

ACCESS POINT II

7650 - 7730 First Place, Oakwood Village, OH 44146



"NORTHEAST OHIO'S PREMIER OFFICE / FLEX PARK"

TOTAL AREA: Four, 1-story buildings totaling approximately 110,000 SF

AVAILABLE FOOTAGE: 2,000 to 3,851 square feet

YEAR BUILT: 1999

RATES: \$11.50 PSF Office (NNN) - \$5.50 PSF Warehouse (NNN)

TENANT IMPROVEMENTS: Extensive improvement packages available

UTILITIES: Tenant pays all utilities & Pro rata share of common area maintenance and real estate taxes

BUILDING: Energy efficient ribbon glass complimented with masonry and polished metal, 24/7 access, individual entrances with attractive signage

PARKING: Ample surface parking

LOCATION: Immediate access to I-271 / I-480 and close to Cleveland, Akron and Youngstown



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