

# FOR LEASE-RARE OPPORTUNITY

## 5533 CANAL ROAD • VALLEY VIEW, OHIO

**17,843 SF OFFICE BUILDING**



### Property Highlights:

- **17,843 SF freestanding office building**
  - **Lower Level: 7,843 SF**
  - **First Floor: 10,000 SF**
- **Built in 1976**
- **100% brick/block construction**
- **Ample parking (3/1,000)**
- **Creative layout featuring both private offices and open space**
- **Amenities include:**
  - **3 executive offices and executive conference room**
- **Superb amenity rich location, moments from I-480 & I-77 with multiple access points**
- **Perfect corporate headquarters or regional office for tenants who desire the amenities of Rockside Road but not the cost or congested traffic!**



**LEASE RATE: \$12.00/SF MODIFIED GROSS**

For more information, contact our licensed real estate salespersons:

**TERRY COYNE**, SIOR, CCIM  
VICE CHAIRMAN      **216.453.3001**  
   **tcoyne@ngkf.com**

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

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

**Newmark Grubb**  
**Knight Frank**

[www.ngkf.com/cleveland](http://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.

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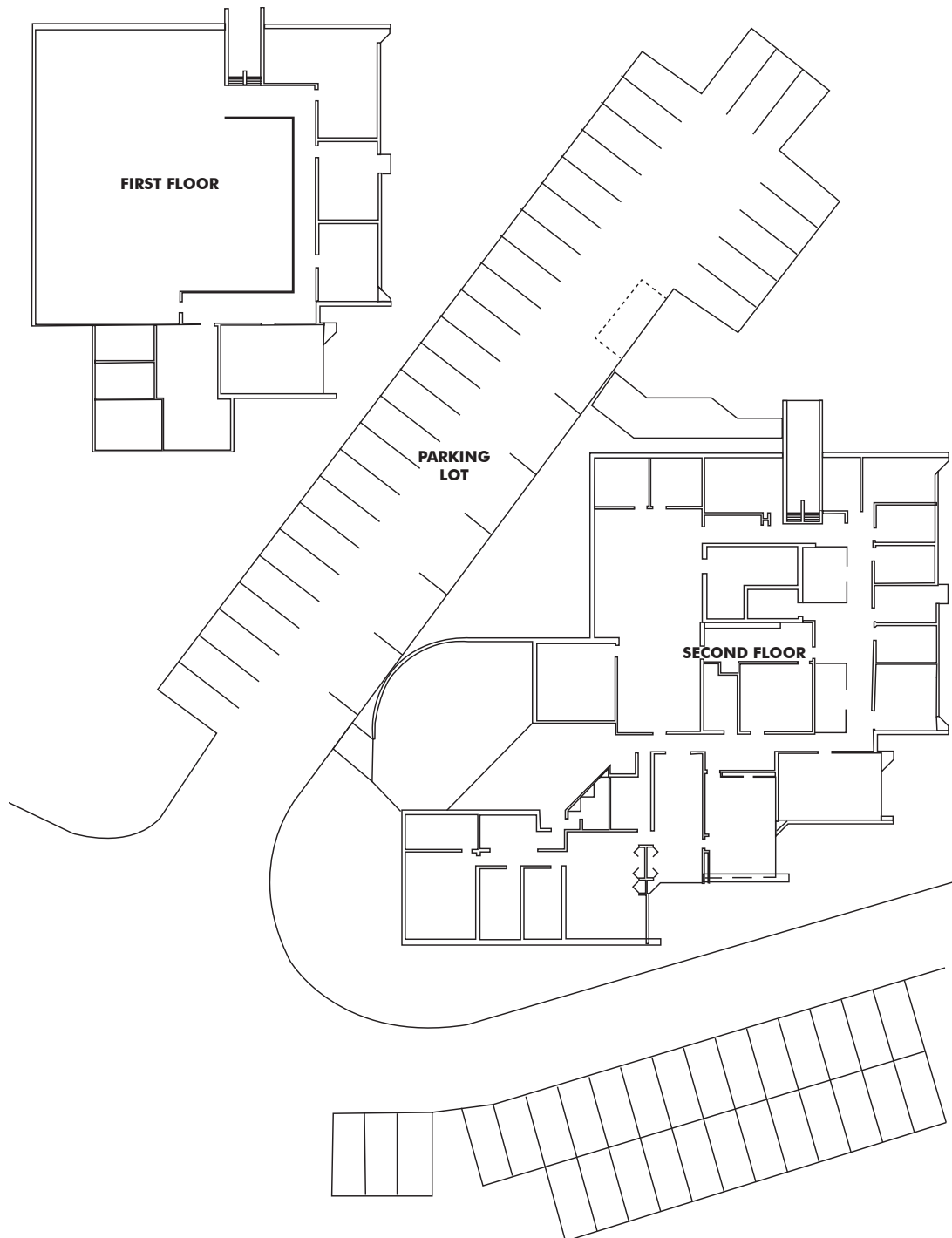
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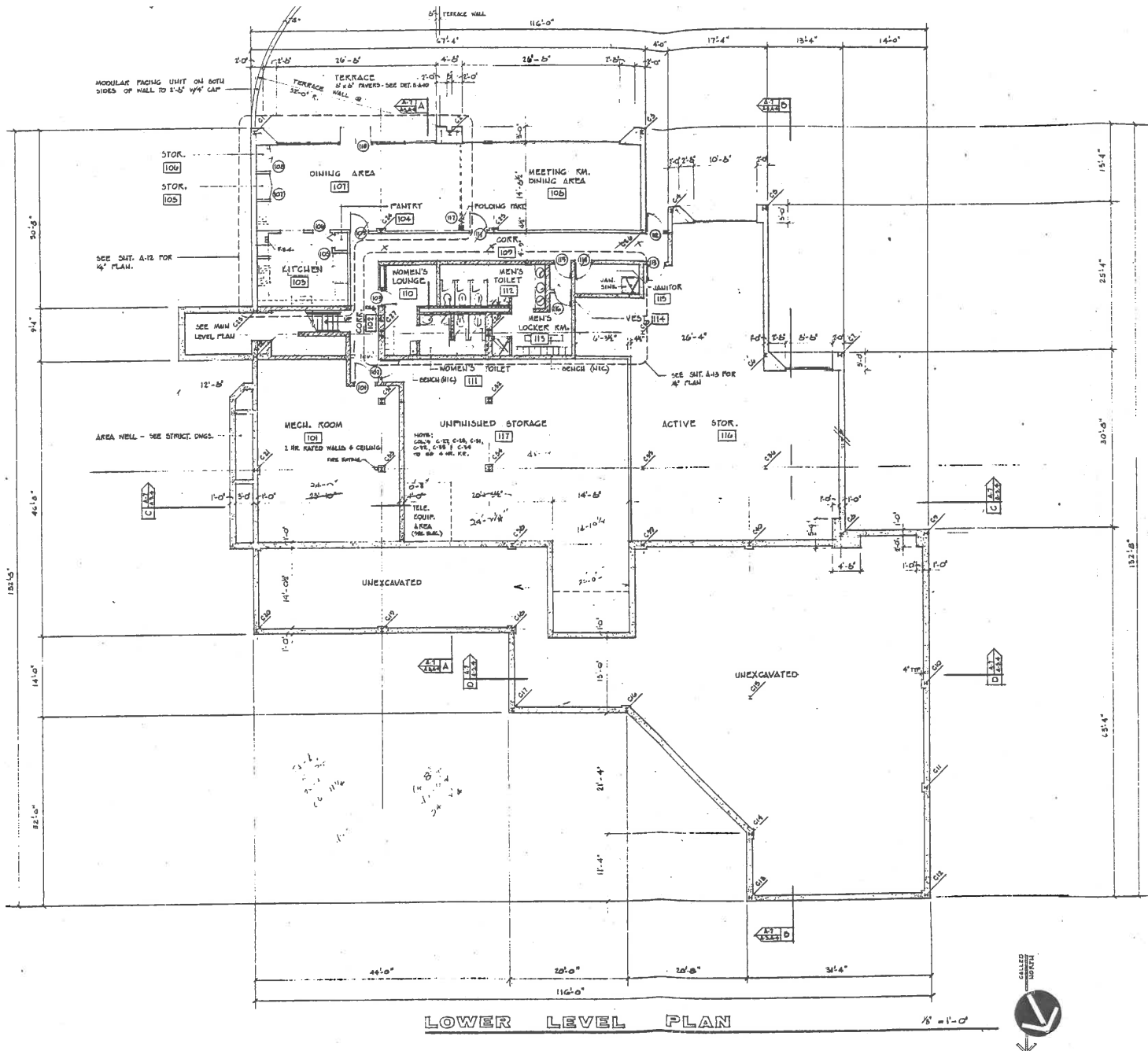
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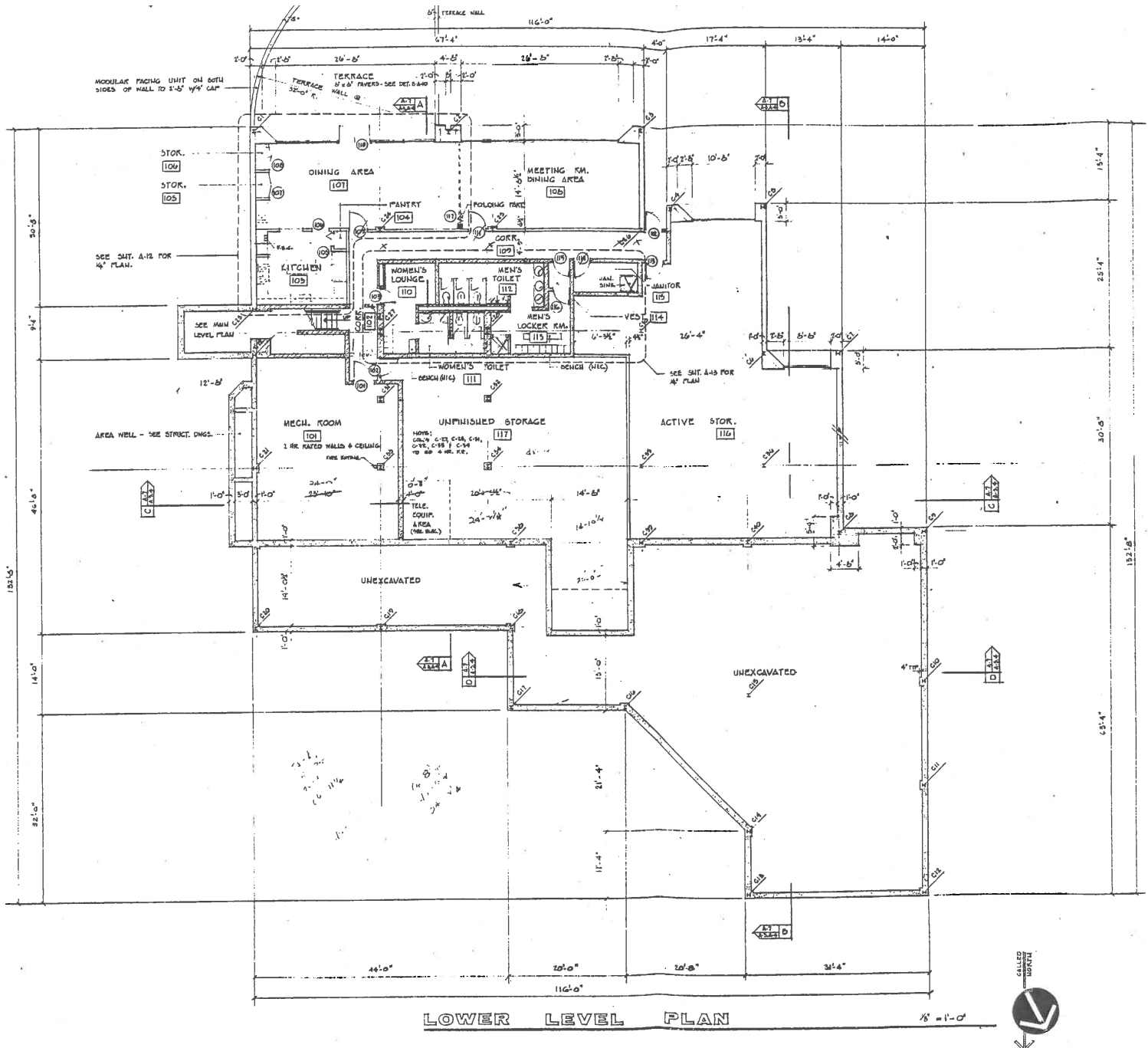
