

# 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**

*Terry* **COYNE**

For further information, please contact our licensed real estate salespersons:

**Terry Coyne, SIOR, CCIM**  
Vice Chairman

Office 216.453.3001 Email [tcoyne@ngkf.com](mailto:tcoyne@ngkf.com)

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Knight Frank**

[terrycoyne.com](http://terrycoyne.com)  
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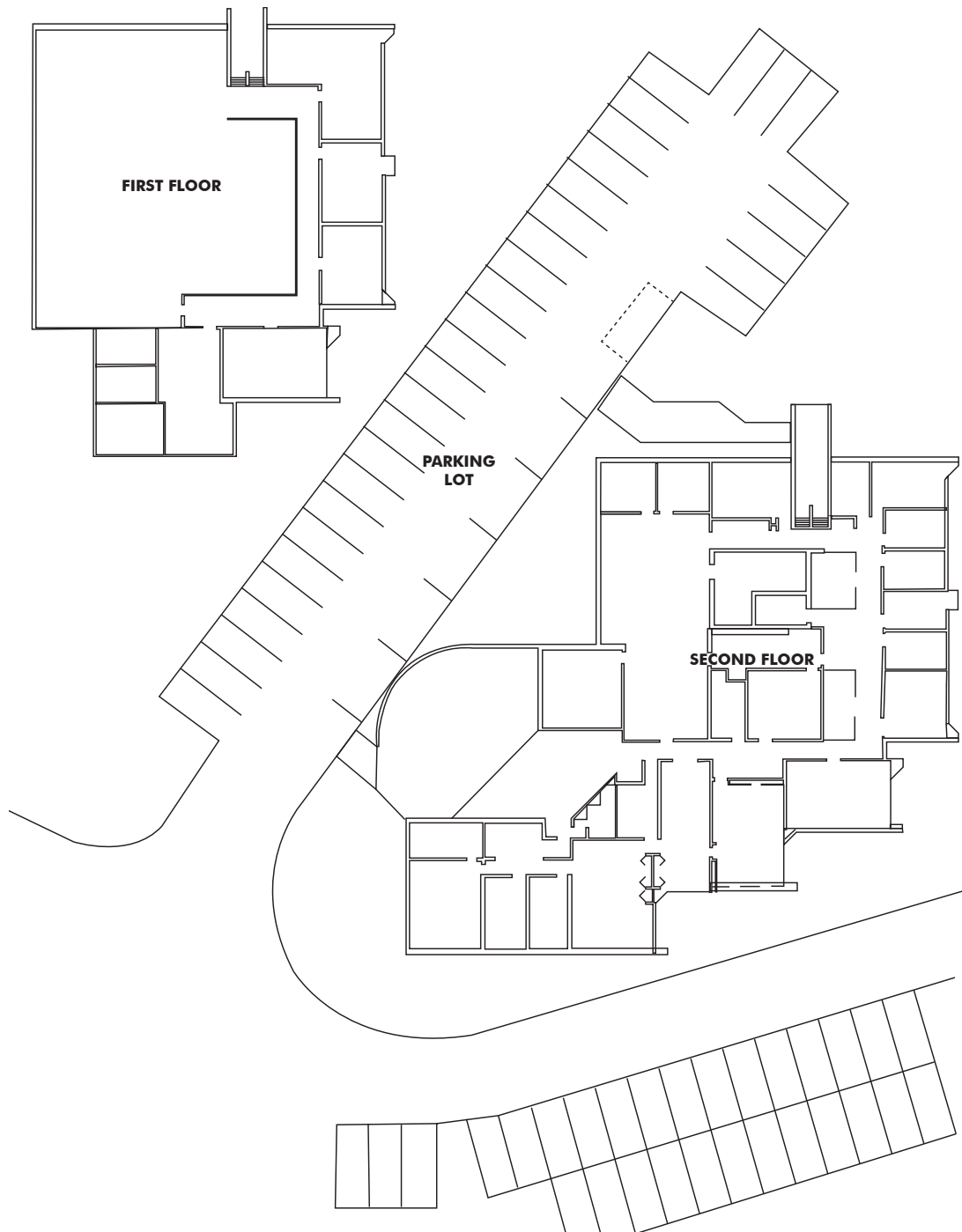
