

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 7-16-10

Center Plaza North

City: Eastlake, OH 44095

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

Address:	STE	SIZE:	RE TAX/INS	UTILITY METER SHARE	TOTAL NNN:
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.

Address:	STE	SIZE:	ELECTRIC
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. (#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-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>
7324 Industrial Park Blvd	1180	\$ 178.97 \$ 87.52	\$ 266.49
7326 Industrial Park Blvd	1180	\$ 178.97 \$ 87.52	\$ 266.49
7342 Industrial Park Blvd	969	\$ 146.97 \$ 71.87	\$ 218.84

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	(106)	315	\$34.65
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
7537 Mentor Ave	(207)	160	\$17.60
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)	1273	\$140.03
7547 Mentor Ave	(309)	225	\$24.75