

# NAIPleasant Valley

LEASE INCENTIVES AVAILABLE!

FOR LEASE



**75-77 Milford Dr.**  
Hudson, OH 44236

## Property Details

- Total Space: 40,265 SF / 60 Units
- Land Area: 2.9 Acres
- Rent PSF: \$10 - \$14 NNN
- Min. Space Available: 175 SF
- Max Space Available: 2,100 SF
- Interchange / Distance: SR-8 / 2.46 Miles
- Many suites feature spectacular vaulted ceilings & skylights
- Milford Corporate Center is located behind the Acme shopping plaza in Hudson with easy walking distance to restaurants & retail shops

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## AVAILABLE SUITES

	Level	Suite	Rate PSF	Sq Ft
75 Milford Dr	Mezz	316	\$12	609 SF
	Main	202	\$14	514 SF
	Main	203	\$14	600 SF
	Main	208	\$14	491 SF
	Main	209, 211, 213	\$14	553 SF
	Lower	102	\$10	508 SF
	Lower	118	\$10	550 SF
77 Milford Dr	Main	222	\$14	424 SF
	Main	232	\$14	403 SF
	Main	234	\$14	175 SF
	Lower	270	\$10	300 SF
	Lower	272	\$10	797 SF
	Lower	273	\$10	468 SF
	Lower	278	\$10	767 SF

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## Property Notes

Two magnificent and unique modern office buildings totaling 40,265 SF are set on a picturesque 2.9 acres in the heart of Hudson, Ohio adjacent to the Acme Shopping Plaza. The site is professionally landscaped with a pond, fountain and walking paths. A diverse, stable mix of tenants includes insurance, legal, and accounting professionals as well as corporations and entrepreneurs. Office suites are offered in multiple configurations from 100 to 1,880 square feet and up. Many of the 60 total units have skylights, vaulted ceilings, large windows and open floor plans. Significant upside potential to increase return on investment exists.



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Demographics	1 Mile	3 Miles	5 Miles
Population:	4,272	25,2850	66,439
Households:	1,719	9,159	25,824
Median Age:	47.4	45.3	42.2
Average HH Income:	\$199,236	\$201,891	\$154,608
Traffic Count:	13,718 W. Streetsboro Rd. @ McDonald's		

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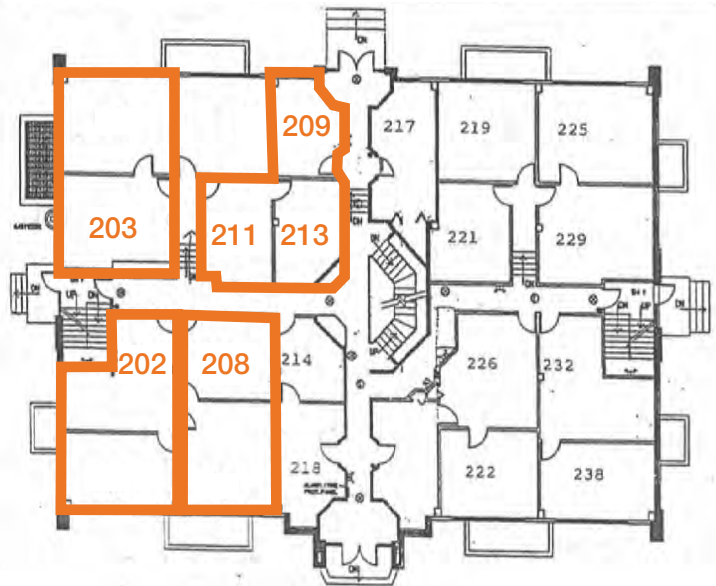
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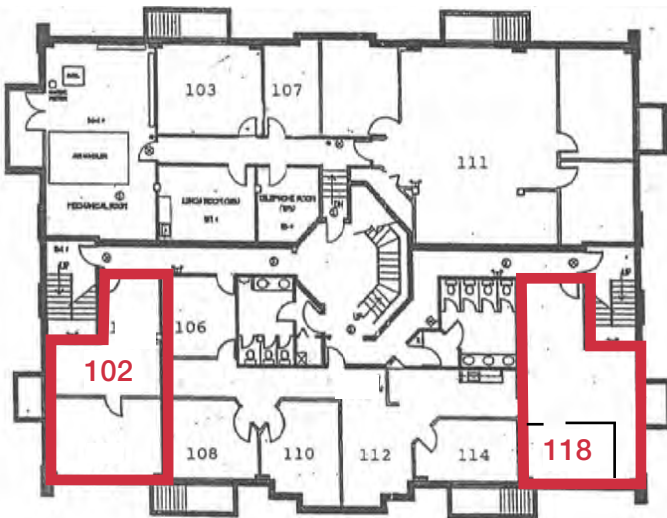
Mezzanine Level



