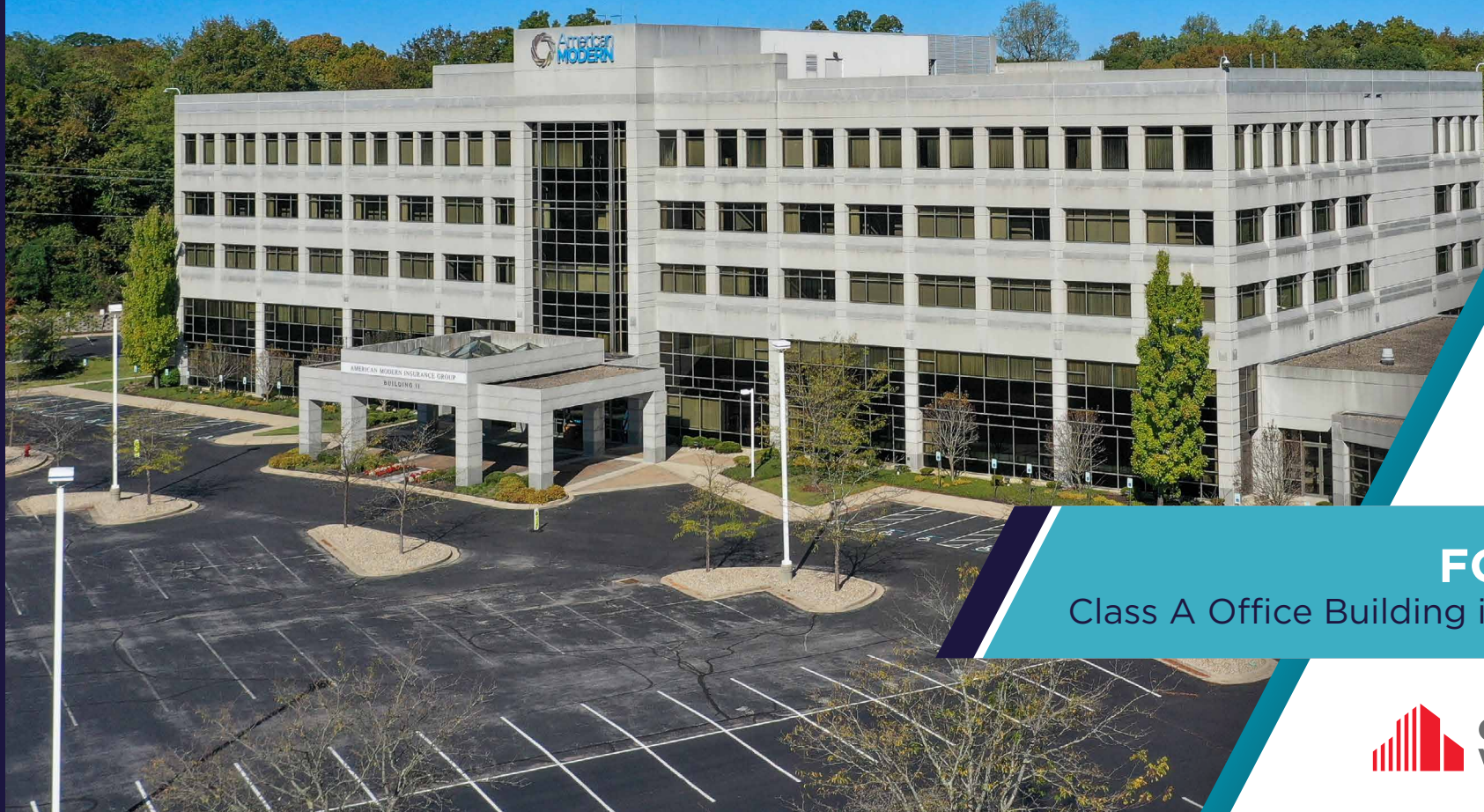


7000 MIDLAND



FOR LEASE
Class A Office Building in Amelia, OH



BUILDING HIGHLIGHTS

- Approximately 204,000 SF 5-story office building for lease
- Strong and stable Landlord also operating the “sister” building on the site
- Will demise for a full floor user (approximately 34,000 SF)
- Existing furniture and equipment available on most of the floors
- Campus environment, with collegiate feel
- On-site Tri-Health nurse practitioner in the event of an emergency
- Dual Power feeds to the building
- 2500KW campus back-up generator – in case of power loss, all of the building and tenant systems will have back up power
- Asking \$22.00/RSF FSG
- TI Allowance is available (depending on size, location, and length of lease term)

GREEN INITIATIVES



Solar field that powers most of the utilities.



