



KINROSS LAKES BUSINESS CENTER

3900 KINROSS LAKES PKWY
RICHFIELD, OH

NOW LEASING

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Building Specifications

Building Size:

91,000 rs.f, three-story building

Floorplate Size:

Floor 1: 27,381 rs.f. – 100% leased

Floor 2: 31,526 rs.f. - Available

Floor 3: 32,090 rs.f. - 100% leased

Parking:

3.6:1,000

Acres:

Located on seven (7) acres

Ceiling Height:

9'

Bay Size:

Approximately 30' x 30'

Generator:

Pad and conduit in place for generator.

Technology / Fiber:

17 T1 lines coming into the building and fiber optic cable. Additionally, there is a Data Center that can be connected with a generator.

Utilities Suppliers:

Water: City of Cleveland

Electric: First Energy

Gas: Dominion East Ohio

Power:

Five (5) watts per SF available for electrical service for lights and wallplugs.

HVAC System:

- Gas fired hot water heat pump systems with a separate ventilation system
- Steel water-tuber boiler
- Water pressure rating is 40psig
- Heat pumps have in-line circulators with base mounted pumps
- Hydronic systems are low water temperature, forced recirculating systems
- Condenser water system is an open piping loop system connecting chillers to the cooling tower

Security /Life Safety:

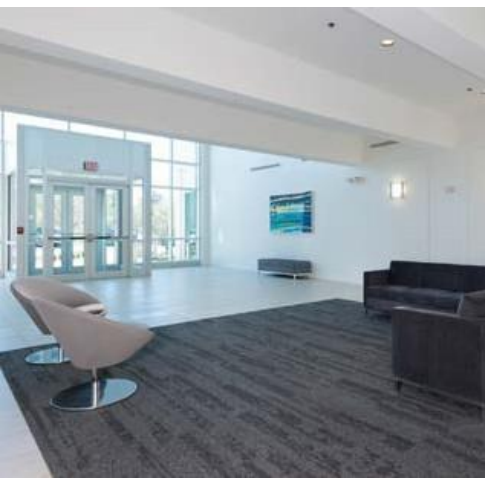
The property's master alarm system is a Simplex unit with 24 hour monitoring/ initiating devices. Alarm monitoring is provided by Simplex.

Passenger Elevators:

Two elevators with 3,500 lbs. capacity. There is a shaft in place for a third elevator.

