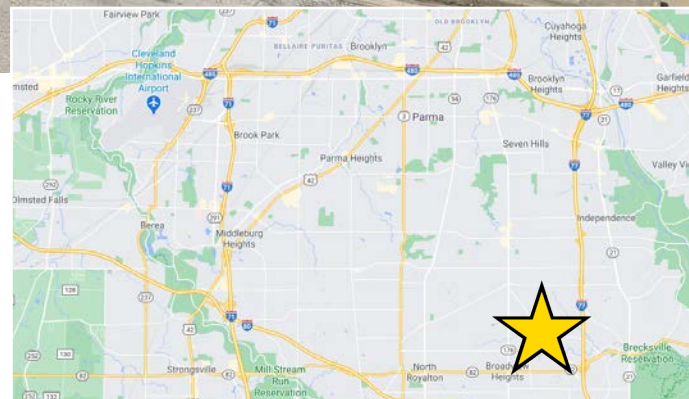


**FOR LEASE
OR SALE**

FORMER 39,200 SF SCHOOL/OFFICE BUILDING
5025 Royalton Rd, Broadview Heights, OH 44147



[View in Google Maps](#)

PROPERTY OVERVIEW

- 39,200 SF Office Space
- Opportunity for The Astute User, Investor or Developer for Currnt use
- New Additional Development or Re-Development Opportunities
- Ample OPEN OFFICE and 2 Easy Truck Docks
- Ideally Located With Immediate Access to I-77 & SR-82
- Just 11 Miles From Downtown Cleveland & 18 Miles from Cleveland Hopkins Airport
- Offered for Sale at \$2,500,000 or for Lease at \$5.50 NNN and \$7.95 NNN Office



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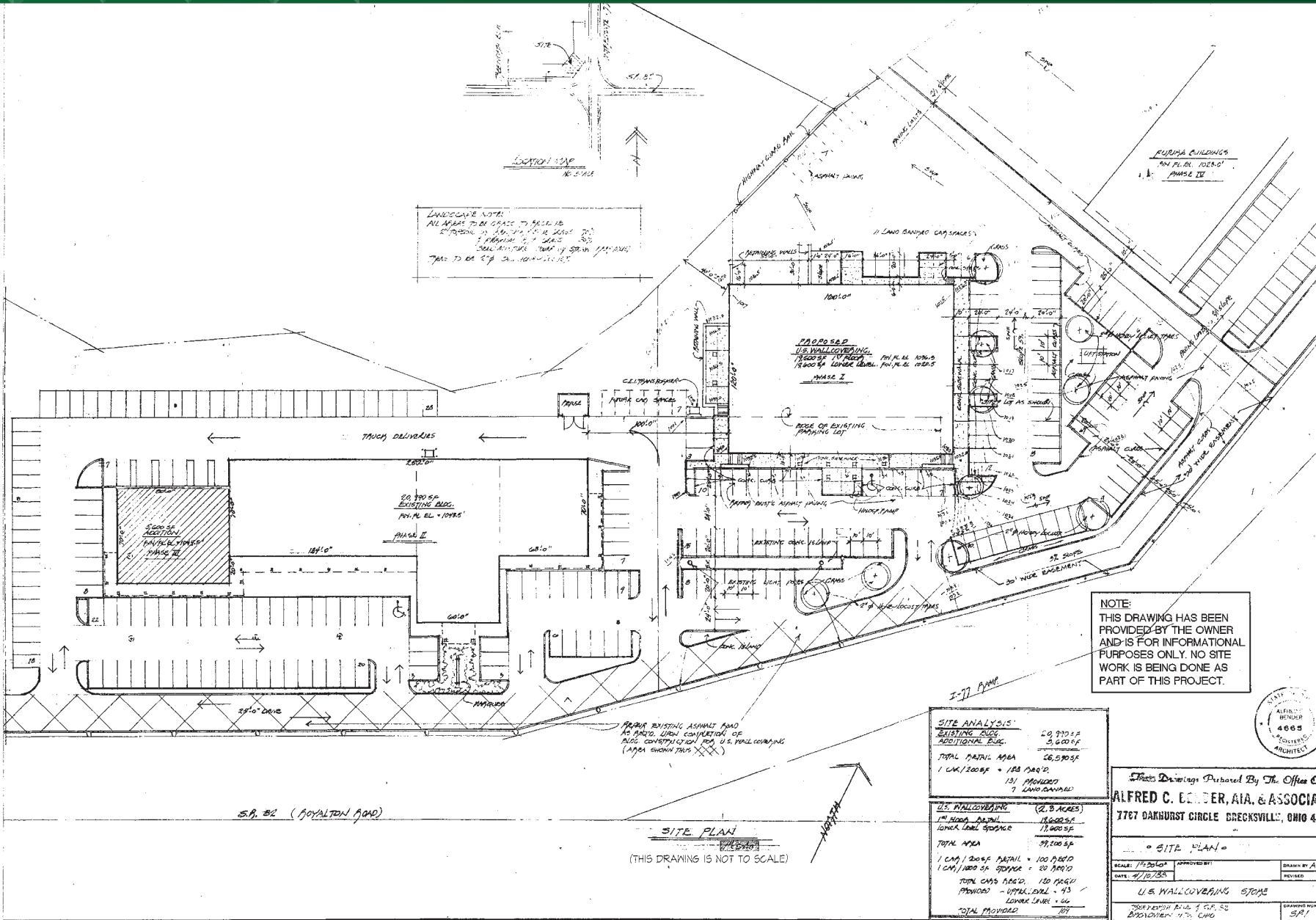
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NOTE:
THIS DRAWING HAS BEEN PROVIDED BY THE OWNER AND IS FOR INFORMATIONAL PURPOSES ONLY. NO SITE WORK IS BEING DONE AS PART OF THIS PROJECT.