Recycling program available to Tenants

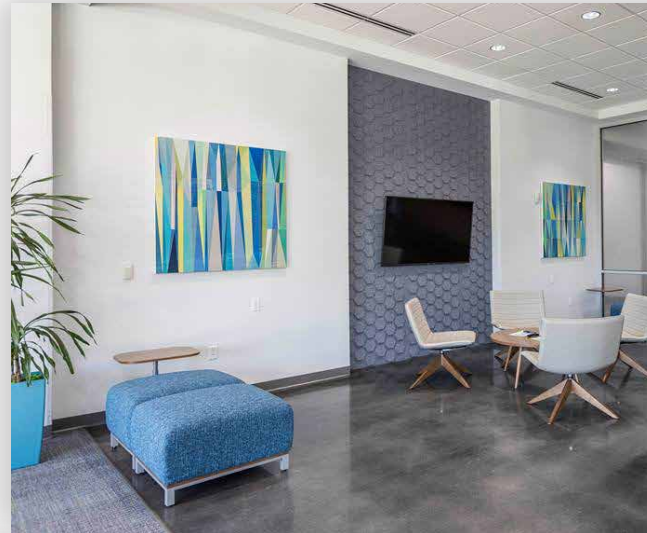


UNMATCHED TENANT AMENITIES CONFERENCE CENTER

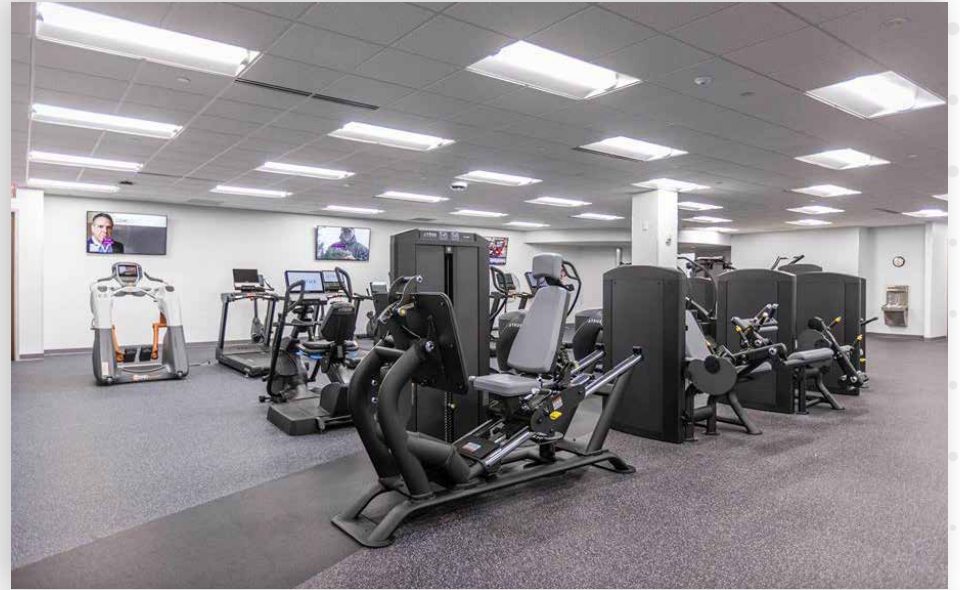


CONFERENCE CENTER

Various room sizes available, with state of the art equipment

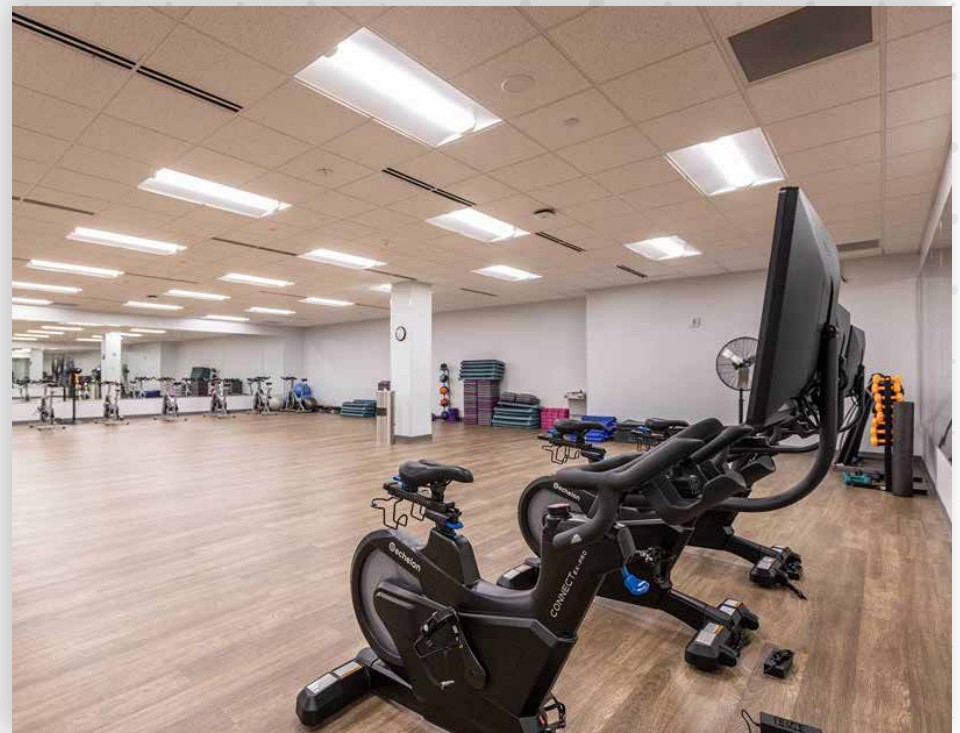
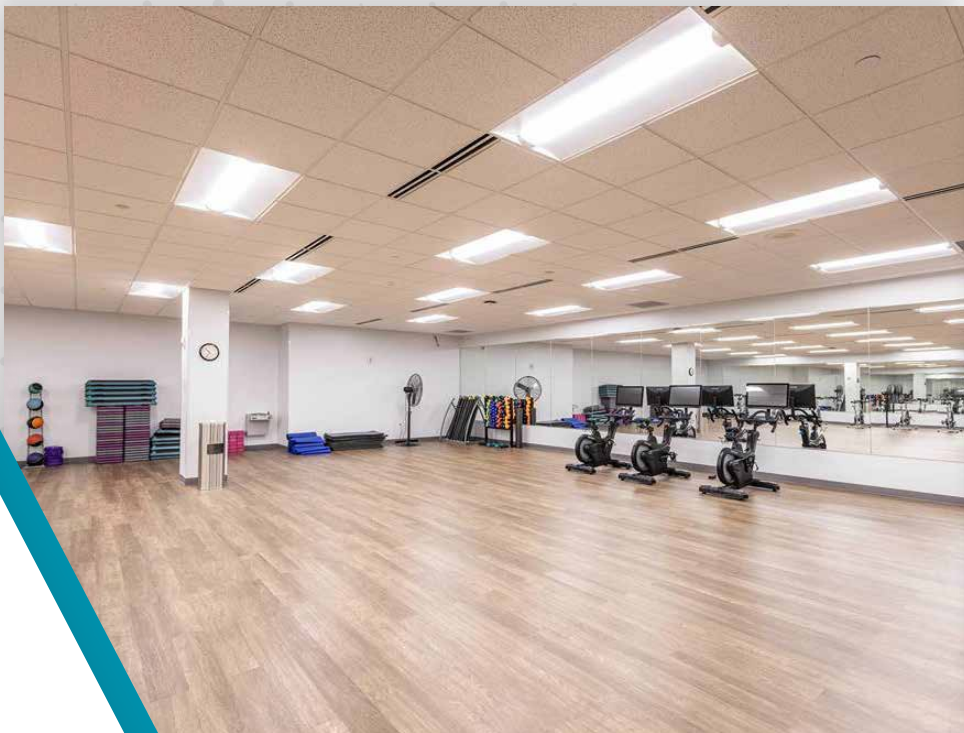


