

CURRIE-HALL INVESTMENT CO. BROKERS

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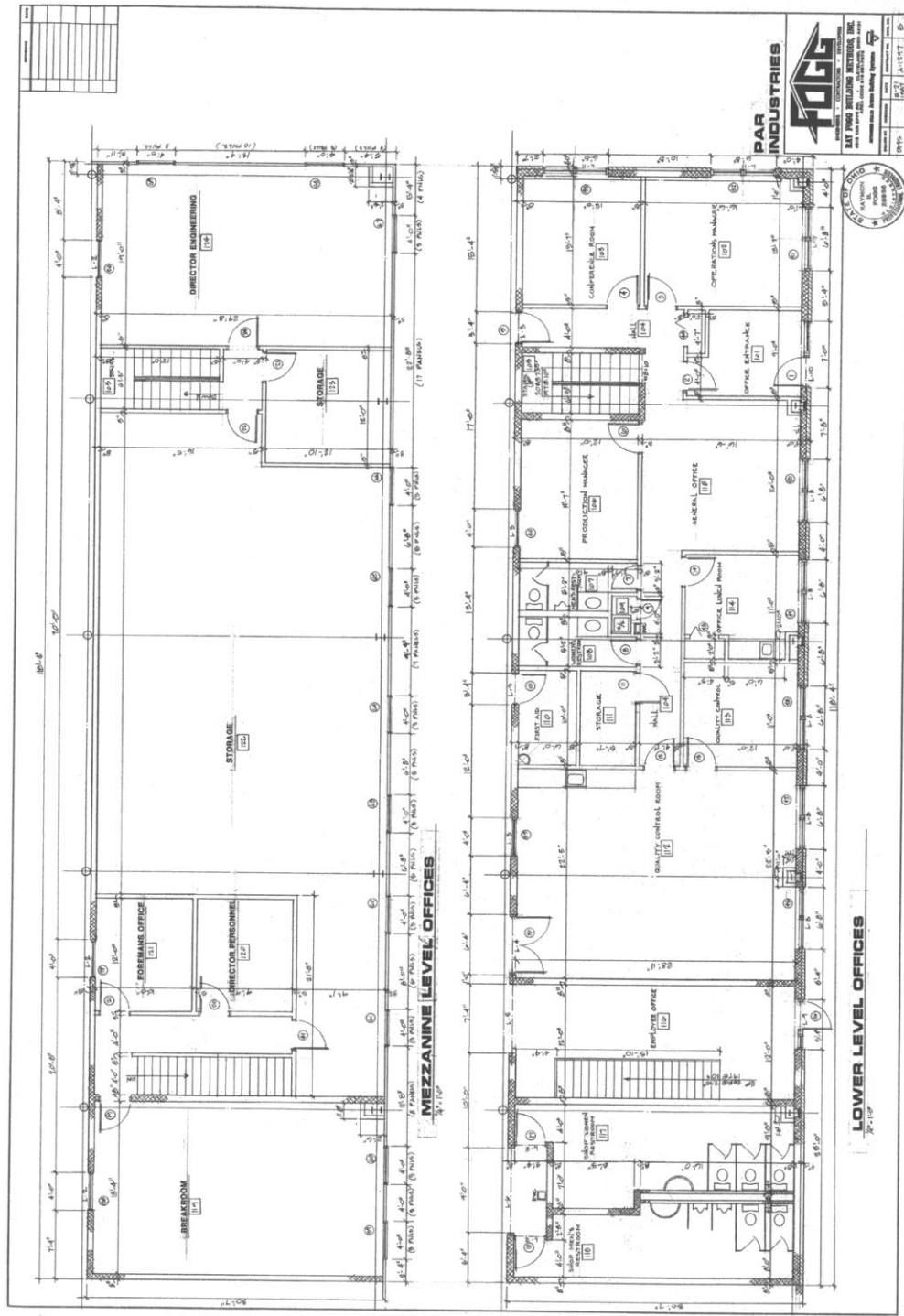
PRESENTS FOR LEASE

