



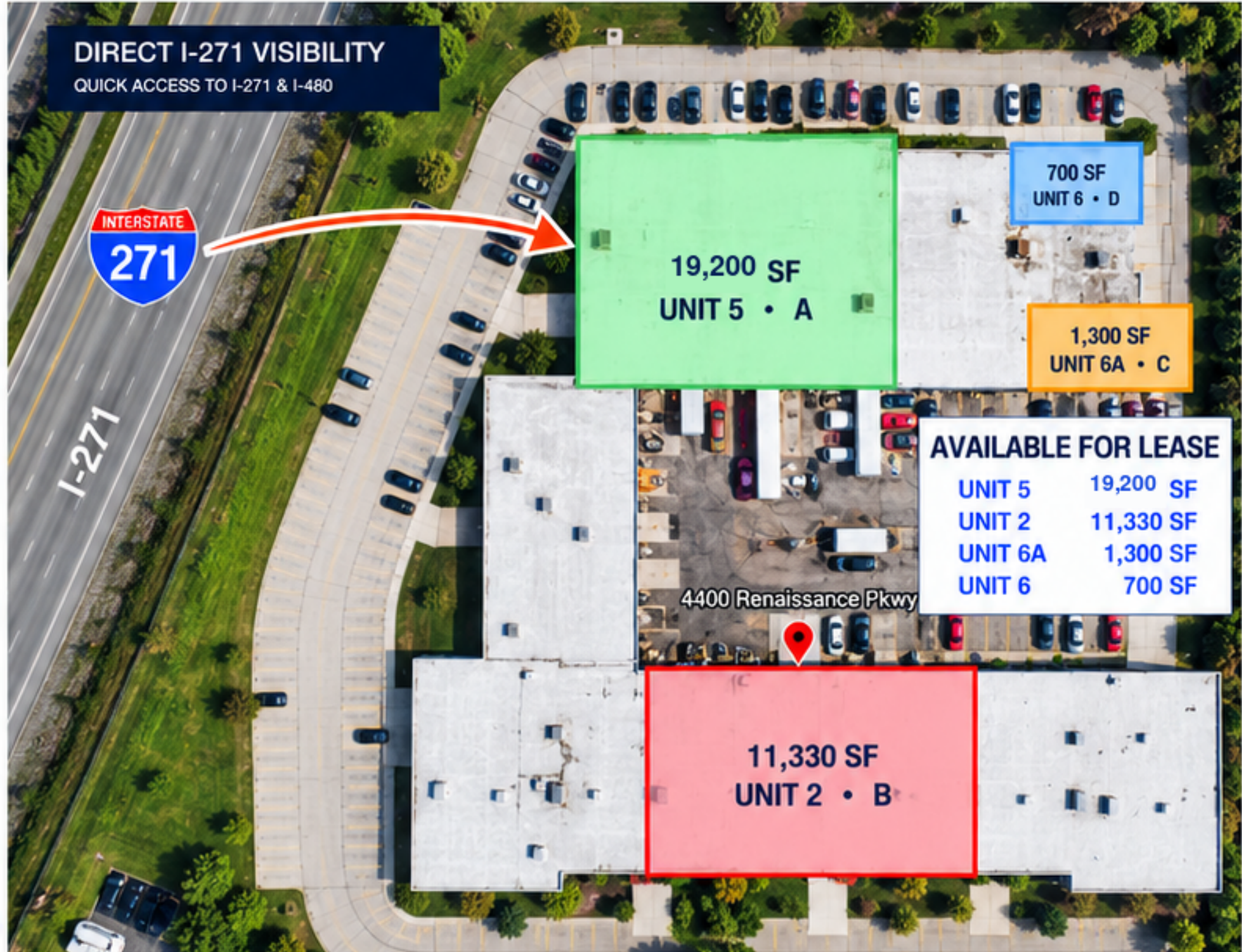
4400 RENAISSANCE PKWY

WARRENSVILLE HEIGHTS, OH 44128

HIGH-VISIBILITY I-271 LOCATION

PREMIER LOCATION WITH
DIRECT VISIBILITY TO I-271

- DIRECT I-271 VISIBILITY
- AMPLE PARKING
- EXCELLENT ACCESS
- I-271 & I-480

LEASE RATE
Starting at
**\$8.00/SF
(NNN)**FOUR SEPARATE
SPACES
AVAILABLE
FOR LEASEFLEXIBLE SPACE
FOR MULTIPLE
BUSINESS USESDOCK & DRIVE-IN
LOADINGEXCELLENT ACCESS
TO I-271 & I-480

LOCATION & LANDMARKS



AERIAL OVERVIEW



HIGH VISIBILITY FROM I-271

Four separately identified spaces with direct
highway exposure and convenient site access.