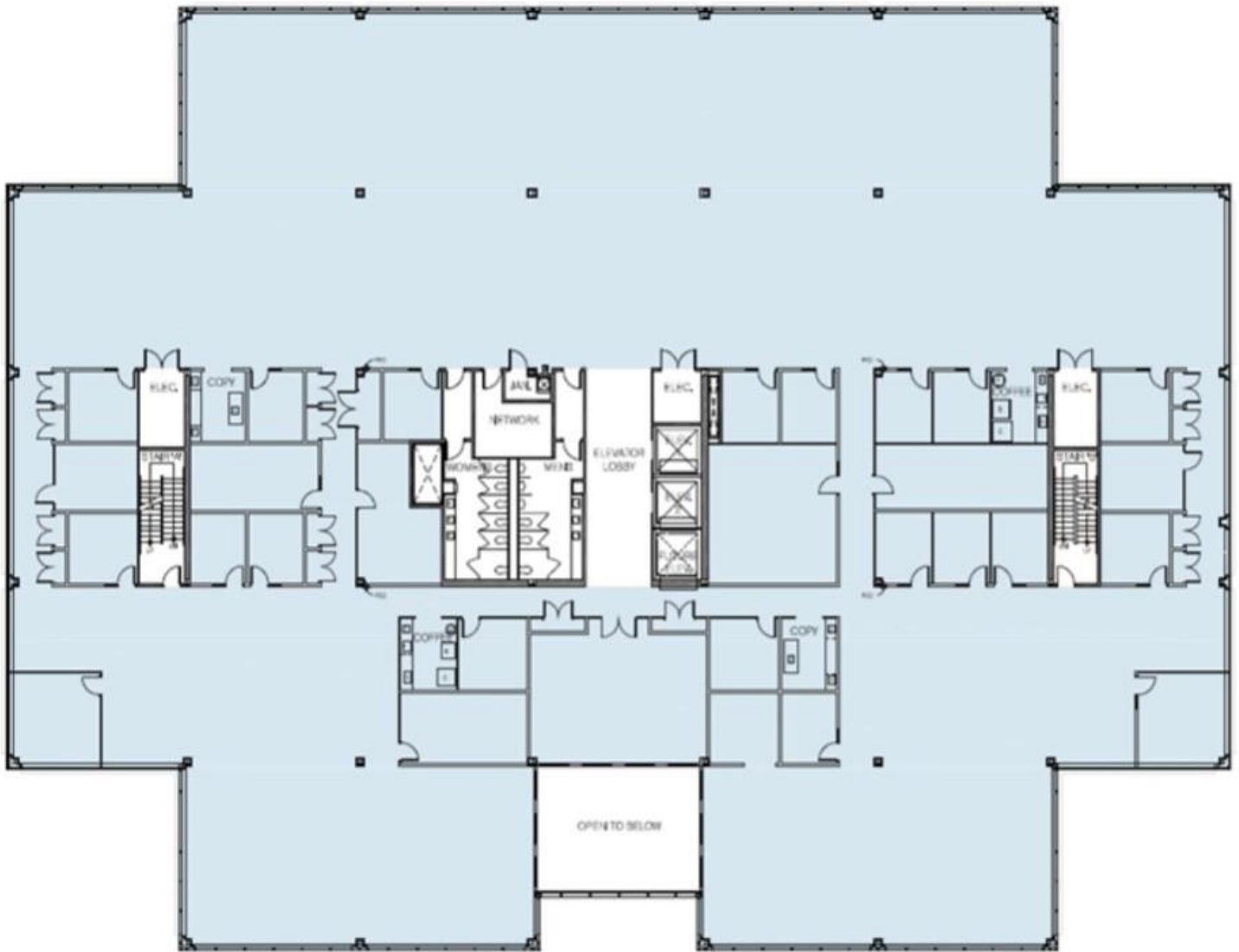
Amenities:

Executive conference room, outdoor basketball court and patio.



Availability

2nd floor - 31,526 rs.f.