**8,000/SF Two Story OFFICE with Lab
And Light Assembly Space**

1030 West Smith Road, Medina, Ohio 44256



**LARGE CONFERENCE
AND OR TRAINING SPACE
PROFESSIONAL IMAGE
HEAVY POWER**



OFFICE SPACE



OFFICE SPACE



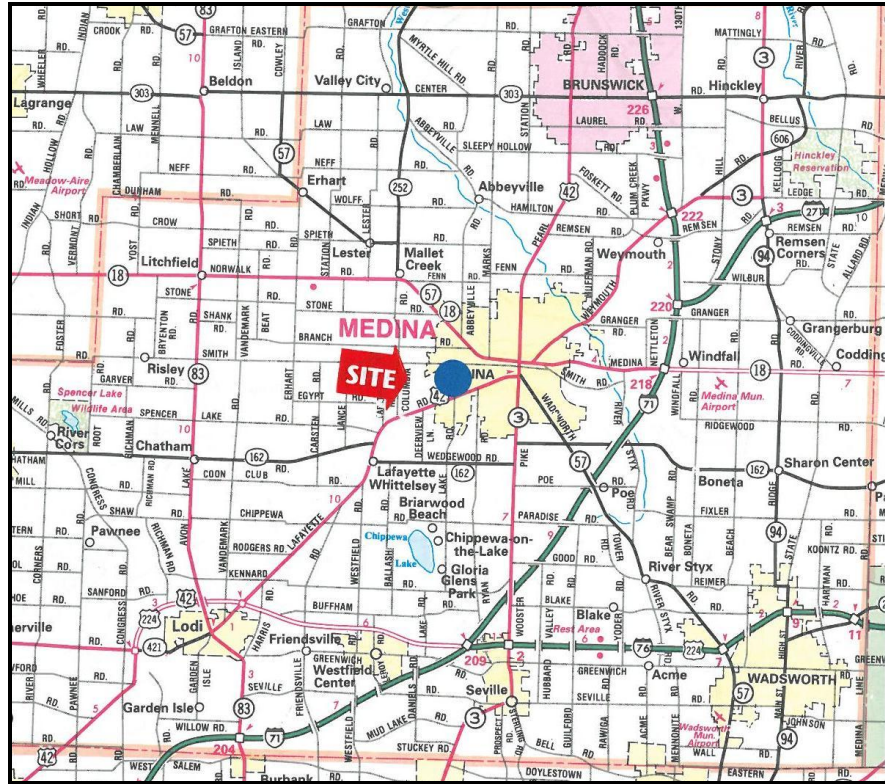
SITE MAP



EXTERIOR VIEWS



REGIONAL MAP



Medina Area Information

The recent announcement by *Money Magazine*'s top 100 best places to live was no surprise for long-time residents of Medina. Although honored and humbled to be ranked 40th on the list of "America's best small towns," Medina residents and businesses have known this is a great place to live, work and raise a family. Compared to other cities in the survey, the City is ranked high due to its low crime rate, excellent schools, affordable housing, general low cost of living (ranging 12-20% below the national average), and a tremendous local and regional health care system.

The City of Medina offers a wide selection of recreational opportunities and currently has 800 acres developed for park use at 12 different sites. A strong youth sports program utilizes the park fields and the Medina Community Recreation Center throughout the year.

Regionally, our residents are minutes away from professional sporting events, some of the finest museums in the country, a great theater district, the world-renown Cleveland Orchestra, and the third most visited national park system in the U.S.

The City of Medina is the county seat for Medina County, one of the fastest growing counties in the State of Ohio. While our location offers an easy drive to Cleveland, Akron, and Columbus, the same highway system reaches 60% of the population of the U.S. in a day's drive.