AVAILABLE FOR LEASE

- A** **UNIT 5** **19,200 SF**
Flexible space, office - warehouse
- B** **UNIT 2** **11,330 SF**
Flexible space, office - warehouse
- C** **UNIT 6A** **1,300 SF**
Office - warehouse
- D** **UNIT 6** **700 SF**
Office

TOTAL AVAILABLE • 32,530 SF

(216) 505-9353



leasing@1stallinvestments.com



www.clevelandleasing.com

4400 Renaissance Pkwy
Warrensville Heights, OH 44128



1ST ALL INVESTMENTS, LLC

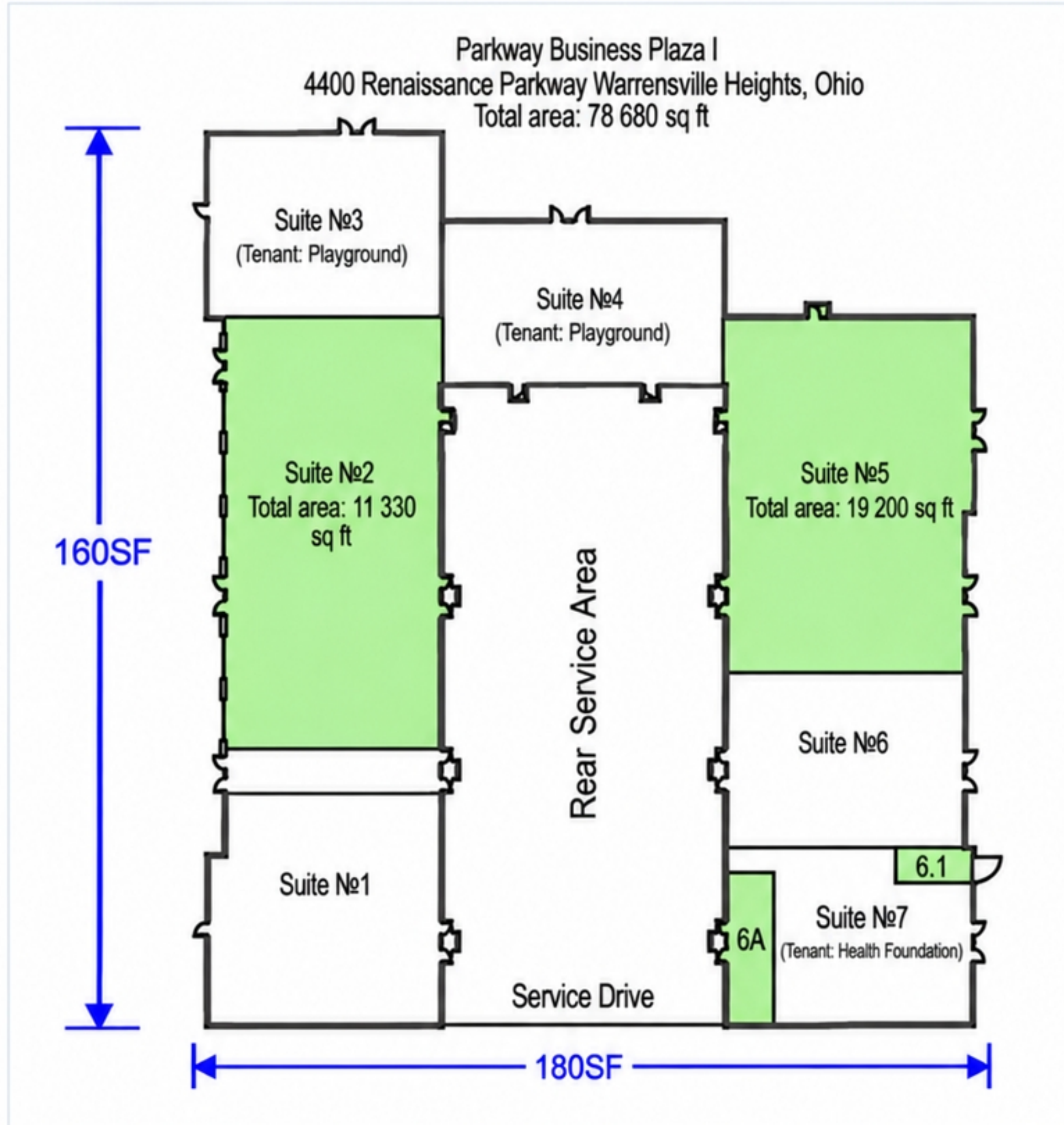
PRESENTING A
PREMIER COMMERCIAL
LEASE OPPORTUNITY

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BUILDING PLAN & AVAILABLE SPACES

TOTAL AVAILABLE: 32,530 SF



AVAILABLE FOR LEASE

- A** **SUITE 5** **19,200 SF**
Flexible office / warehouse
- B** **SUITE 2** **11,330 SF**
Flexible office / warehouse
- C** **SUITE 6 - 6.A** **1,300 SF**
Office / warehouse
- D** **UNIT 6** **700 SF**
Office

TOTAL AVAILABLE
32,530 SF
\$8.00 / SF NNN

PROPERTY HIGHLIGHTS

- Direct I-271 visibility
- Quick I-271 & I-480 access
- Ample on-site parking
- Flexible space options