SITE ANALYSIS	
EXISTING BLDG.	20,970 SF
ADDITIONAL BLDG.	5,600 SF
TOTAL BLDG. AREA	26,570 SF
1 CAR/200 SF	133 SPACES
7 LIMO/VAN/SPACED	
TOTAL PROVIDED	
1 CAR/200 SF BLDG.	100 SPACES
1 CAR/100 SF SPACED	20 SPACES
TOTAL CARSPACES	120 SPACES
PROVIDED - OFFICIAL LEVEL - 43	
LOWER LEVEL - 60	
TOTAL PROVIDED	120

REV	DATE	DESCRIPTION	NAME
1	10/25/01	U.S. WALLCOVERING STONE	ALFRED C. ENDER, AIA, & ASSOCIATES

These Drawings Prepared By The Office Of
ALFRED C. ENDER, AIA, & ASSOCIATES
7767 DANBURST CIRCLE CREEKSVILLE, OHIO 43081

DATE: 11/12/01 APPROVED BY: [Signature] DRAWN BY: A REVIEWED: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT NO: 01090
SHEET NO: 01/06
CHECKED BY: J.S.
ISSUE DATE: 10/25/01
DRAWING TITLE: SITE PLAN



FREDERICK J. GOCLIA
ARCHITECT, INC. ARCH. SR.
1080 N. MAIN ST. INDUSTRIAL BLDG. ST. LOUIS, MO 63022
PH: (314) 428-5500 FAX: (314) 428-5981 www.fjg.com

Vatterott College
10403 International Plaza Dr.
St. Ann, Missouri 63074
Tel: (314) 890-8484