FITNESS CENTER

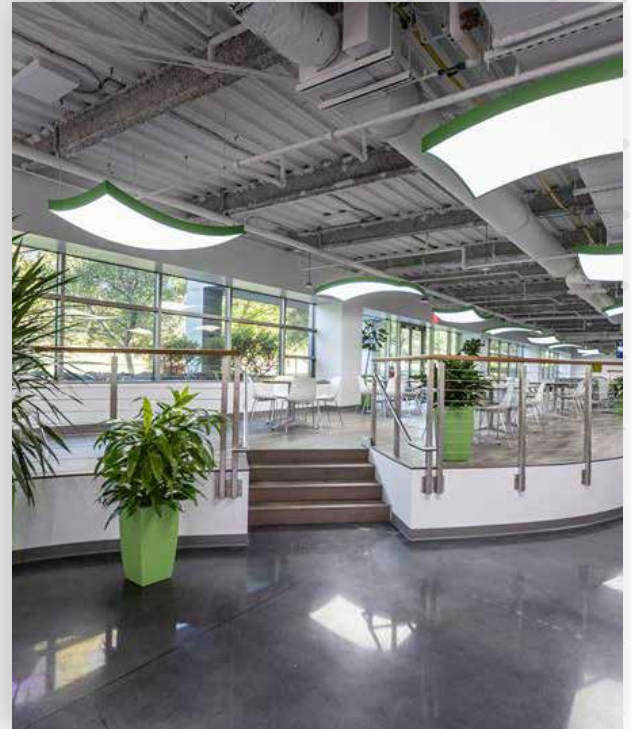


FITNESS CENTER

Featuring locker rooms with private showers



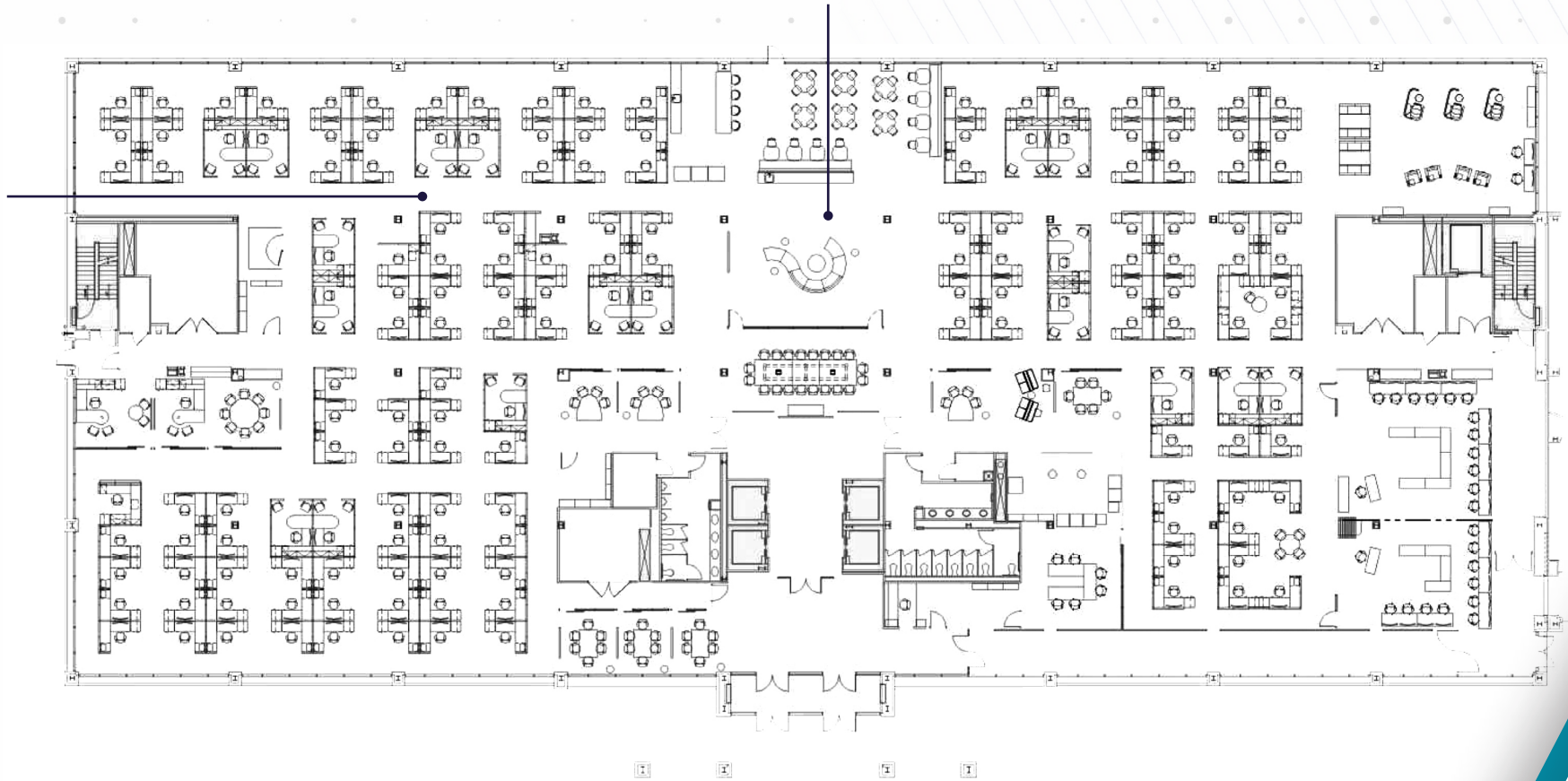
FULL CAFETERIA & MARKETPLACE



OUTDOOR SEATING & WALKING PATHS