LOCATION MAP



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SUITE #5 - FLOOR PLAN

19,200 SF AVAILABLE FOR LEASE

SUITE #5

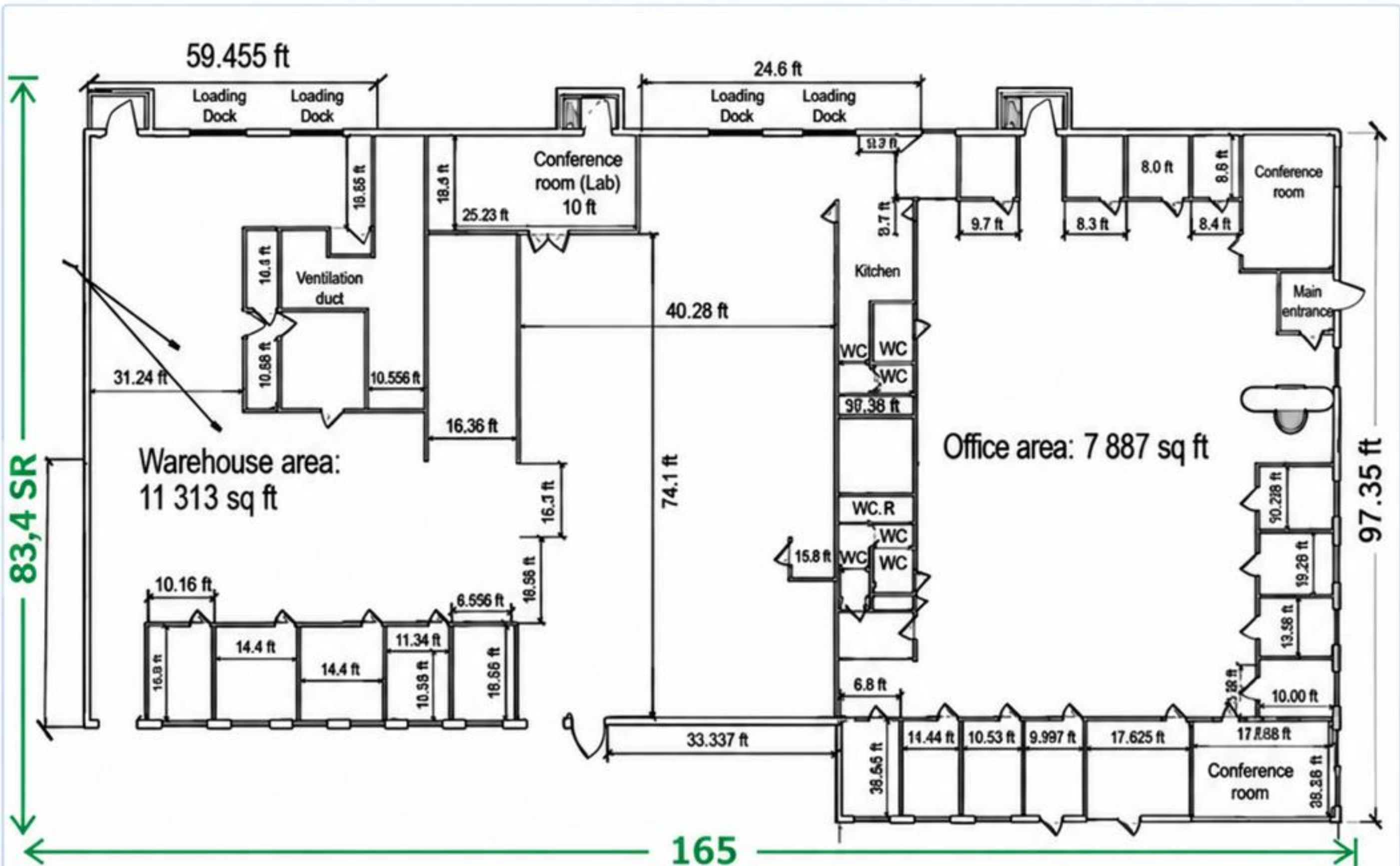
19,200 SF TOTAL

FLOOR PLAN - SUITE #5

7,887 SF
OFFICE AREA

11,313 SF
WAREHOUSE AREA

4
LOADING DOCKS



