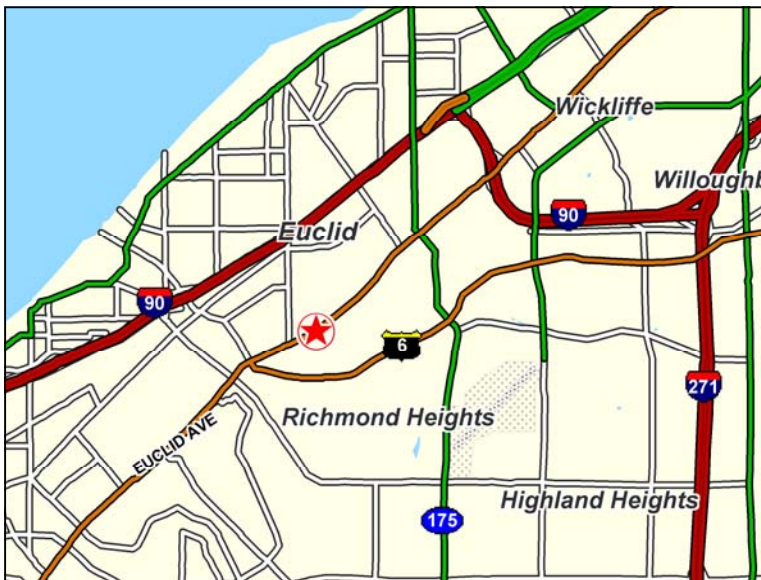




**For Lease**  
**23001 Euclid Ave.**  
 Euclid, Ohio



**Lease Rate — \$ 6.95 NNN**

### Property Description

**Available Office:** 28,490 sq.ft. ±  
**Sq. Ft. per floor:** 14,245 sq.ft. ±  
**HVAC:** Tenant controlled VAV system  
**Parking:** Abundant  
**Improvements:** Negotiable  
**Amenities:**

- Park-like setting
- Excellent freeway access
- Public transportation

### contact information

**Jeffrey A. Bilsky**  
 216 831 3310 ext. 240  
 jbilsky@naid.us.com  
 23240 Chagrin Blvd., Suite 250  
 Cleveland, OH 44122  
 www.naid.us.com  
 Fax 216 831 9869  
 www.naid.us.com



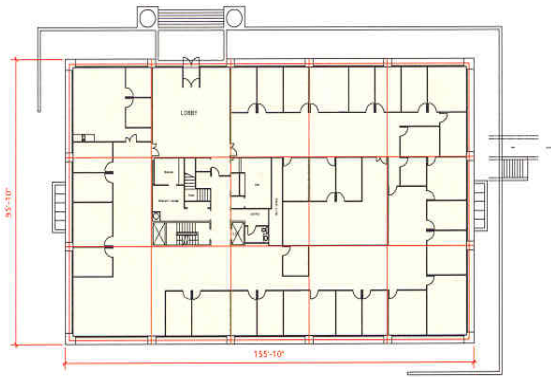
Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

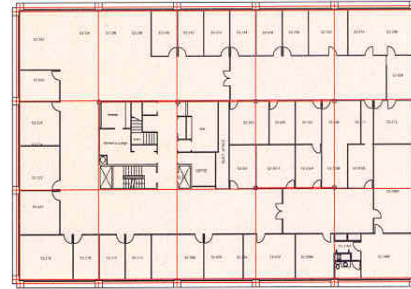
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

# 23001 Euclid Ave. Floor Plan

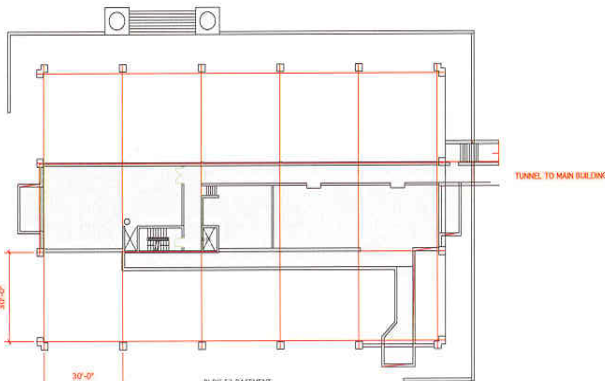
Euclid, Ohio



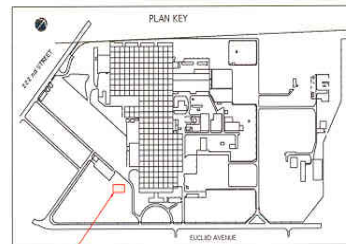
BLDG.52 FIRST FLOOR  
14,145 SF



BLDG.52 SECOND FLOOR  
14,145 SF



BLDG.52 BASEMENT  
5,915 SF



SUBJECT BUILDING 52

BUILDING 52  
HERITAGE BUSINESS PARK  
EUCLID AVENUE  
EUCLID, OH 44117

SCALE: 1/8" = 1'

6/9/07



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