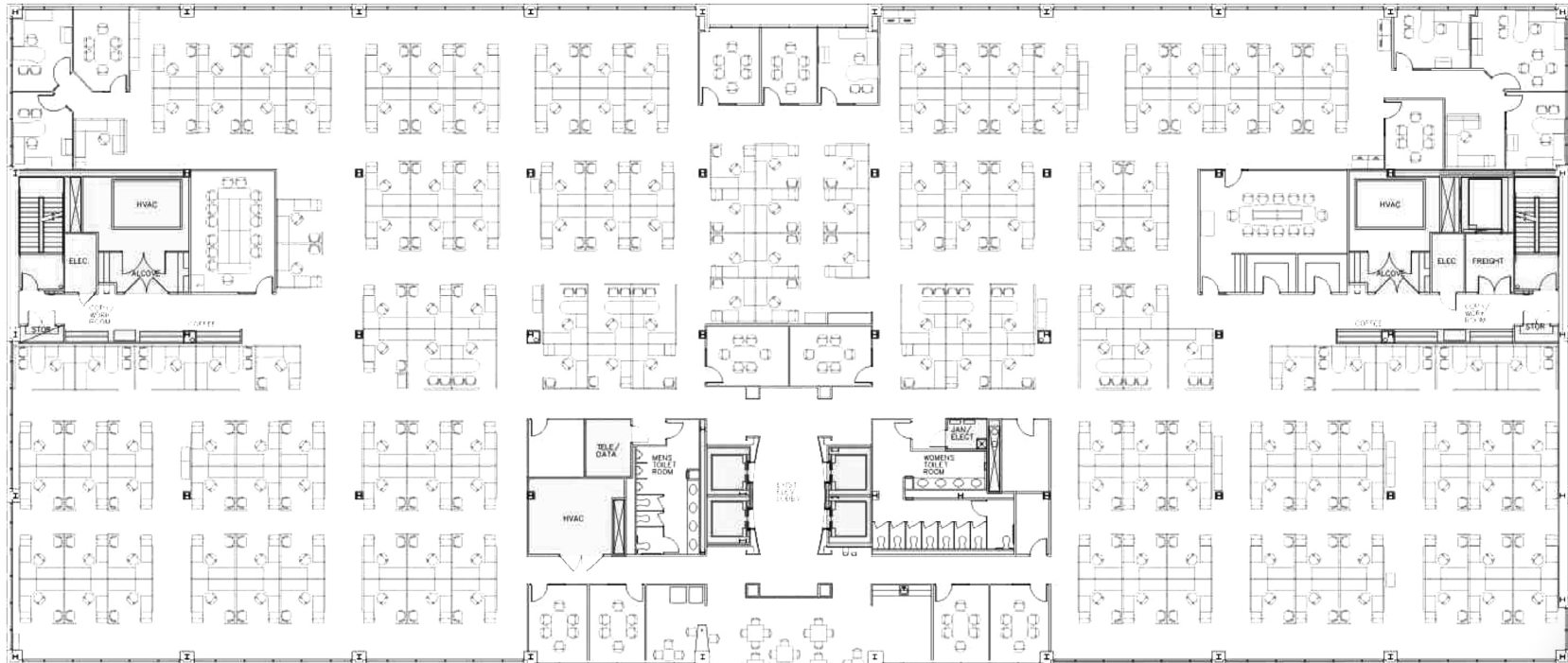


FLOOR 1



33,719 SF

FLOOR 2



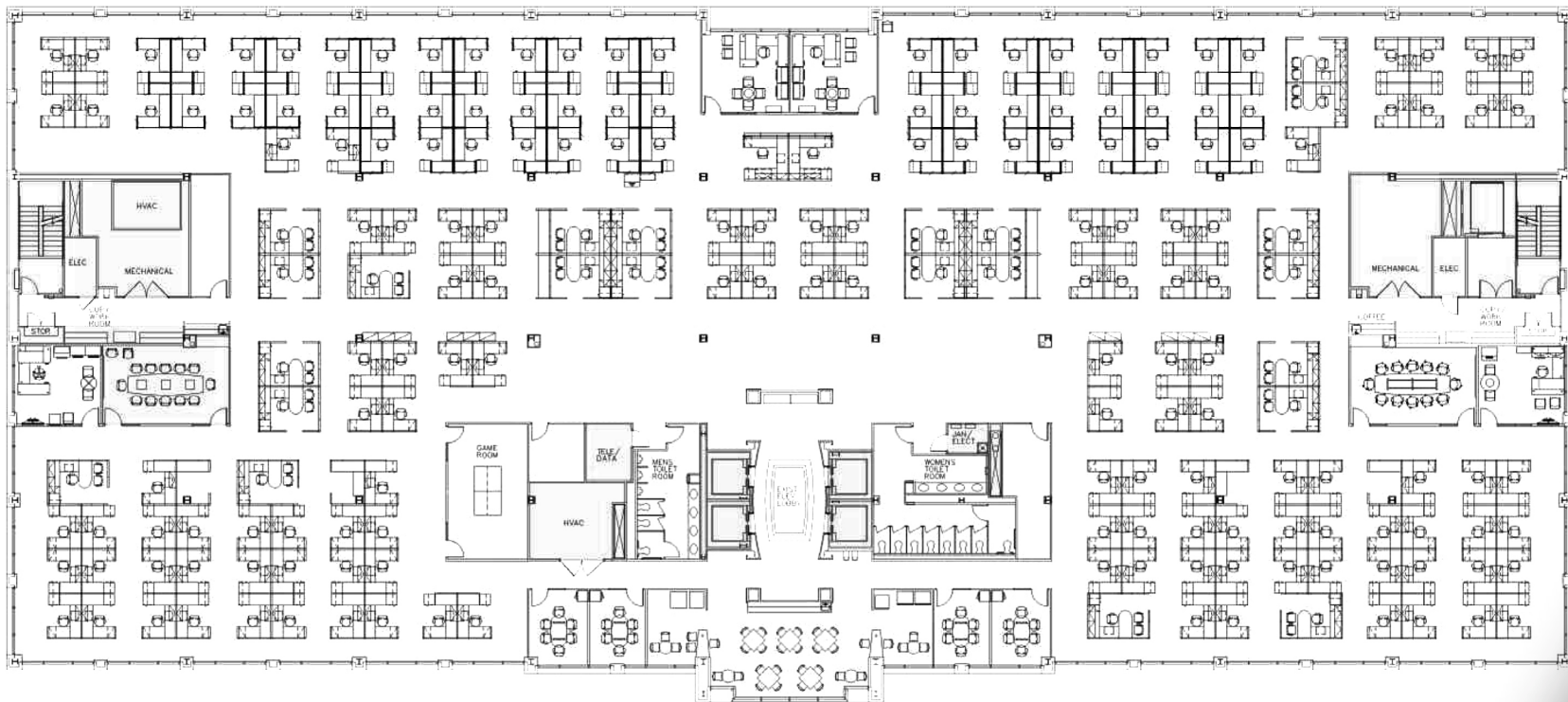
34,036 SF

FLOOR 3



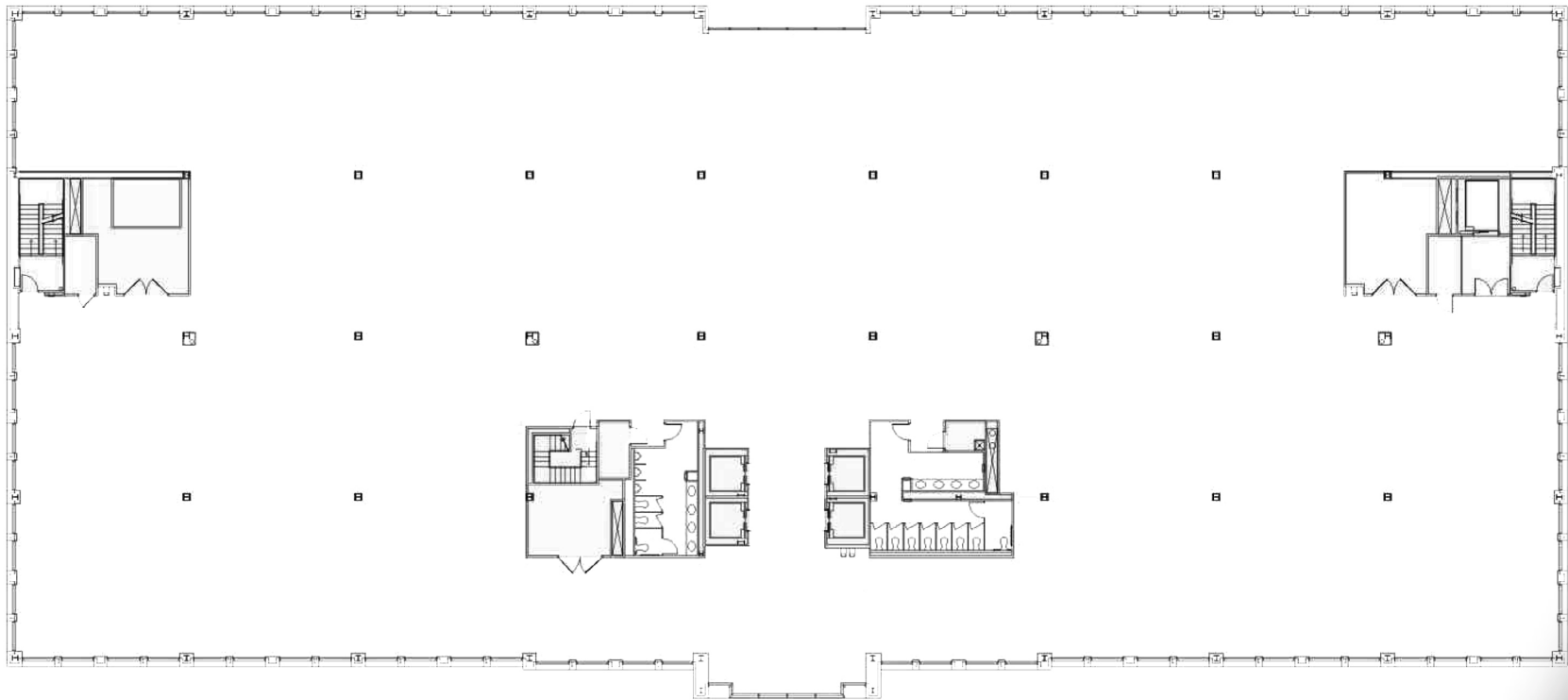
33,766 SF

FLOOR 4