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SUITE #2 - FLOOR PLAN

11,330 SF AVAILABLE FOR LEASE

SUITE #2
11,330 SF TOTAL

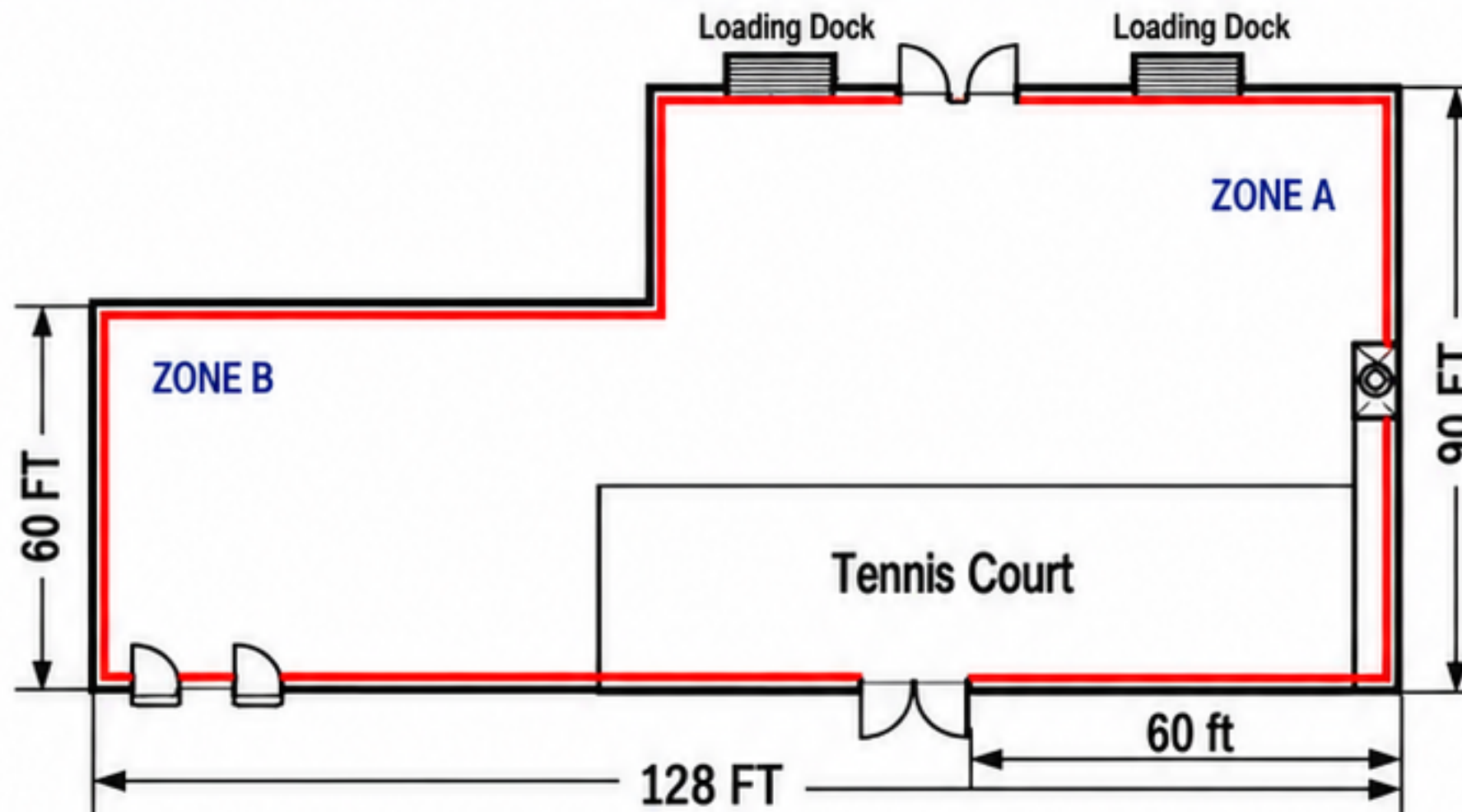
FLOOR PLAN - SUITE #2

11,330 SF
TOTAL AREA

2
LOADING DOCKS

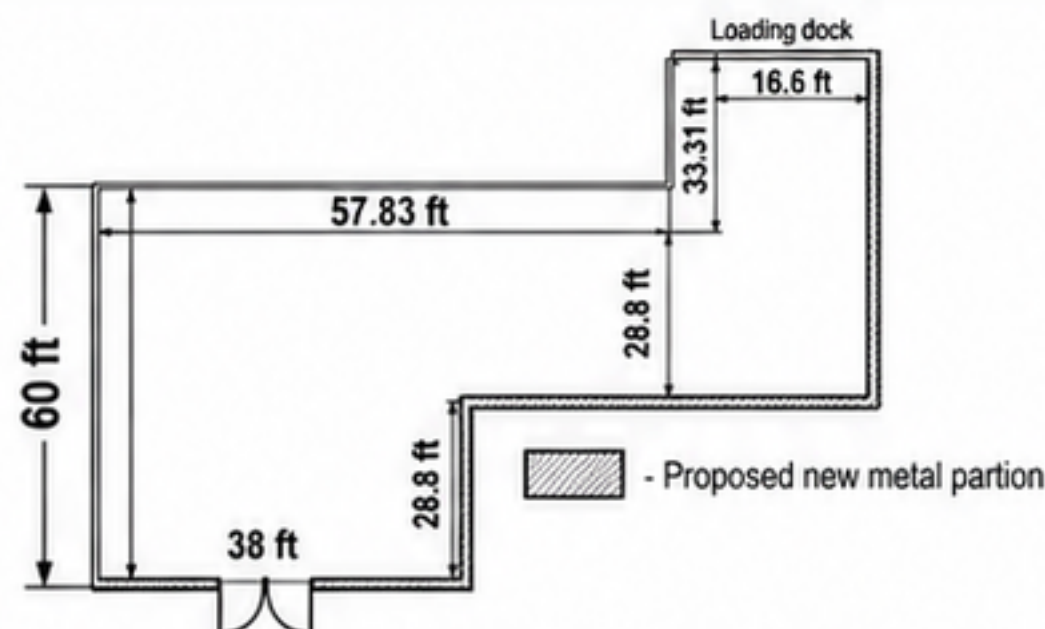
LARGE OPEN AREA
FLEXIBLE LAYOUT

SUITE #2 - FULL FLOOR PLAN 11,330 SF



TOTAL AREA: 11,330 SF

ZONE B - PROPOSED LAYOUT 5,460 SF



ZONE B
5,460 SF



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4400 RENAISSANCE PKWY

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SUITE # 2 | **11,330 SF**
TOTAL AREA