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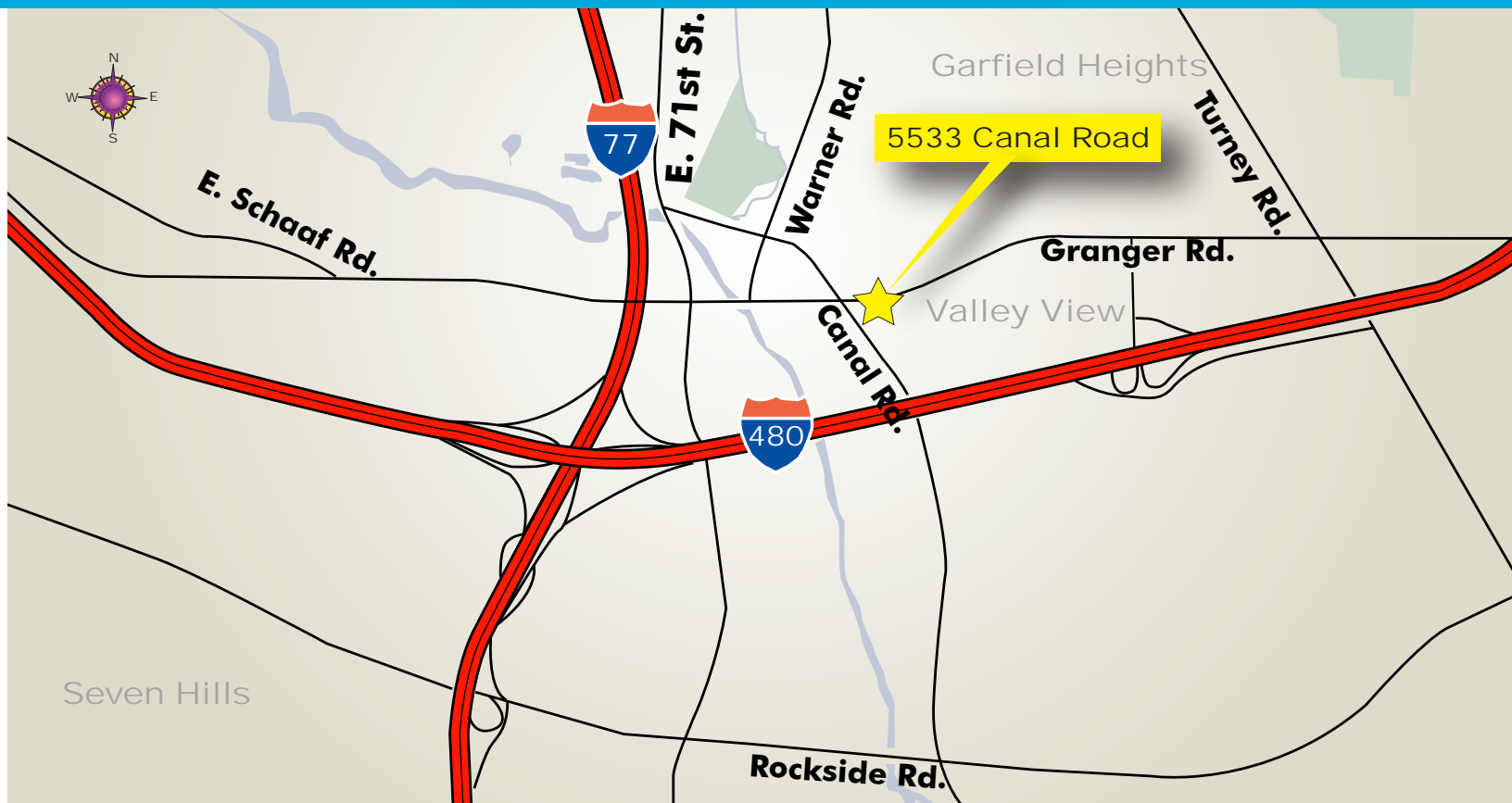
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### Location Highlights:

- Minutes to Rockside Road, Transportation Blvd, I-480 & I-77
- 12 minutes to downtown Cleveland
- 19 minutes to Cleveland Hopkins International Airport
- 48 minutes to Akron-Canton Regional Airport



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