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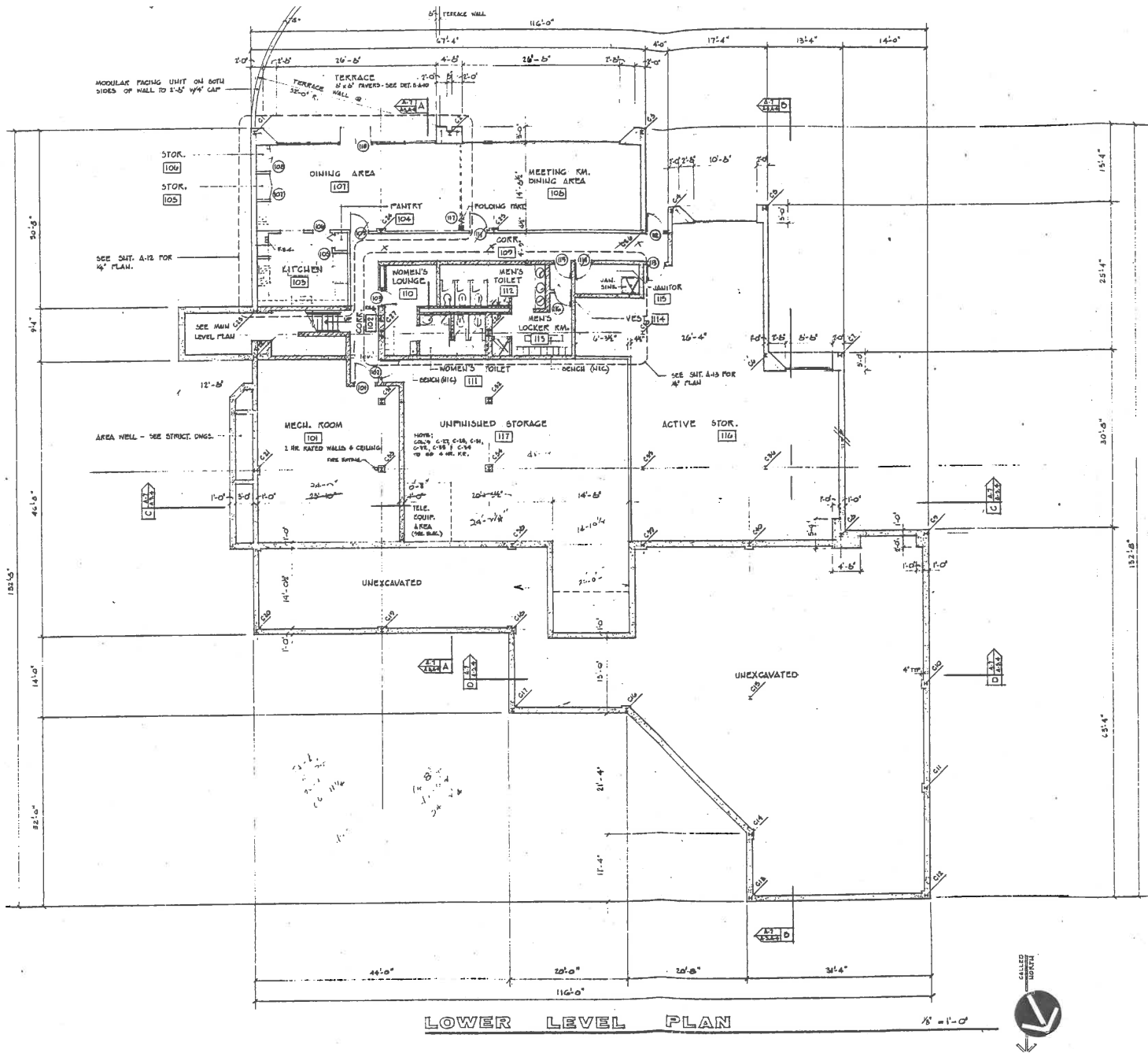
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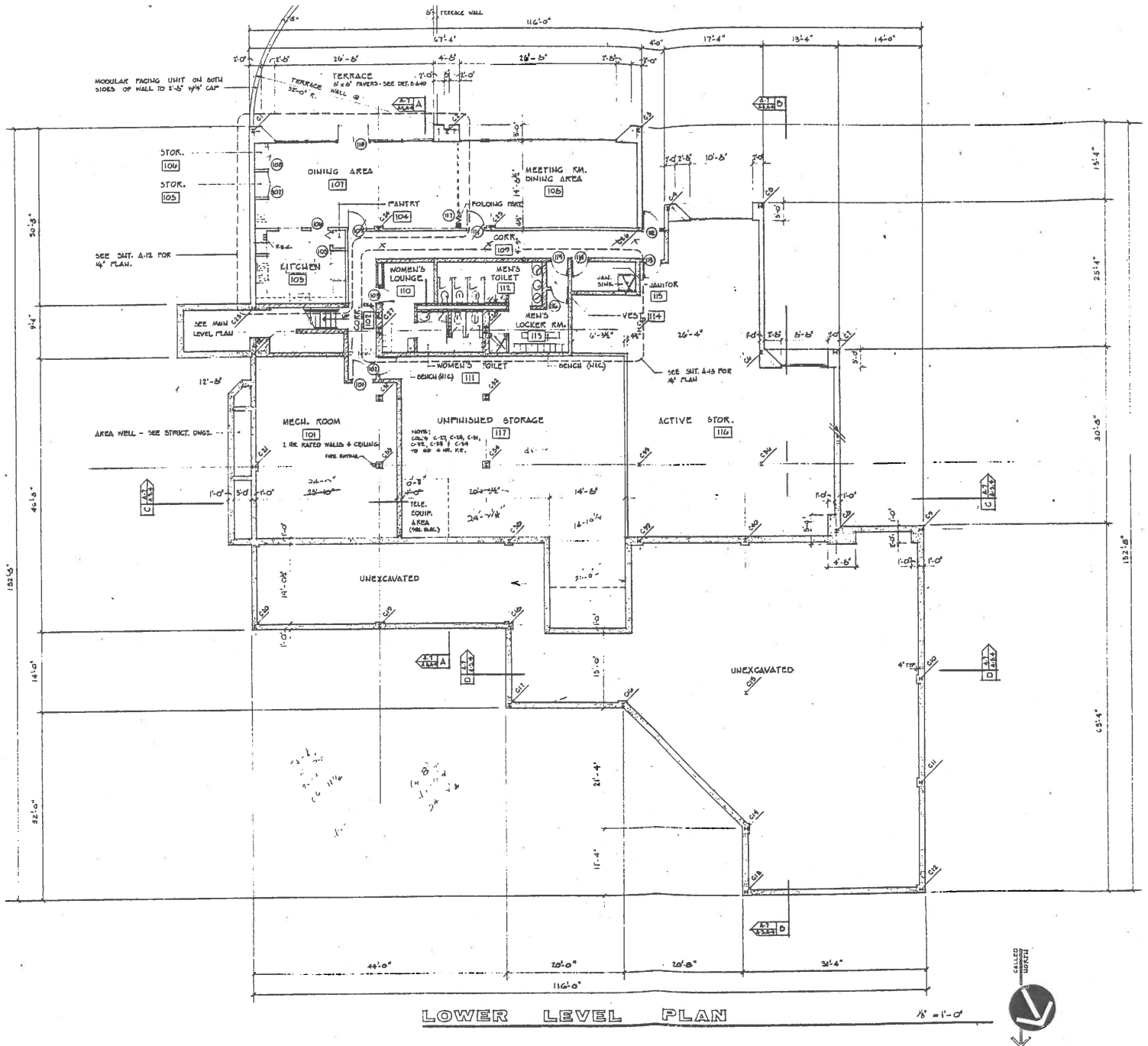
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