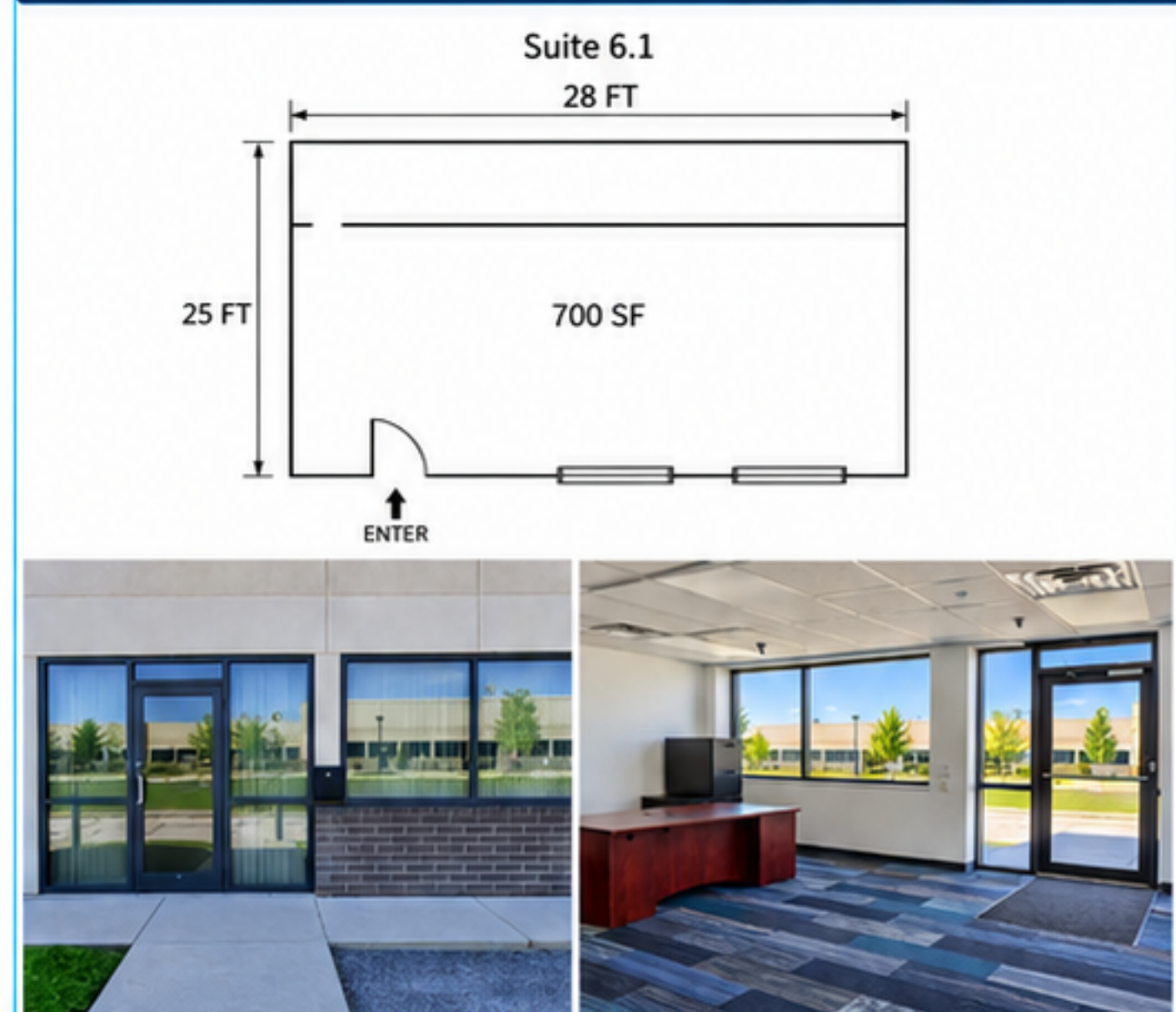
SUITE # 5 | **19,200 SF**
TOTAL AREA



SUITE # 6A | **1,300 SF**
TOTAL AREA



SUITE # 6.1 | **700 SF**
TOTAL AREA



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