

USA Management

35110 Euclid Ave.
Willoughby, Ohio 44094
440-223 5508
www.usamgt.com

Contact: Mark Novak at 440-223-5508 (Cell)
Email: mark@usamgt.com

AVAILABLE SPACE AS OF 3-1-10

Center Plaza North

City: Eastlake, OH 44095

Crossroads: Rt 2 Freeway & Rt 91/SOM Center Rd

<u>Address:</u>	<u>STE</u>	<u>SIZE:</u>	<u>RE TAX/INS</u>	<u>UTILITY METER SHARE</u>	<u>TOTAL NNN:</u>
35353 Curtis Blvd	111	1233 SF	\$115.08	\$246.60	\$361.68
	141	1132	\$105.65	\$226.40	\$332.05
	391	8550	\$798.00	\$1710.00	\$2508.00
	411	1577	\$147.19	\$315.40	\$462.59
	421	1508	\$140.75	\$301.60	\$442.35
	441	954	\$89.04	\$190.80	\$279.84
	491	1479	\$138.04	\$295.80	\$433.84
	500	8550	\$798.00	\$1710.00	\$2508.00
	591	2600	\$242.67	\$520.00	\$762.67
Entire Building	40,256 SF		\$3757.23	\$8051.20	\$11808.43

Concord Plaza

City: Concord, Ohio

Crossroads: St. Rt. 84 (Johnnycake Ridge Rd) & Button Rd.

<u>Address:</u>	<u>STE</u>	<u>SIZE:</u>	<u>ELECTRIC</u>
9853 Johnnycake Ridge. (#100)	1485		\$163.35
9853 Johnnycake Ridge. (#101)	509		\$55.99
9853 Johnnycake Ridge. (#105)	394		\$43.34
9853 Johnnycake Ridge. (#106)	625		\$68.75
9853 Johnnycake Ridge. (#107)	840		\$92.40
9853 Johnnycake Ridge. (#13)	500		SEP METERED
9853 Johnnycake Ridge. (#17)	810		SEP METERED
9853 Johnnycake Ridge. (#17A)	364		SEP METERED
9853 Johnnycake Ridge. (#107)	840		\$92.40
9853 Johnnycake Ridge. (#206)	600		\$66.00
9853 Johnnycake Ridge. (#207)	1213		\$133.43
9853 Johnnycake Ridge. (#301)	256		\$28.16
9853 Johnnycake Ridge. (#303)	180		\$19.80
9853 Johnnycake Ridge. (#304)	312		\$34.32
9853 Johnnycake Ridge. (#306)	296		\$32.56
9853 Johnnycake Ridge. (#307)	475		\$52.25

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Willo Medical (100% medical building)

City: Willoughby, Ohio

Crossroads: Euclid Ave & Beidler

<u>Address:</u>	<u>STE</u>	<u>SIZE:</u>	<u>TOTAL NNN (Includes CAM, RE Tax, Most Utilities except ele)</u>
36001 Euclid Ave	C-19	861	\$592.66
	C-15	618	\$425.40
	B-12	793	\$546.00
	B-6	884	\$608.50
	B-7	486	\$375.84
	A-6	406	\$280.00

Mentor West Office Center

City: Mentor, Ohio Crossroads: Rt 306 & Industrial Park Blvd

<u>Address:</u>	<u>SIZE:</u>	<u>CAM:RE-TAX:</u>	<u>TOTAL NNN:</u>
7314 Industrial Park Blvd	2760	\$ 418.60	\$ 204.70 \$ 623.30
7324 Industrial Park Blvd	1180	\$ 178.97	\$ 87.52 \$ 266.49
7326 Industrial Park Blvd	1180	\$ 178.97	\$ 87.52 \$ 266.49
7334 Industrial Park Blvd	2200	\$ 333.67	\$ 163.17 \$ 496.84
7342 Industrial Park Blvd	969	\$ 146.97	\$ 71.87 \$ 218.84
7344 Industrial Park Blvd	960	\$ 145.60	\$ 71.20 \$ 216.80
7350 Industrial Park Blvd	4320	\$ 781.20	\$ 288.00 \$ 1069.20

Topps Industrial Parkway (warehouse building)

City: Willoughby, Ohio

Crossroads: Topps Industrial Parkway/E 355th

<u>Address:</u>	<u>SIZE:</u>	<u>CAM RE-TAX/INS:</u>	<u>TOTAL NNN:</u>
35160 Topps Industrial Parkway	6330 SF	\$611.90	\$580.25 \$1192.15

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Parkhill Professional Building

City: Willoughby, Ohio

Crossroads: Euclid Ave. & St. Rt. 91 (SOM Center)

Address:	STE	SIZE	ELECTRIC
35104 Euclid Ave (101)		1000	\$110.00
35104 Euclid Ave (108)		600	\$66.00
35104 Euclid Ave (208)		1303	\$143.33
35104 Euclid Ave (214)		783	\$86.13
35104 Euclid Ave (217)		475	\$52.25
35104 Euclid Ave (218)		607	\$66.77
35104 Euclid Ave (303)		700	\$77.00
35104 Euclid Ave (308)		911	\$100.21
35104 Euclid Ave (314)		150	\$16.50
35104 Euclid Ave (LL1)		400	\$44.00
35104 Euclid Ave (LL5)		528	\$58.08
35104 Euclid Ave (LL8)		600	\$66.00

Eastlake Colonial Center

City: Eastlake, Ohio

Crossroads: Vine St. & St. Rt. 91 (SOM Center)

Address:	SIZE:	ELECTRIC :
35475 Vine St #202-A	177	\$19.47
212	145	\$15.95
224	545	\$59.95
206	225	\$24.75
216	280	\$30.80

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Colonial Plaza

City: Mentor, Ohio

Crossroads: Mentor Ave. near St Rt 306

Address:	STE	SIZE	ELECTRIC
7519 Mentor Ave	(A101)	1200	\$132.00
7519 Mentor Ave	(A102)	750	\$82.50
7519 Mentor Ave	(A103)	500	\$55.00
7519 Mentor Ave	(A104)	375	\$41.25
7519 Mentor Ave	(A114)	1400	\$154.00
7537 Mentor Ave	(101)	300	\$33.00
7537 Mentor Ave	(102)	286	\$31.46
7537 Mentor Ave	(201)	544	\$59.84
7537 Mentor Ave	(202)	336	\$36.96
7537 Mentor Ave	(209)	2100	\$231.00
7537 Mentor Ave	(306)	273	\$30.03
7537 Mentor Ave	(306)	273	\$30.03
7541 Mentor Ave	(A101)	610	\$67.10
7541 Mentor Ave	(A103)	750	\$82.50
7541 Mentor Ave	(A103)	800	\$88.00
7541 Mentor Ave	(A105)	300	\$33.00
7541 Mentor Ave	(A106)	300	\$33.00
7547 Mentor Ave	(100)	700	\$77.00
7547 Mentor Ave	(104)	850	\$93.50
7547 Mentor Ave	(304)	300	\$33.00
7547 Mentor Ave	(306)	160	\$17.60
7547 Mentor Ave	(308)	513	\$56.43
7547 Mentor Ave	(309)	225	\$24.75
7547 Mentor Ave	(310)	600	\$66.00