

# AVAILABLE FOR LEASE

## 4,249-Square-Foot Class A Office Space

### HIGHLAND BUSINESS PARK

4480 Richmond Road  
Warrensville Heights, Ohio



**AVAILABLE AREA: 4,249 SF**  
**RENTAL RATE: \$14.50 SF NNN**

#### PROPERTY HIGHLIGHTS

- 72,084 SF building on 11.73 acres
- Built in 2002
- Located in a business park setting
- 18 outdoor parking spaces
- Corporate neighbors include Heinen's, University Hospitals and Tri-C Eastern Campus
- Outstanding access to I-271 and I-480



NEWMARK

[nmrk.com](http://nmrk.com)

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INTERIOR PHOTOS

**HIGHLAND BUSINESS PARK**

**4480 Richmond Road  
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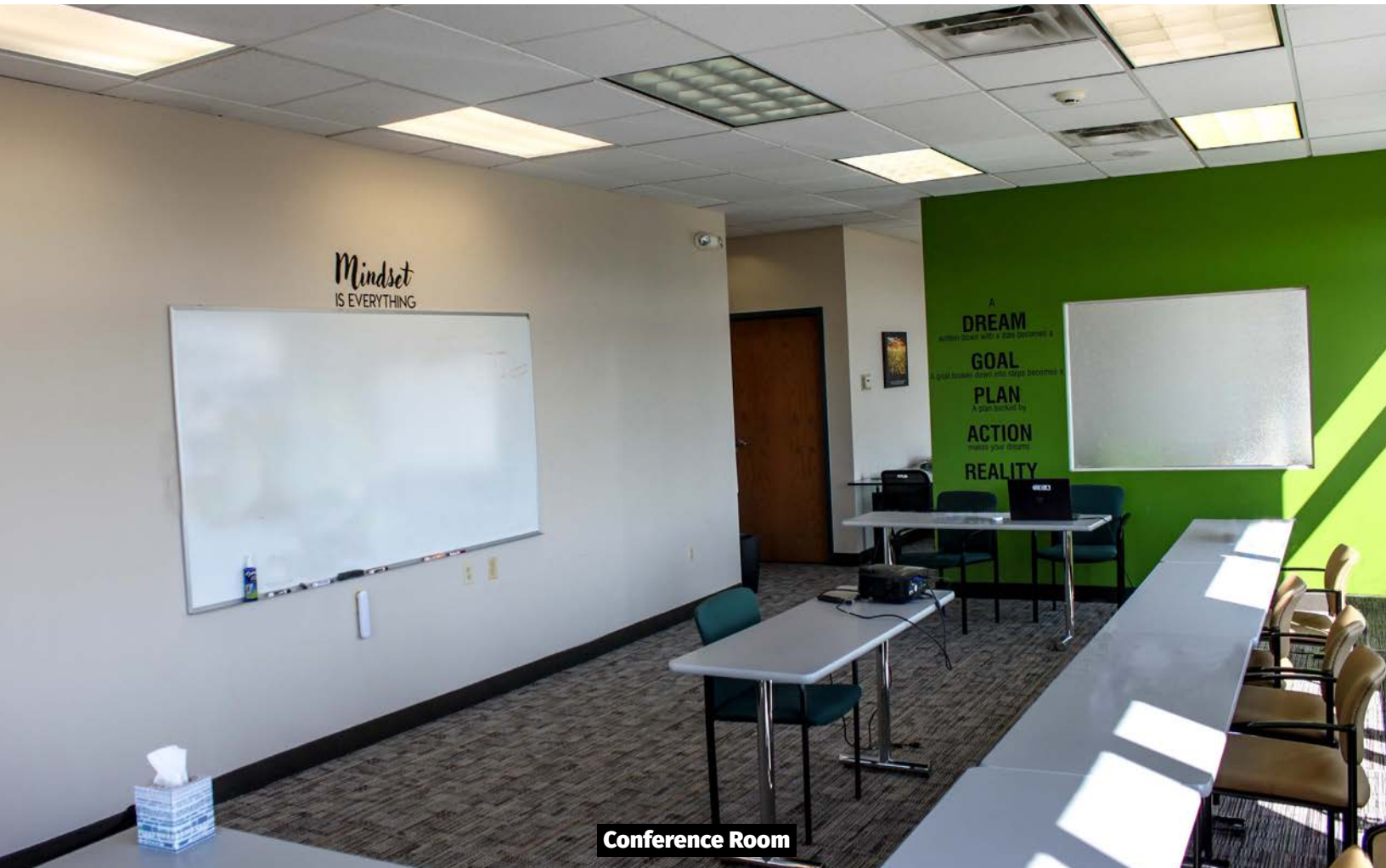


**Reception**



**Office**





**Conference Room**



**Kitchen**

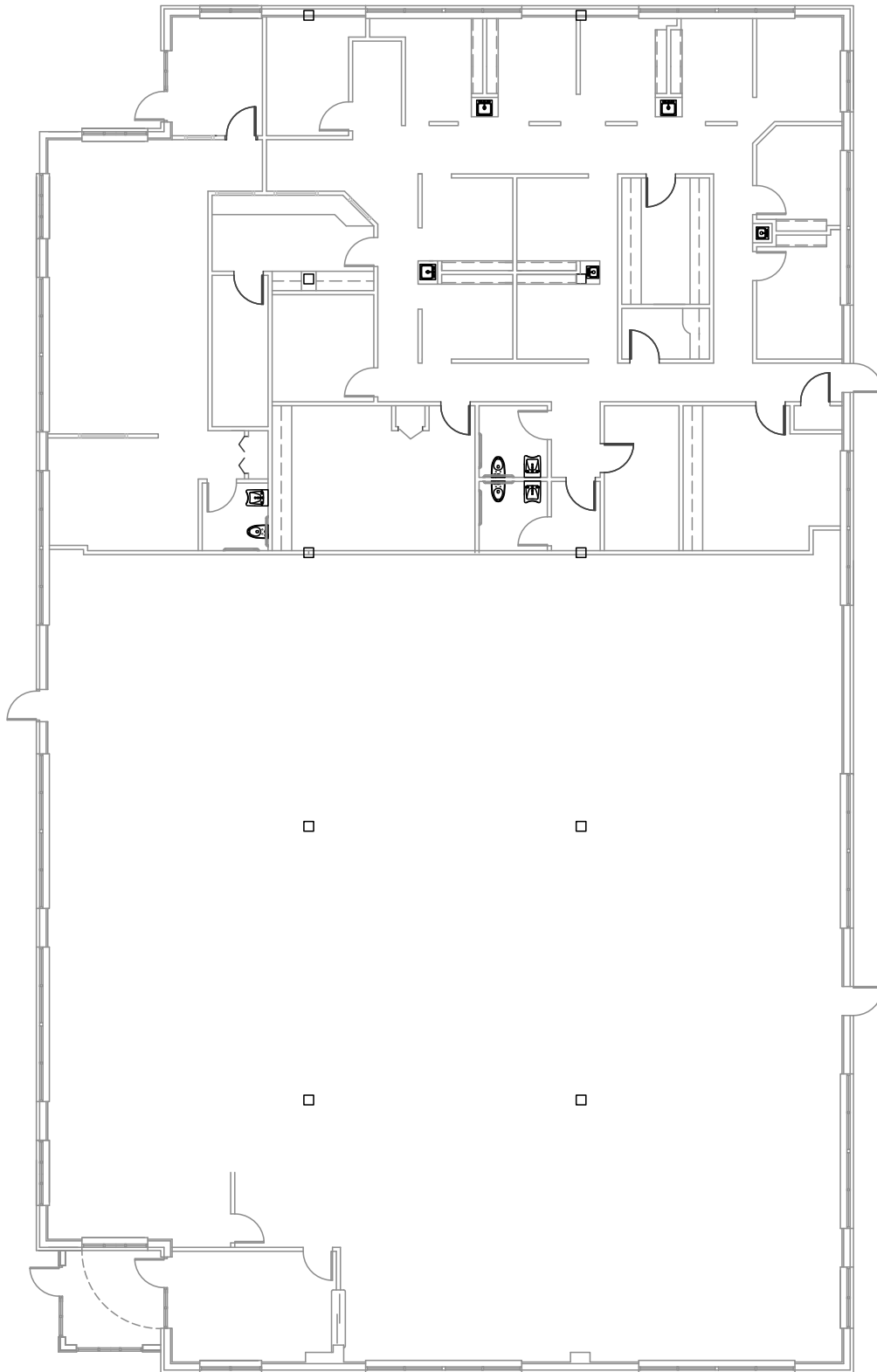


**Work Area**

FLOOR PLAN

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# LOCATION MAPS

## HIGHLAND BUSINESS PARK

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