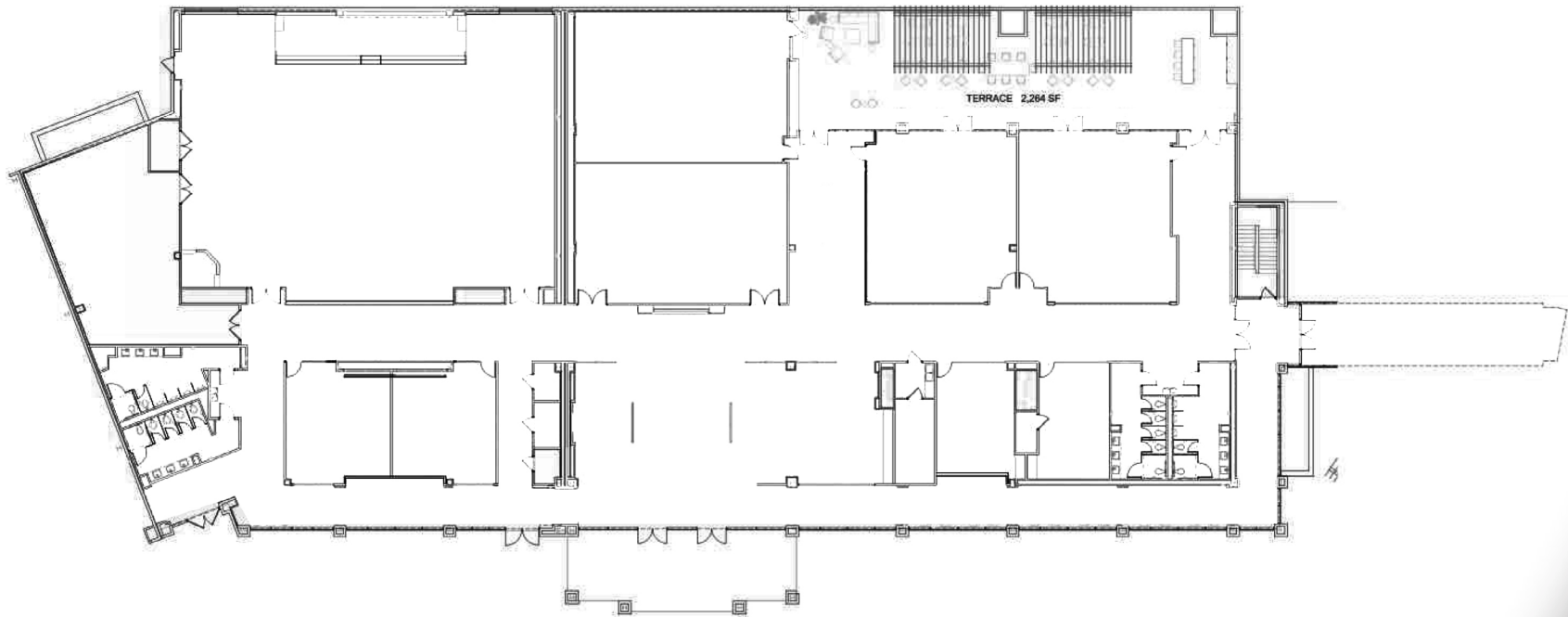
33,766 SF

FLOOR 5



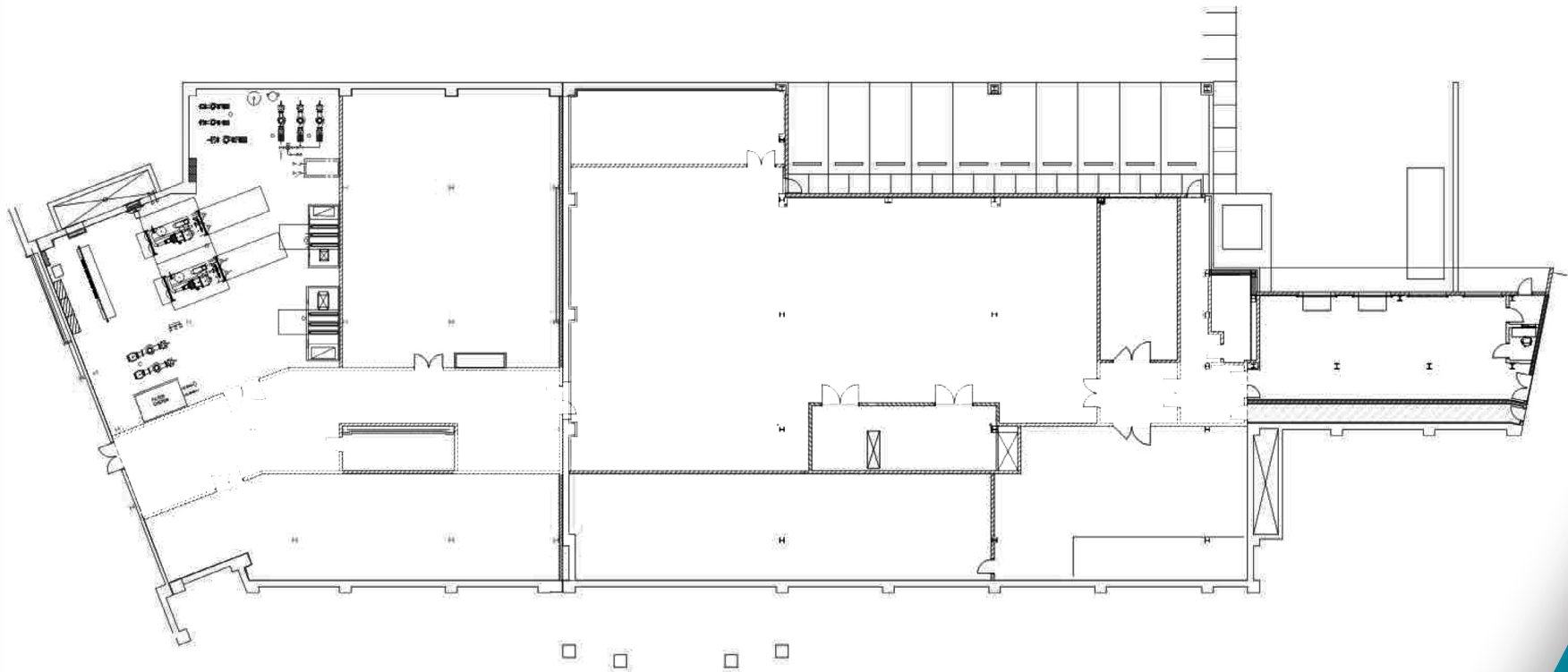
33,581 SF

FLOOR 1

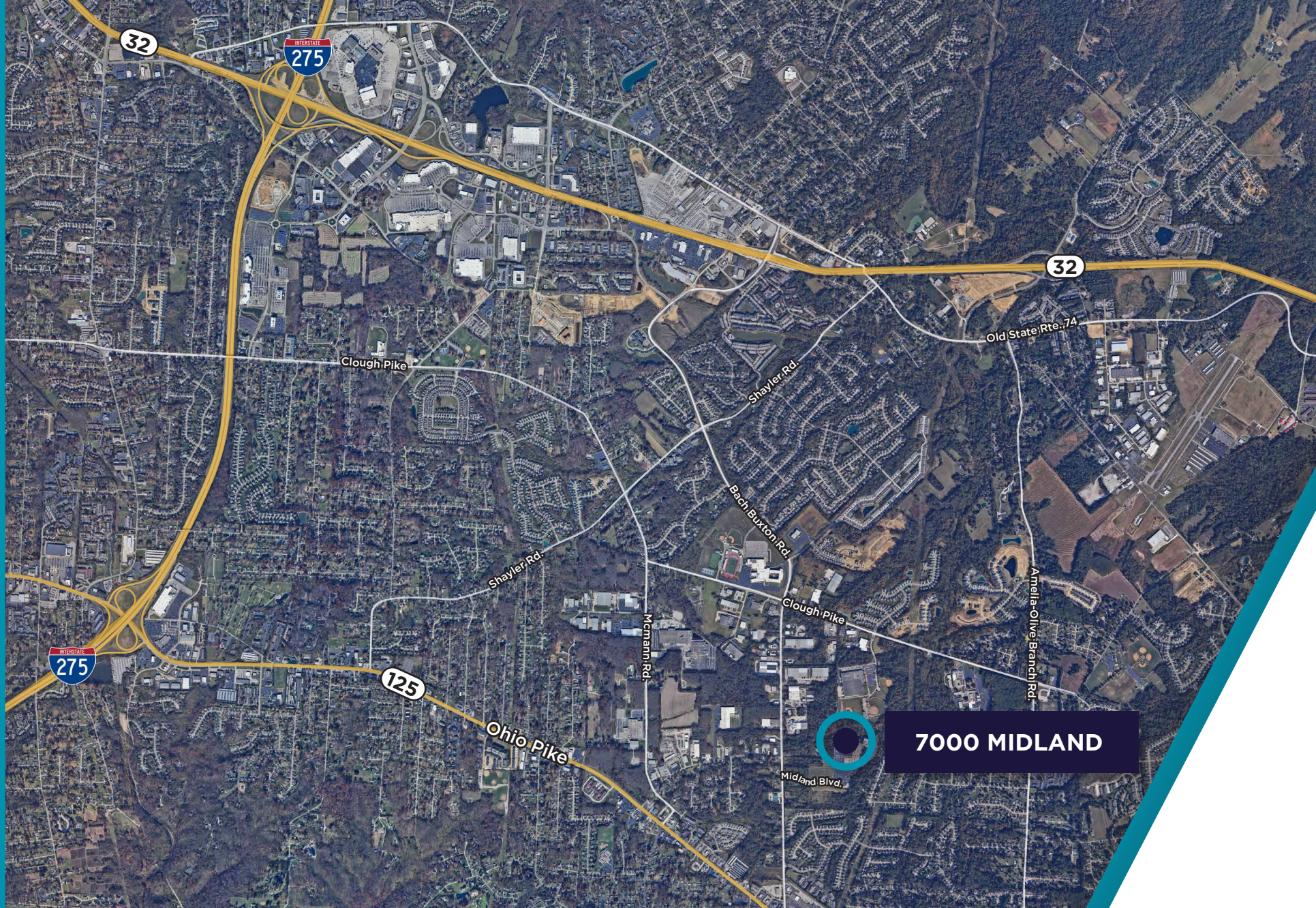


CONFERENCE

LOWER LEVEL



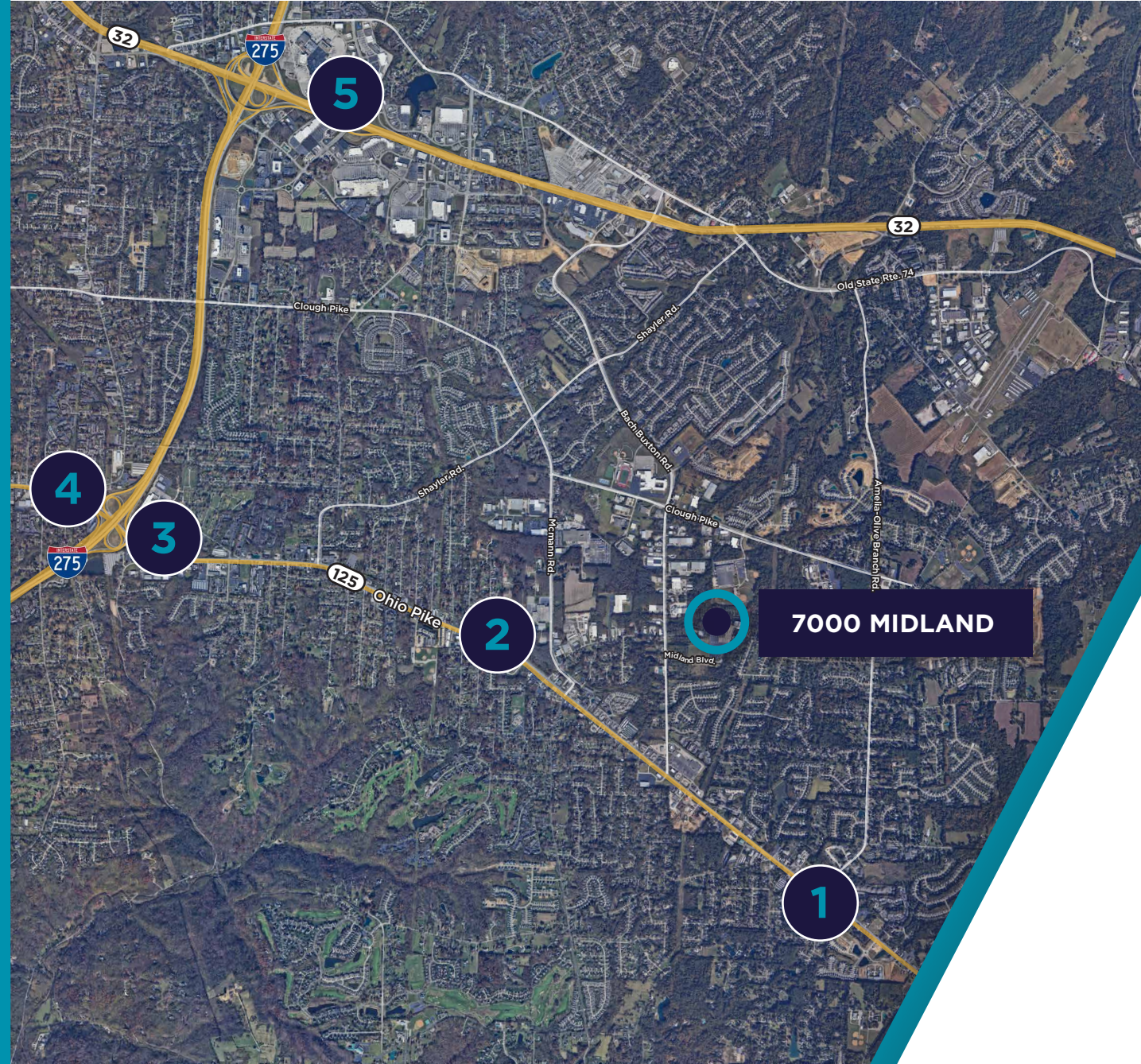
CONFERENCE



7000 MIDLAND

AERIAL MAP

- 1** Wendy's
Don Rigo
Little Caesars Pizza Poochie's Place
Kenny's Place
Masa Gyro
- 2** David's Kitchen & Bar
Hot Head Burritos
Grammas Pizza Withamsville
Country Inn Withamsville
- 3** Jimmy B's Bar and Grill
Red Lobster
King Buffet
The Indian Bistro Restaurant
- 4** Chick-fil-A
Olive Garden Italian Restaurant
Wings and Rings
White Castle
Butterbee's American Grille
- 5** Frisch's Big Boy
City Barbeque
Raising Cane's Chicken Fingers
LongHorn Steakhouse
Golden Corral Buffet & Grill
El Rancho Grande - Eastgate
Diego's Tacos
Tealside Diner



NEARBY RESTAURANTS



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