VATTEROTT COLLEGE
5025 EAST ROYALTON ROAD
BROADVIEW HEIGHTS, OH 44147



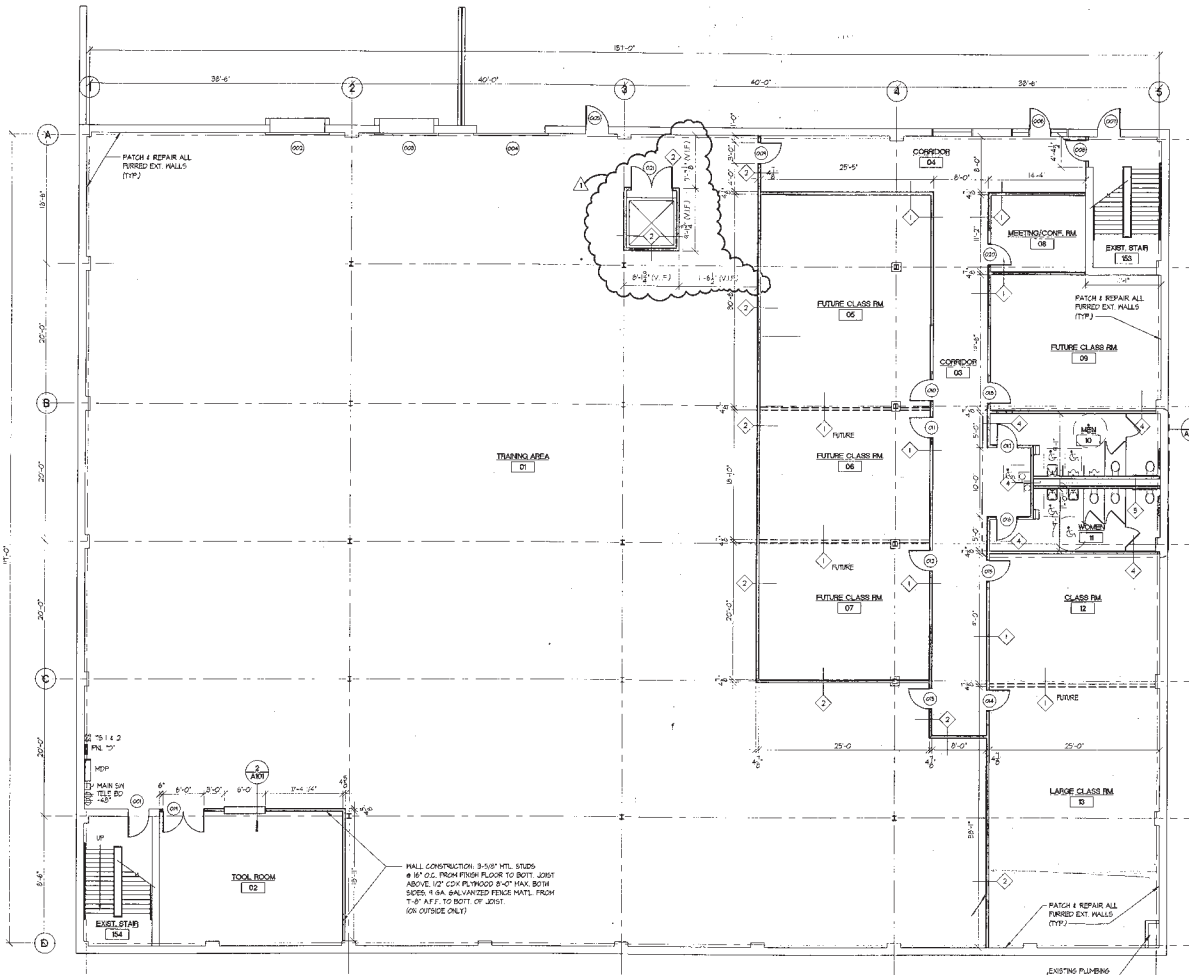
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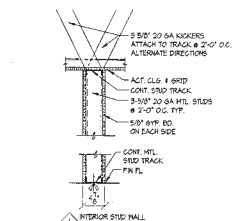
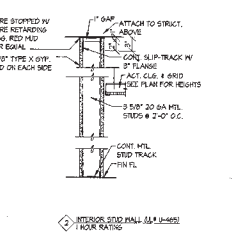
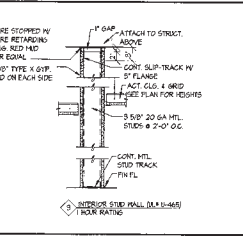
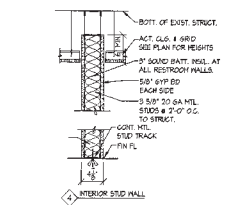
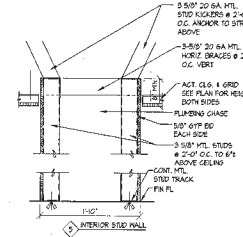
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1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 PARTITION TYPES
SCALE: 1" = 1'-0"



FREDERICK J. GOGLIA
ARCHITECT, NO. 10317
10661 WILMINGTON INDUSTRIAL BLVD. 1ST FLOOR, W.D. 2002
PH: (281) 428-3320 FAX: (281) 428-5987
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Walterott
COLLEGE
10403 International Plaza Dr.
St. Ann, Missouri 63074
Tel: (314) 890-8484

WALTEROTT COLLEGE
5025 EAST ROYALTON ROAD
BROADVIEW HEIGHTS, OH 44147

REV#	DATE	DESCRIPTION
1	11/25/02	Blng. Dtl., Conn., Bldg.
2	01/09/04	
3	07/04/04	
4		CHECKED BY: F.A.G.
5		DESIGNED BY: F.A.G.
6	10/29/01	

A100

GROUND FLOOR PLAN

AUGUST File: \A\Clients\A_480\480-Q-01\DWG\Walterott\10403\PROJECT\A100.dwg PLOT DATE: 10/29/01 08:25:2002