<u>Population & Workforce</u>	
Population: 26,200	Educational & Health Care: 19.4%
Population Density: 2,540/sq mi	Manufacturing: 14.4%
Workforce: 14,966	Management, Professional Occupations: 39.9%
Unemployment: 5.3%	Sales and Office Occupations: 25.6%
Median HH Income: \$61,644	Private Industry and Salary Workers: 82.8%
Per Capita Wkly Income: \$677	Government Workers: 12.9%
	Average Commute Time: 25.2 minutes

<u>Taxes & Incentives</u>	
Property Tax:	Effective Tax Rate: Residential - \$17.61 per \$1,000, Industrial - \$21.02 per \$1,000
Sales Tax:	Total: 6.5% Local: 1% State: 5.5%
Income Tax:	City: 1.25%
Incentives:	Community Revitalization Area, Micro-Enterprise RLF, Job Creation Grant, Revolving Loan Fund, Port Authority, Foreign Trade Zones

<u>Transportation</u>			
<u>Interstates</u>	<u>Rail Providers</u>	<u>Intermodal</u>	<u>Port(s)</u>
I-71, I-76, I-271	Wheeling & Lake Erie Railroad	Cleveland - CSX	Cleveland, OH, Baltimore, MD
<u>Public Transportation</u>	<u>International Airport</u>	<u>Regional Airport</u>	<u>Municipal Airport</u>
Yes-Medina County Transit	Cleveland-Hopkins (CLE) (21mi)	Canton-Akron (CAK) (30mi)	Medina Municipal (4mi)

<u>Utilities</u>		
<u>Electric Supplier</u>	<u>Natural Gas Distributor</u>	<u>Telecommunications</u>
Ohio Edison	Columbia Gas of Ohio	Verizon
		Armstrong (Cable, High Speed Internet, Telephone)

<u>Water System</u>			
<u>Water Plant</u>	<u>Permitted Capacity MGD</u>	<u>Average Use MGD</u>	<u>Excess Capacity MGD</u>
Medina City	5	3.2	1.8

<u>Sewer System</u>			
<u>Sewer Plant</u>	<u>Permitted Capacity MGD</u>	<u>Average Use MGD</u>	<u>Excess Capacity MGD</u>
Medina County	15	10	5

<u>Governmental Services</u>		
<u>Government</u>	<u>Police Department</u>	<u>Fire Department</u>
Mayor - Council	Personnel: 61	Personnel: 40
	Low Property Crime - Top 1%	ISO Fire Rating = 5
	Low Violent Crime - Top 2%	

<u>Largest Employers</u>		
Medina County	1,365	Government
Medina General Hospital	1,000	Health Care
Medina City Schools	850	Government, Education
Drug Mart	420	Distribution, Retail
Sandridge Foods	420	Fresh Food, Distribution
Plastipak Packaging	390	Plastic Bottles
City of Medina	344	Government
Friction Products	266	Brake, Clutch and Fuel Cell Parts
A.I. Root	169	Candles
Sealy Mattress	168	Box Springs and Mattresses
Jacobson Manufacturing	128	Fasteners and Components

BASE LEASE RATE:

\$8.00/SF/YR NNN Office x 8,000 SF = \$ 64,000/YR
\$ 5,333/MO

PROJECTED YEARLY NET CHARGES:

R.E.Taxes	\$ 36,000
Insurance	\$ 11,000
Maintenance	\$ 16,600
Electric Common Area	\$ 1,200
Reserve for Short Life Items:	<u>\$ 16,600</u>
Total	\$ 81,400

TOTAL NET CHARGES: \$1.51/SF/YR

TOTAL RENT:

Base Rate for Office = \$64,000/YR

RSLI to be increased by 5% per year.

Plus, Net Charges 8,000 SF x \$1.51/SF = \$12,080/YR \$1,007/MO

TOTAL RENT = \$64,000 + \$12,080/YR = \$76,080/YR \$6,340/MO

Plus, Utilities, Trash, Snow and Lawn and Interior Maintenance

SPACE AVAILABILITY: To Be Determined

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