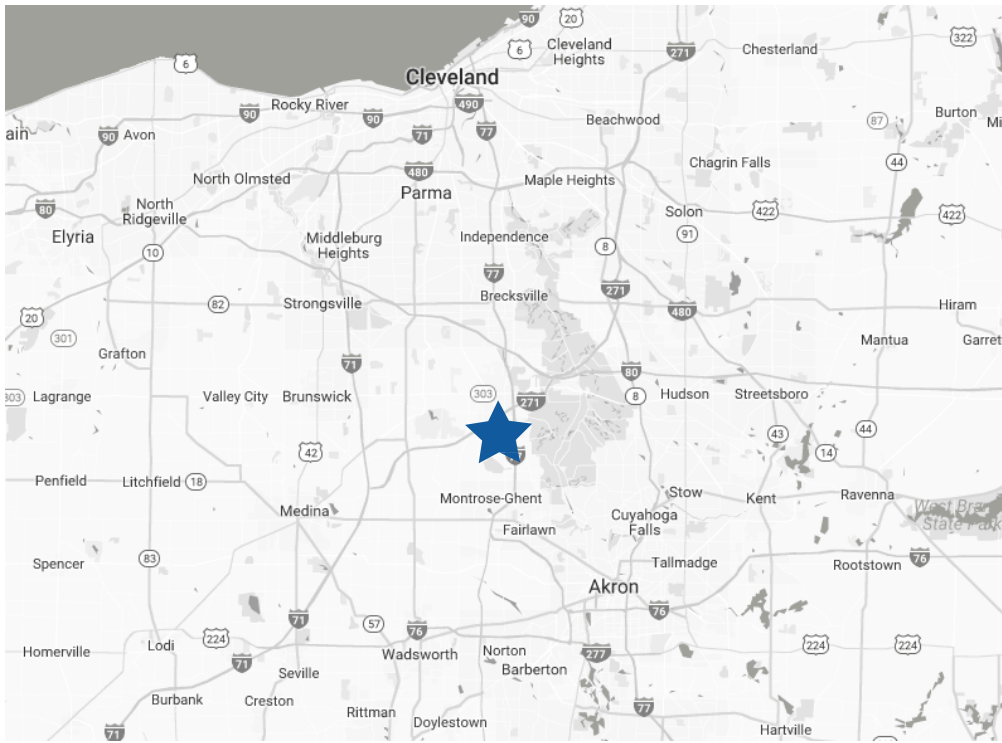


Located in the heart of Northeast Ohio

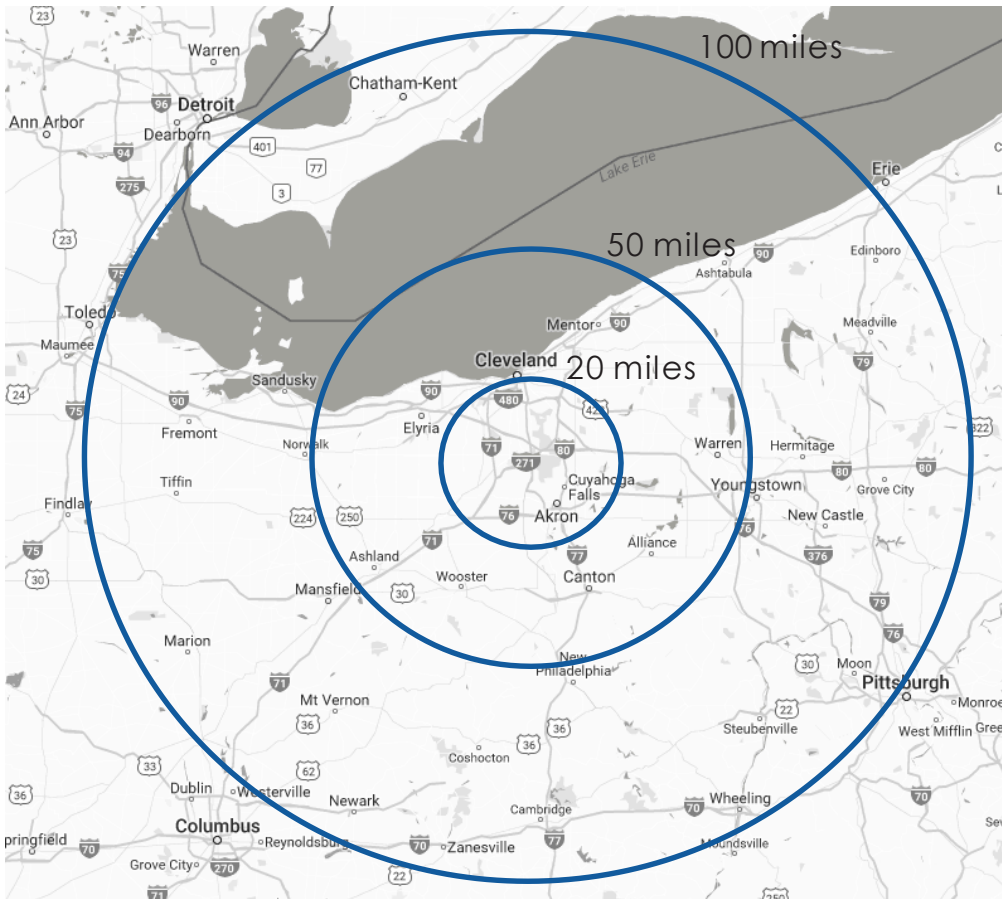


30,000+ r.s.f. of Class A office space





Located less than .5 miles from Interstate-77 and one mile from the I-77 /I-271 interchange, 3900 Kinross Lakes Parkway is highly accessible. The building is in close proximity to several amenities, as well as less than 5 miles from Route 18 with numerous dining, hotel and retail options.



DRIVE TIMES

Independence: 11miles, 14 minutes
Akron: 19miles, 21 minutes
Beachwood: 22 miles, 23 minutes
Downtown Cleveland: 21 miles, 26 minutes

CLE Airport: 25 miles, 26 minutes
CAK Airport: 30 miles 31 minutes
Columbus: 124miles, 109 minutes
Pittsburgh: 122miles, 114minutes

Leased by:



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