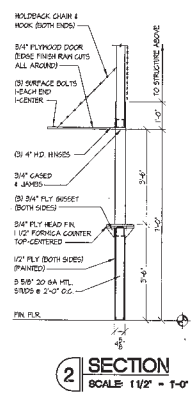
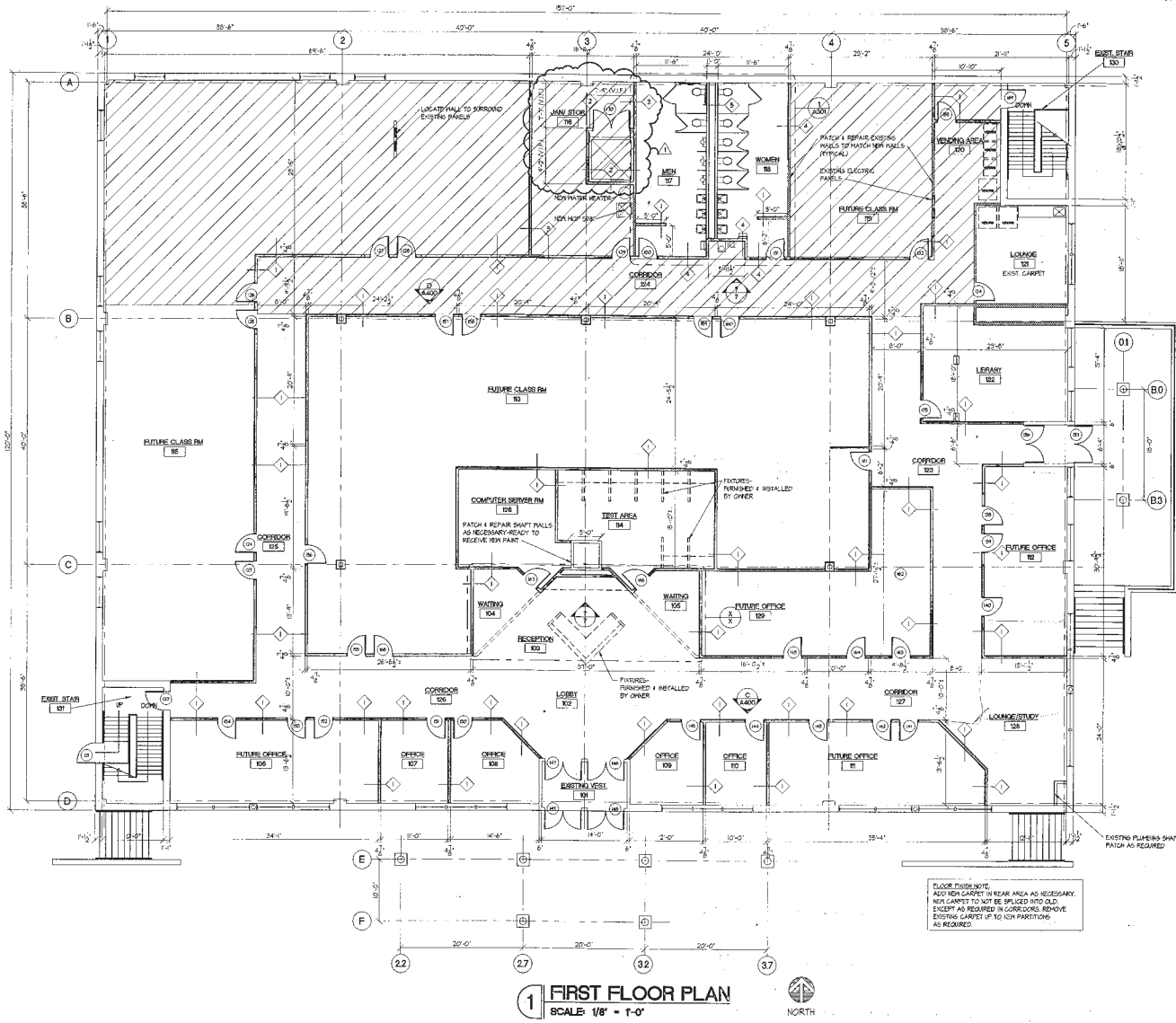
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FREDERICK J. COGLIANDRO
ARCHITECT, INC./ARCH. ISP.
10889 INDIAN HEAD INDUSTRIAL BLDG., ST. LOUIS, MO 63022
P: (314) 428-3000 F: (314) 428-5961 www.fcog.com

Vatterott COLLEGE
10403 International Plaza Dr.
St. Ann, Missouri 63074
Tel: (314) 890-8484

REV.	DATE	DESCRIPTION	NAME
1	11/25/02	Blg. Det. Comm. BLM	
2	07/04		
3	10/25/01		

PROJECT NO. 01-589
ISSUE DATE: 10/25/01
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

A101



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HANNA
COMMERCIAL REAL ESTATE

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