Main Level



Lower Level



## 75 Milford Dr. FLOORPLANS

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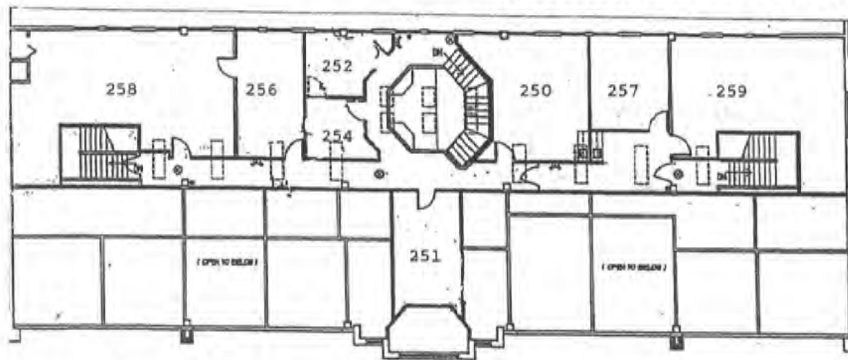
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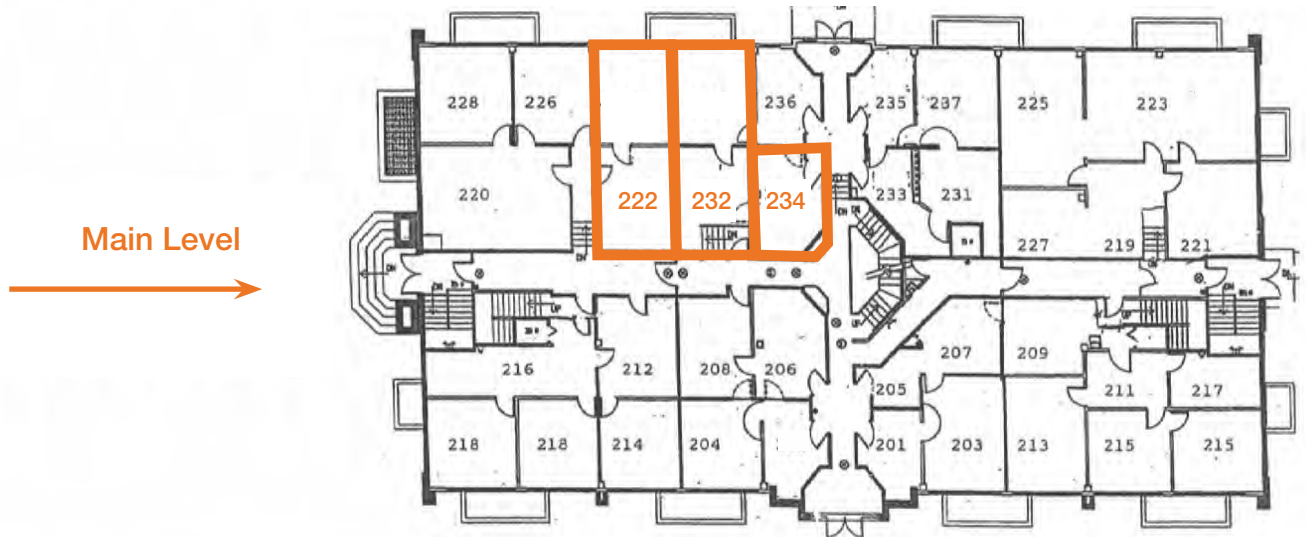
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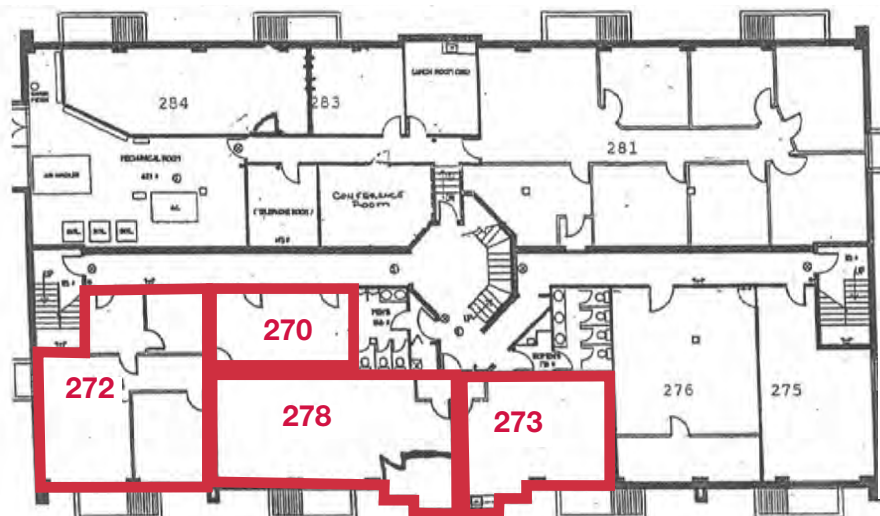
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Mezzanine Level



