

**Industrial & Commercial Real Estate**  
**Brokerage, Development & Management**

Brokers Protected. 5% Commission paid to co-brokers on Initial Lease Term.

**ALL LEASES ARE MODIFIED GROSS, INCLUDING BASE YEAR R.E. TAX & INSURANCE**

**ALL BUILDING SITE PLANS & AVAILABLE SPACE FLOOR PLANS ARE ON OUR WEBSITE ON EACH INDIVIDUAL BUILDING PAGE [www.coven-goldman.com](http://www.coven-goldman.com)**

	Unit	Total SF.	Office SF.	Loading	Price	Month
<b>BEACHWOOD</b>						
	23645 Mercantile Road Beachwood, Ohio Suite A Suite B*	9,600 sf. 13,100 sf.	9,600 sf. To Suit	None 2 Docks	\$10.00 \$5 to \$10 Blended Rate	\$8,000.00
	*2,000 to 3,000 sf. finished mezzanine office space for free.					
	23945 Mercantile Road Beachwood, Ohio Suite C Suite D Suite C/D Suite F Suite C/D/F - Adjacent	4,860 sf. 3,150 sf. 8,010 sf. 9,450 sf. 17,460 sf.	4,860 sf. 3,150 sf. 8,010 sf. 9,450 sf. 17,460 sf.	None None None None None	\$10.00 \$8.00 \$9.00 \$7.50 To Be Determined	\$4,050.00 \$2,100.00 \$6,000.00 \$5,900.00
	23600 Mercantile Road Beachwood, Ohio Suite 102 Suite 111	600 sf. 240 sf.	600 sf. 240 sf.	None None	\$12.00 Inc. Utilities \$12.00 Inc. Utilities	\$600.00 \$240.00
	23632 Mercantile Road Beachwood, Ohio Suite L Suite J Suite D - Rear	2,400 sf. 3,200 sf. 1,600 sf.	None 1,200 sf. None	1 Dock 3 Drive-Ins 1 Dock	\$6.00 \$5.00 & \$10.00 \$6.00	\$1,200.00 \$1,833.33 \$800.00
	23800 Commerce Park Rd. Beachwood, Ohio Suite E Suite F Both E / F	1,350 sf. 1,350 sf. 2,700 sf.	None None None	1 Drive-In 1 Drive-In 2 Drive-Ins	\$6.75 \$6.75 \$6.75	\$760.00 \$760.00 \$1,520.00
<b>BEDFORD</b>						
	5020 Richmond Road Bedford, Ohio 5020 * 5030	4,200 sf. 11,600 sf.	4,200 sf. 0 sf.	None 1 Dock / 1 Drive-In	\$10.00 \$5.50	\$3,500.00 \$5,300.00
	* DIVISIBLE 1,400 sf. / 2,800 sf.					
<b>BRECKSVILLE</b>						
	10200 Brecksville Rd. Brecksville, Ohio 10200 10210 10230 10240 10250 10230/10240/10250	4,000 sf. 1,370 sf. 3,000 sf. 3,000 sf. 3,000 sf. 9,000 sf.	2,875 sf. 1,370 sf. 660 sf. 0 sf. 450 sf. 1,110 sf.	1 Dock None 1 Dock 1 Dock 1 Dock 3 Docks	\$6.00 & \$11.00 \$10.00 \$6.00 \$6.00 \$6.00 \$6.00	\$3,198.00 \$1,141.00 \$1,500.00 \$1,500.00 \$1,500.00 \$4,500.00
	<b>Listed with Fred Christie @ CRESCO Call - 216.520.1200</b>					
	10300 Brecksville Road Brecksville, Ohio 10310 10324	4,500 sf. 10,000 sf.	1,500 sf. 700 sf.	1 Dock 2 Docks / 1 Drive-In	\$5.00 & \$10.00 \$5.00	\$2,500.00 \$4,160.00
	8100 Snowville Road Brecksville, Ohio 8100 Snowville	8,000 sf.	8,000 sf.	2 Drive-Ins	\$9.50	\$6,333.00
<b>CLEVELAND</b>						
	2301 Hamilton Ave. Cleveland, Ohio 2301	15,000 sf.	3,700 sf.	1 Drive-In	\$3.00 <b>SALE</b> <b>\$400,000.00</b>	\$3,750.00
	<b>Listed with Peter Miller @ CB Richard Ellis Call - 216.687.1800 / Cell - 216.357.9020</b>					
<b>PARMA</b>						
	5315 Commerce Pkwy West Parma, Ohio 5315 - R 5275	3,400 sf. 3,400 sf.	None 610 sf.	1 Dock 1 Drive-In	\$6.00 \$6.00	\$1,700.00 \$1,700.00
	12438 Plaza Drive Parma, Ohio 12438	4,100 sf.	1,200 sf.	1 Drive-In	\$5.00 & \$10.00	\$2,208.00
	12307 Plaza Drive Parma, Ohio 12315	2,000 sf.	2,000 sf.	None	\$11.00	\$1,833.00
	5269 - 5273 Broadview Rd. Parma, Ohio 5273 Sale	4,750 sf. 8,600 sf.	4,750 sf.	None 3 Tenant Building	\$10.00 <b>SALE</b> <b>\$600,000.00</b>	\$3,958.00
	<b>Listed with Peter Miller @ CB Ricard Ellis Call - 216.687.1800 / Cell 216.357.9020</b>					
<b>OLON</b>						
	30700 Bainbridge Road Solon, Ohio Suite A * Suite K - all A/C	5,500 sf. 3,776 sf.	5,500 sf. 200 sf.	None 3 Docks	\$10.00 \$7.00	\$4,583.33 \$2,200.00
	<b>Suite A Listed with Greg West @ Colliers Call - 216.861.7200</b>					
<b>WESTLAKE</b>						
	29299 Clemens Road Westlake, Ohio Suite 1-C/D Suite 1-I Suite 1-N	3,263 sf. 2,310 sf. 3,450 sf.	1,090 sf. 2,310 sf. 2,520 sf.	1 Dock None 1 Dock / 1 Drive-In	\$5.00 / \$10.00 \$9.00 \$5.00 / \$10.00	\$1,814.00 \$1,732.50 \$2,488.00
	29313 Clemens Road Westlake, Ohio Suite 2-K Suite 2-L - Clean Room Suite 2-M Suite 2-K/L/M (Combined)	3,600 sf. 3,600 sf. 4,680 sf. 11,880 sf.	750 sf. 2,273 sf. 1,870 sf. 4,893 sf.	1 Dock 1 Dock 2 Docks / 1 Drive-In 4 Docks / 1 Drive-Ins	\$5.00 / \$10.00 \$5.00 / \$10.00 \$5.00 / \$10.00 \$5.00 / \$10.00	\$1,812.50 \$2,447.00 \$2,730.00 \$6,989.50