

Owner/User Opportunity For Sale or Lease

TWIN LAKES OFFICE BUILDING

5851 Pearl Road, Parma Heights, Ohio 44130

Property information

- 7 minutes from I-480 located at Pearl & Snow Roads
- Abundant parking
- 130' of frontage on Pearl Road & 255' of frontage on Twin Lakes Drive
- Updated parking lot & landscaping & common areas
- Suite 100 space is fully built-out dental space
- On-site owner management

Building at a Glance

Building Size	15,120SF
# of Floors	3
Year Built (Reno)	1971 (2022)
Site Size	0.15 AC
Parcel #	472-01-068 & 449-01-042

For Lease

Suite 100	3,740 RSF
Suite 301	1,235 RSF
Suite 302**	871 RSF
Lease Rate	\$13.00 - \$17.00/RSF MG

^{**} Fully renovated- new carpet, paint, LED lighting

For Sale





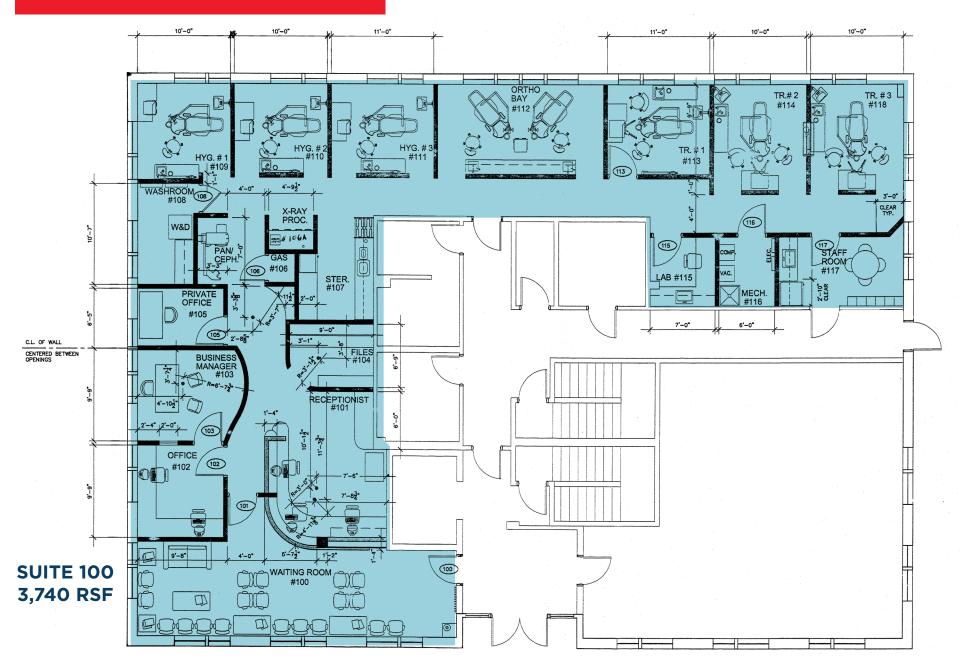


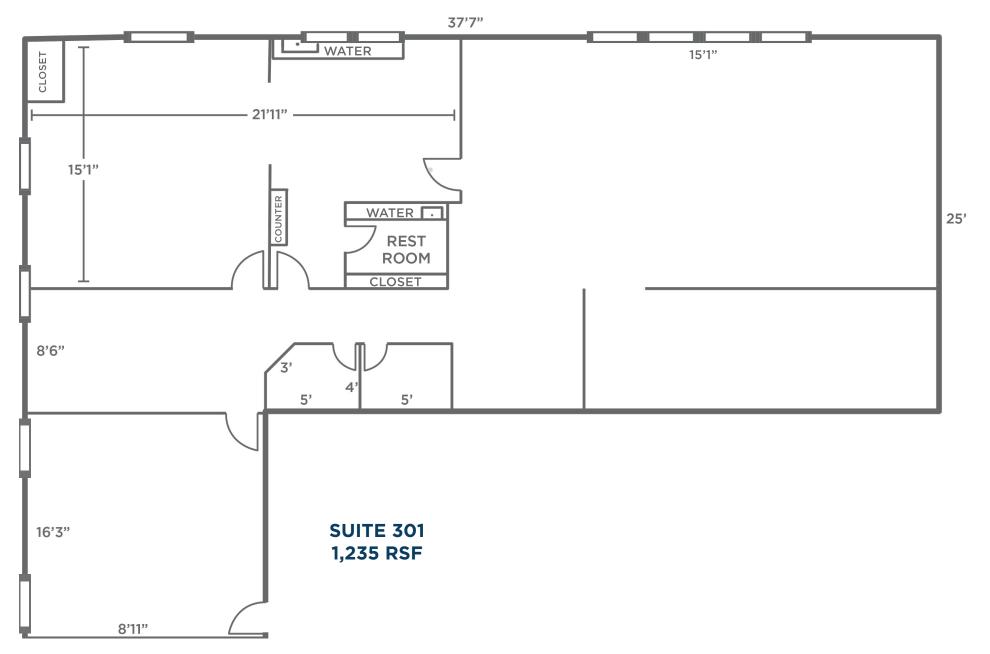


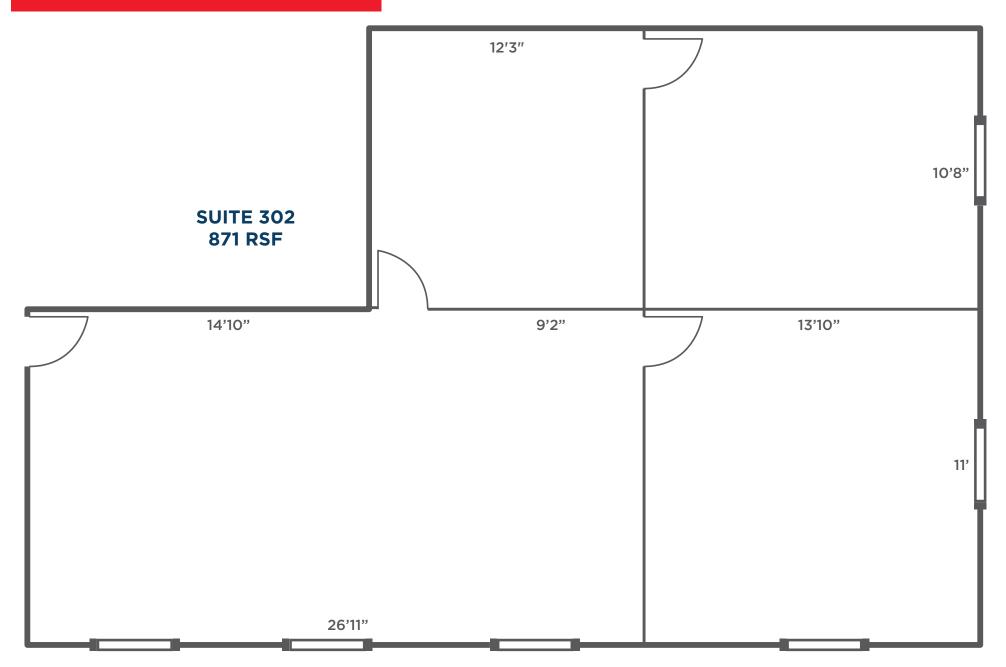














294,774 Population (2023 | 5 Mile)

39.1 Median Age (2023 | 5 Mile)

128,550 Households (2023 | 5 Mile)

\$78,925 HH Income (2023 | 5 Mile)

9,305Businesses (2023 | 5 Mile)

121,869Total Employees (2023 | 5 Mile)



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