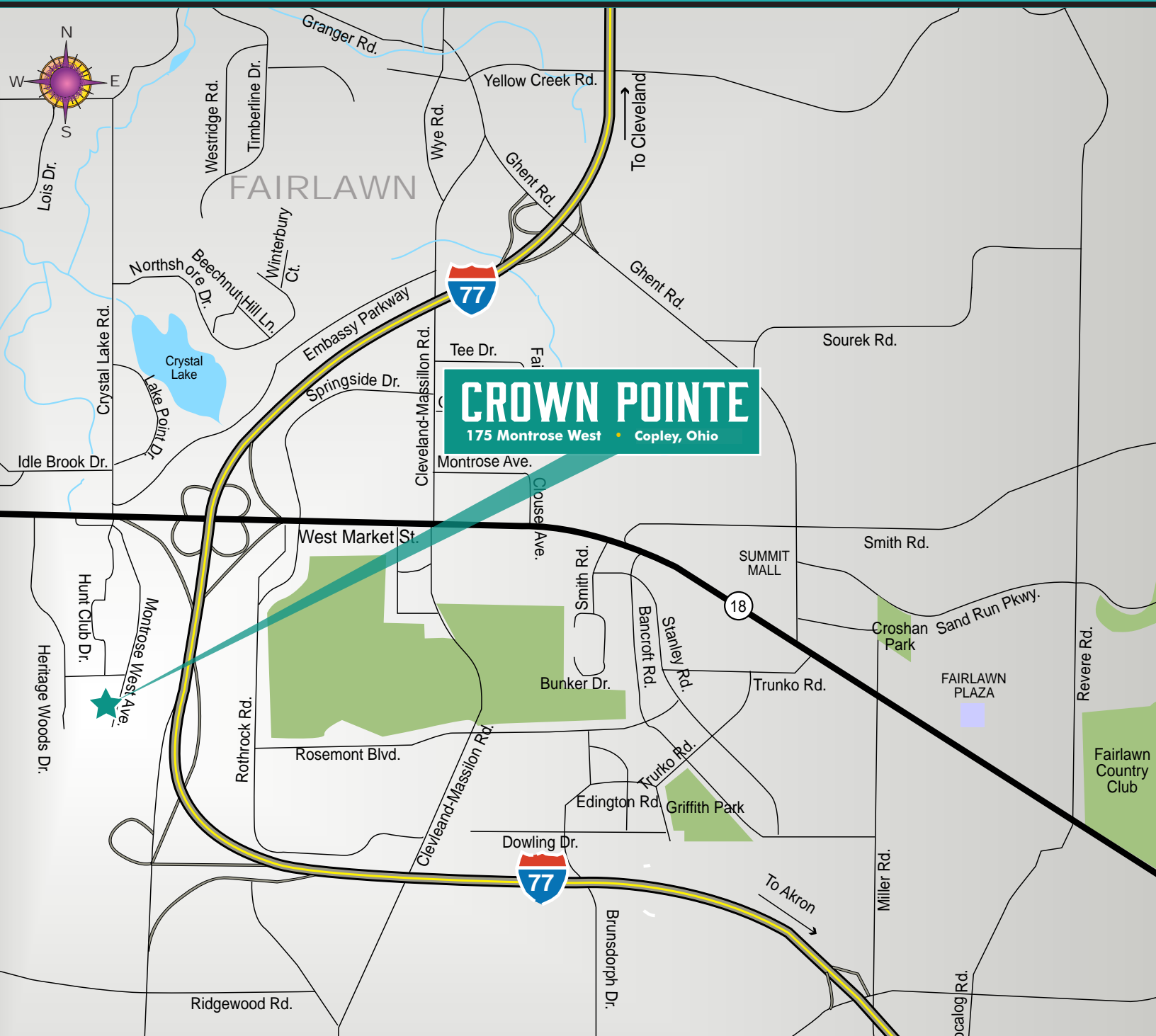
www.ngkf.com/cleveland



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

AVAILABLE FOR LEASE

CROWN POINTE 175 MONTROSE WEST • COPLEY, OHIO



For more information, **contact** our licensed real estate salesperson:

KRISTY HULL, SIOR, CCIM 216.453.3055
MANAGING DIRECTOR khull@ngkf.com

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

**Newmark Grubb
Knight Frank**

www.ngkf.com/cleveland



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.