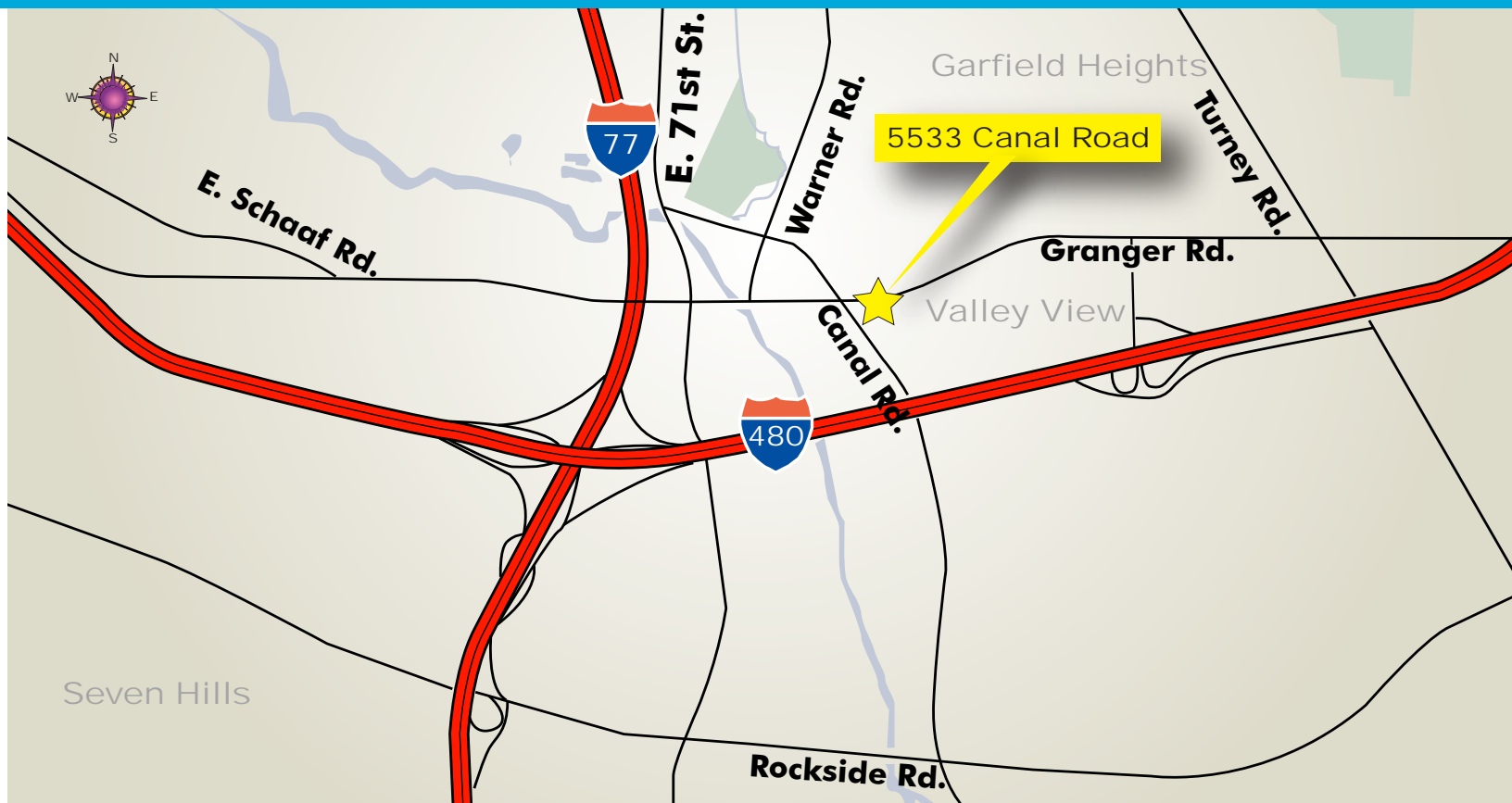
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### Location Highlights:

- 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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