

# Office Space For Sale or Lease

## 4608 St. Clair

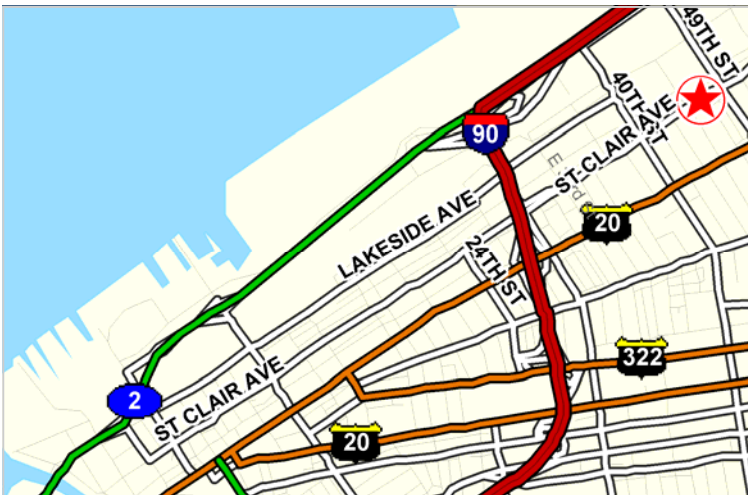
Cleveland, Ohio



### Property Description

<b>Building Size:</b>	17,876 sq. ft. ±
<b>Leasable:</b>	16,410 sq. ft. ±
<b>Divisible:</b>	5,466 sq. ft. ± Full 2nd floor
<b>Floors:</b>	3
<b>Land:</b>	.39 Acres ±
<b>Amenities:</b>	T-1 line, lunchroom
<b>Rate:</b>	\$10.00/sf modified gross
<b>For Sale:</b>	\$1,750,000

Building beautifully remodeled in 2001 with modern finishes and surface parking. Easy short drive to downtown and highway access.



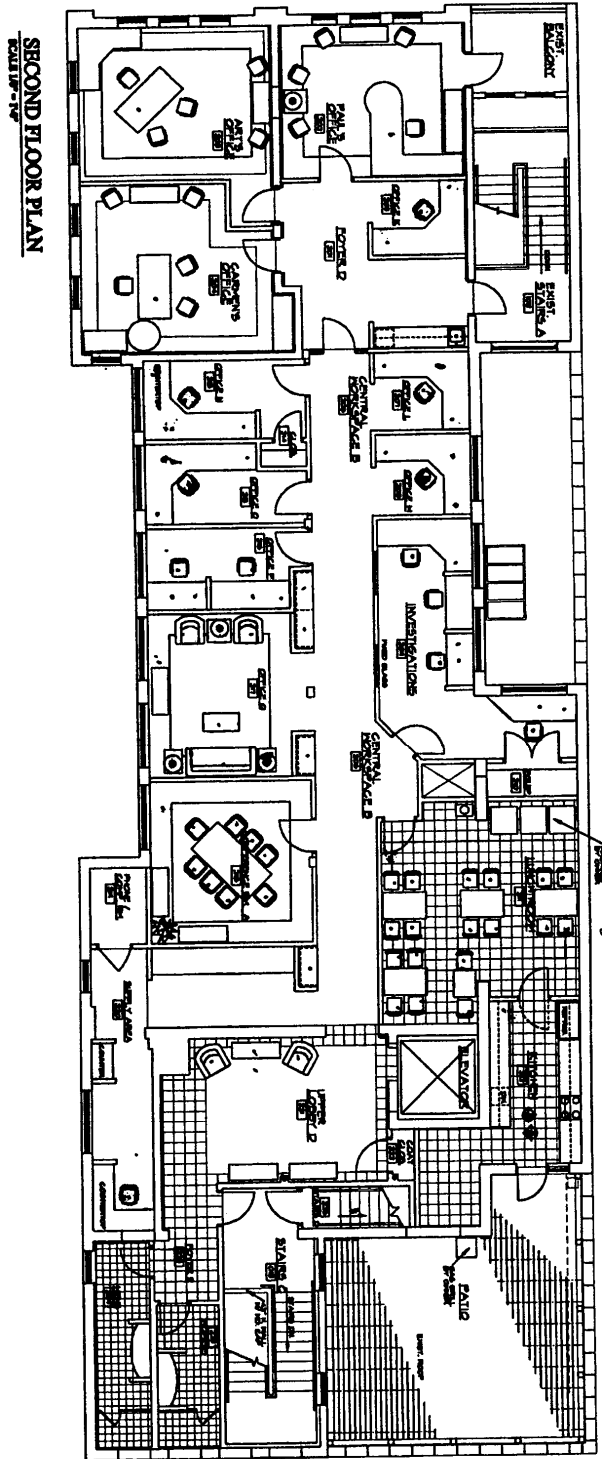
Commercial Real Estate Services, Worldwide.

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. Business Property Specialists, Inc. Broker

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# 4608 St. Clair Floor Plan: Second Floor

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