



**AVAILABLE FOR LEASE**  
**10601 Memphis Avenue – Brooklyn, Ohio**

***Call-Center or Operations Center***

|                                      |   |
|--------------------------------------|---|
| <b>BUILDING:</b>                     | American Greetings Corporation  |
| <b>TOTAL AVAILABLE OFFICE SPACE:</b> | 36,000 sq. ft. office space   |
| <b>EXPANSION:</b>                    | 31,360 sq. ft. of warehouse space is adjacent to the office space   |
| <b>AVAILABILITY:</b>                 | Immediately   |
| <b>CURRENT CONDITION OF SPACE:</b>   | Exceptional Open Plan Layout  |
| <b>ASKING BASE RENT:</b>             | <b>\$10.00/SF, NNN</b>  |
| <b>ELECTRICITY:</b>                  | Tenant pays for separately metered electricity  |
| <b>HVAC:</b>                         | Tenant controlled variable air volume system  |
| <b>OPERATING EXPENSES:</b>           | Tenant is responsible for its pro-rata share of operating expenses and taxes.   |
| <b>POWER:</b>                        | There is a 4,160 volt line feeding a substation with a 750 KVA dry type transformer which steps down to 480/277V and then a 150 KVA dry type transformer taking the 480V to 120/208V. There is no backup generator.   |
| <b>PARKING:</b>                      | Parking capable of accommodating 180 cars. Abundant additional parking available on campus.   |
| <b>IMPROVEMENTS:</b>                 | Significant upgrades throughout.  |
| <b>BUILDING AMENITIES:</b>           | <ul style="list-style-type: none"><li>▪ Near American Greetings Campus</li><li>▪ Ideal space for call center or operations center</li><li>▪ Park-like setting</li><li>▪ Excellent freeway access</li><li>▪ Close proximity to restaurants and retail.</li></ul> |

**For further information contact:**

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