



CROCKER PARK OFFICES FACT SHEET



CROCKER PARK

Address	Crocker and Detroit Roads Westlake, Ohio 44145
New Tenants	WACHOVIA, MORGAN STANLEY
Total Building Area	250,000 square feet Class A Office Space (1,500+/sf suites to 100,000/sf full building opportunities)
Factor	15%
Utilities	Separately metered in-suite electricity paid by tenant
HVAC System	VAV system with individualized custom zoned controls
Parking	Adjacent 5-level parking deck. Designated parking spaces are available, 4 per 1,000 square feet
Operating Expenses/ Escalations	Prorata share of increase in operating expenses and real estate taxes over a base year
Rental Rate	Mid \$20's
Amenities	<ul style="list-style-type: none"> ● World-class center of business located in the only development of its kind in the State of Ohio ● Prestigious nationally recognized address ● Immediate access to I-90 and I-480 as Crocker Road is being extended to connect to I-480 ● Minutes from downtown Cleveland and Hopkins International Airport ● Located among the most sought-after lifestyle retailers and fine dining establishments ● Office environment representative of lifestyle and quality of life ● Feel transported the moment you step out onto the streetscape of Crocker Park ● Replace your interior conference room with the manicured streets, parks and sidewalk cafes ● Partake in the year-round festivities on the grounds and pavilion areas ● Wireless internet access in the gardens and park areas

FOR LEASING INFORMATION CONTACT

CARLA LALLY 216-292-0248 CLALLY@STARKENTERPRISES.COM

LISA CENCULA 216-292-0268 LCENCULA@STARKENTERPRISES.COM