Main Level



Lower Level



## 77 Milford Dr. FLOORPLANS

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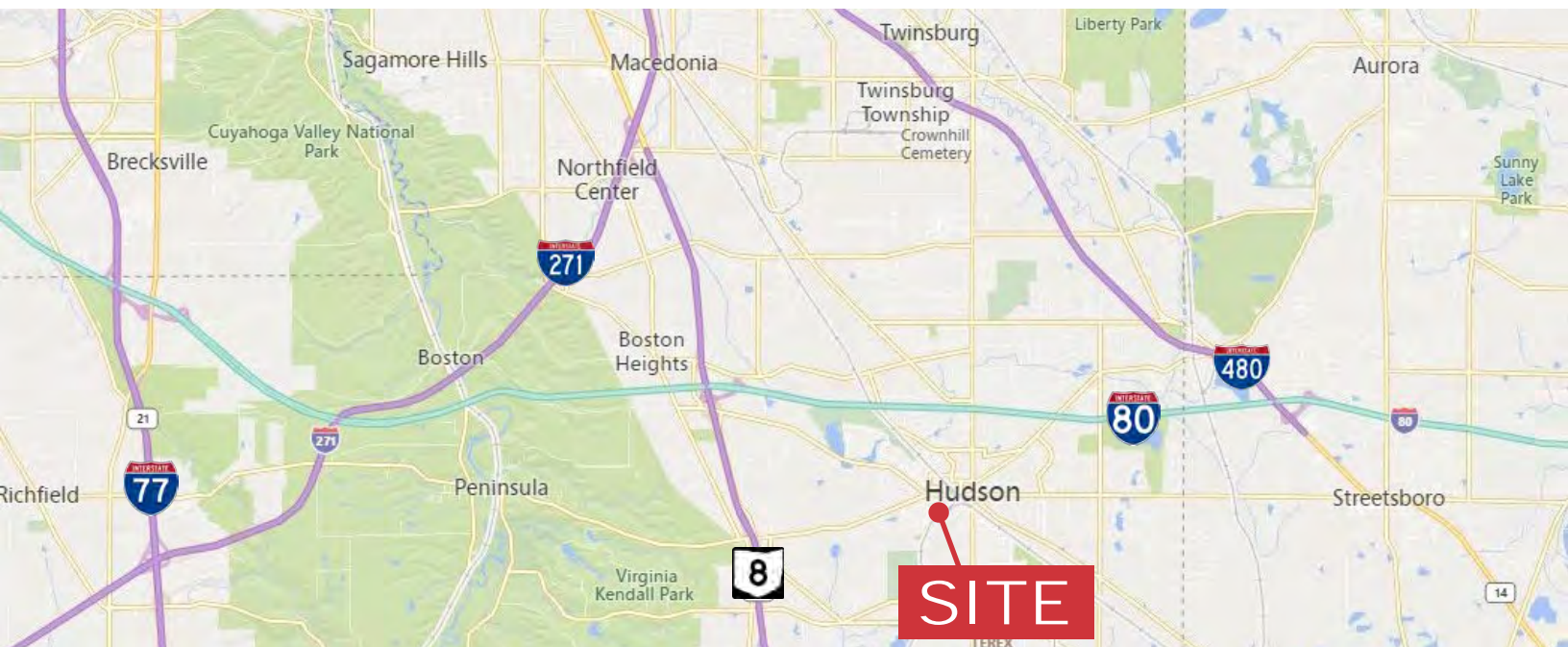
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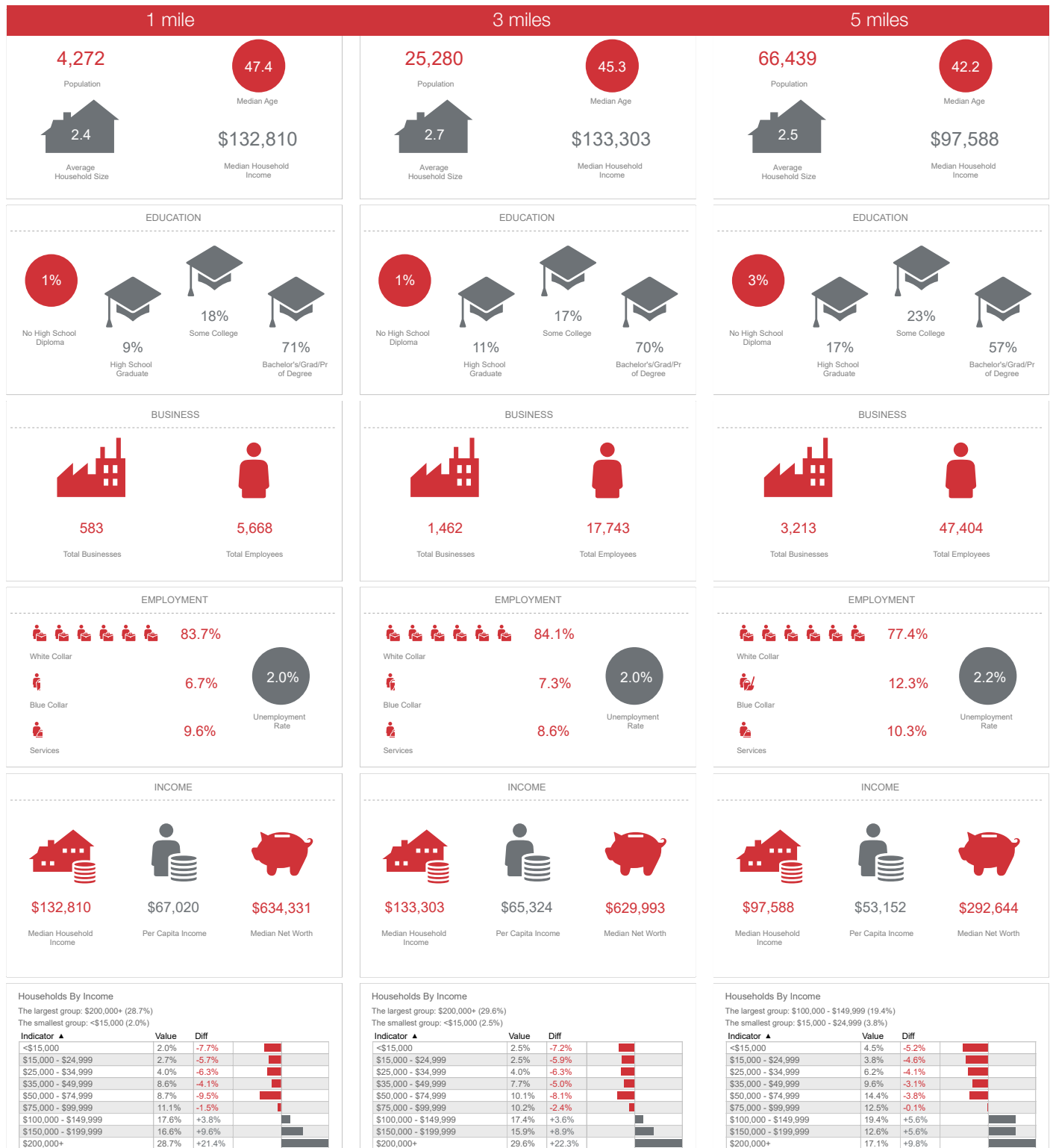
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## Pricing Details

LEASE RATES:	Main Level	\$14 PSF NNN
	Mezzanine	\$12 PSF NNN
	Lower Level	\$10 PSF NNN

## Property Details

PROPERTY TYPE:	Office
# OF BUILDINGS:	2
# OF STORIES:	3
TOTAL SPACE:	40,265 SF
YEAR BUILT / RENOVATED:	1990 / 2011
LAND AREA:	2.9 acres
PARKING:	65 spaces
RESTROOMS:	In common area
ELEVATOR:	No
INTERCHANGE / DISTANCE:	I-77 / 2 miles
LOCATION:	Behind Acme in Hudson

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