



Great Northern Medical Building

2,200–4,875 SF Medical Office

Immediately Available

25757-25761 LORAIN ROAD | NORTH OLMSTED

CBRE

Property Highlights

Availabilities

| | |
|-------------------|----------|
| Suite 200* | 2,200 SF |
| Suite 202* | 2,675 SF |

**Contiguous for a total of 4,875 SF*

FULL FLOOR OPPORTUNITY TOTALING 4,875 SF

- Diverse tenant roster including Allergy Immunology Associates, Health Express Urgent Care, and Horizon Infusions.
- Prominent monument signage available on Lorain Road with exposure to 18,502 VPD
- Conveniently situated in the heart of the Great Northern regional trade area with substantial restaurant and retailers nearby
- Highly accessible location minutes from I-480 and I-71 with attractive demographics and population reach in surrounding areas given proximity to main traffic arteries
- \$19.50/SF + Utilities and Janitorial
- **Aggressive leasing incentives offered**
Contact broker for more details

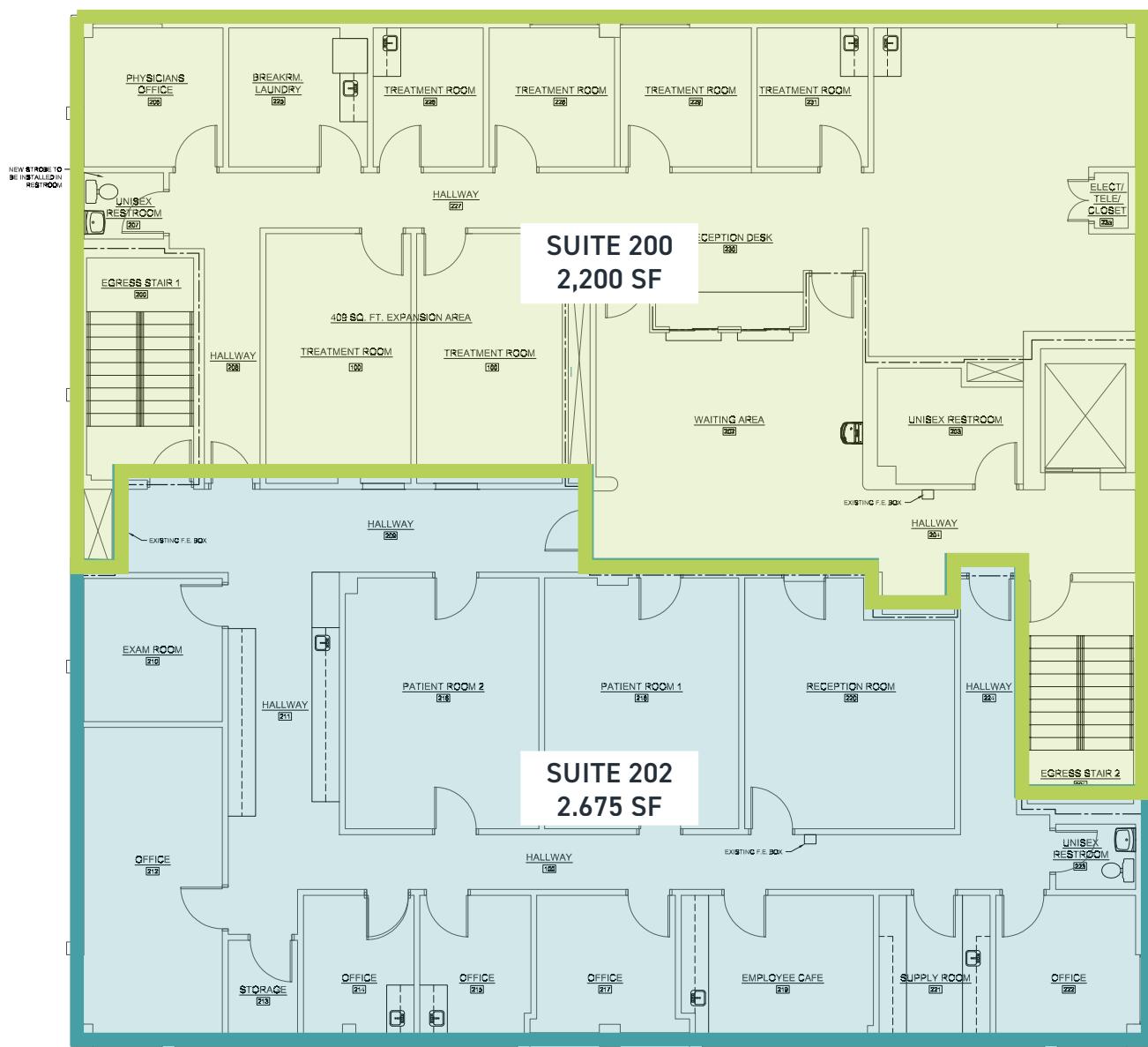


Tenant Signage Opportunity



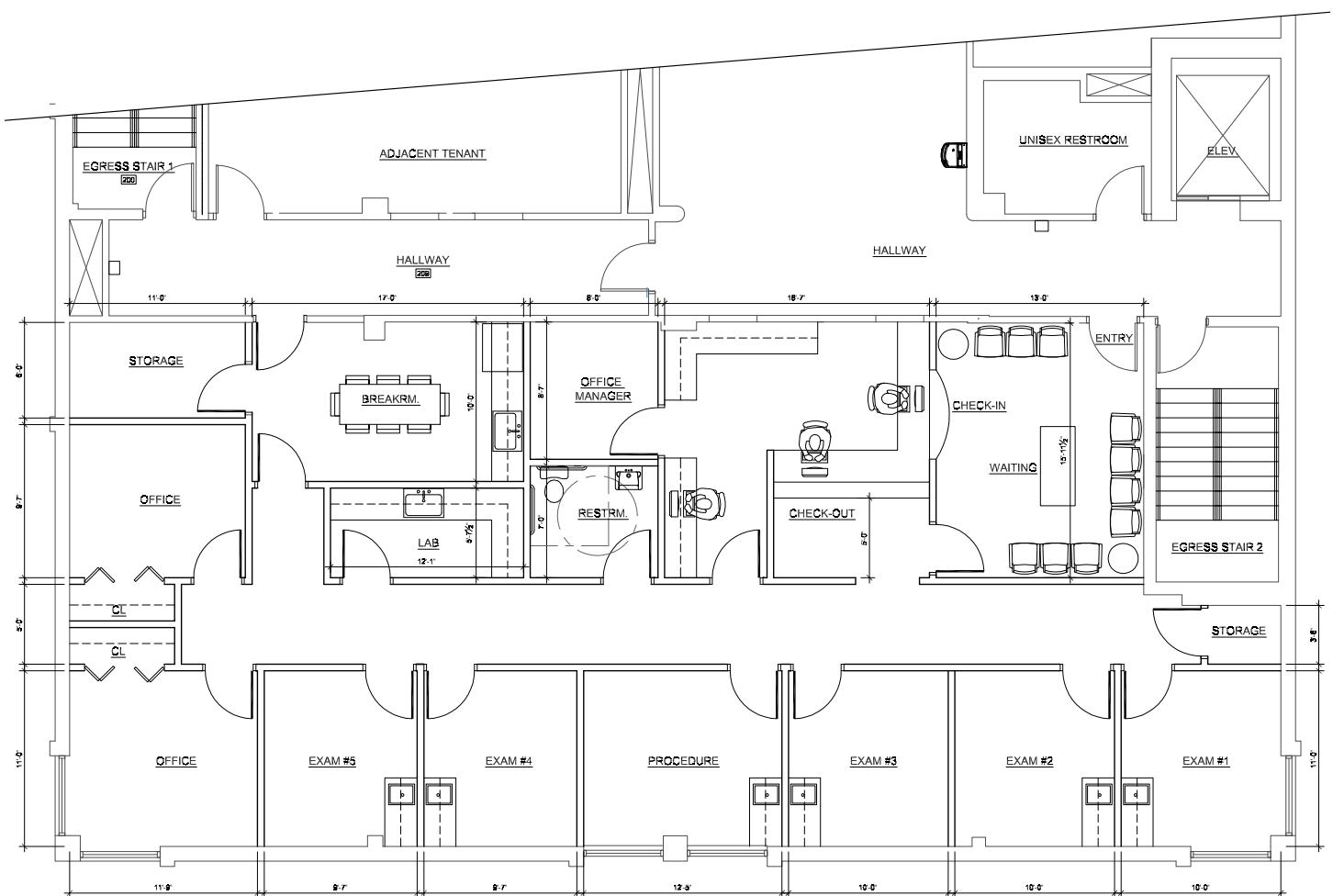
Existing Floorplan

SECOND FLOOR | 2,200-4,875 SF

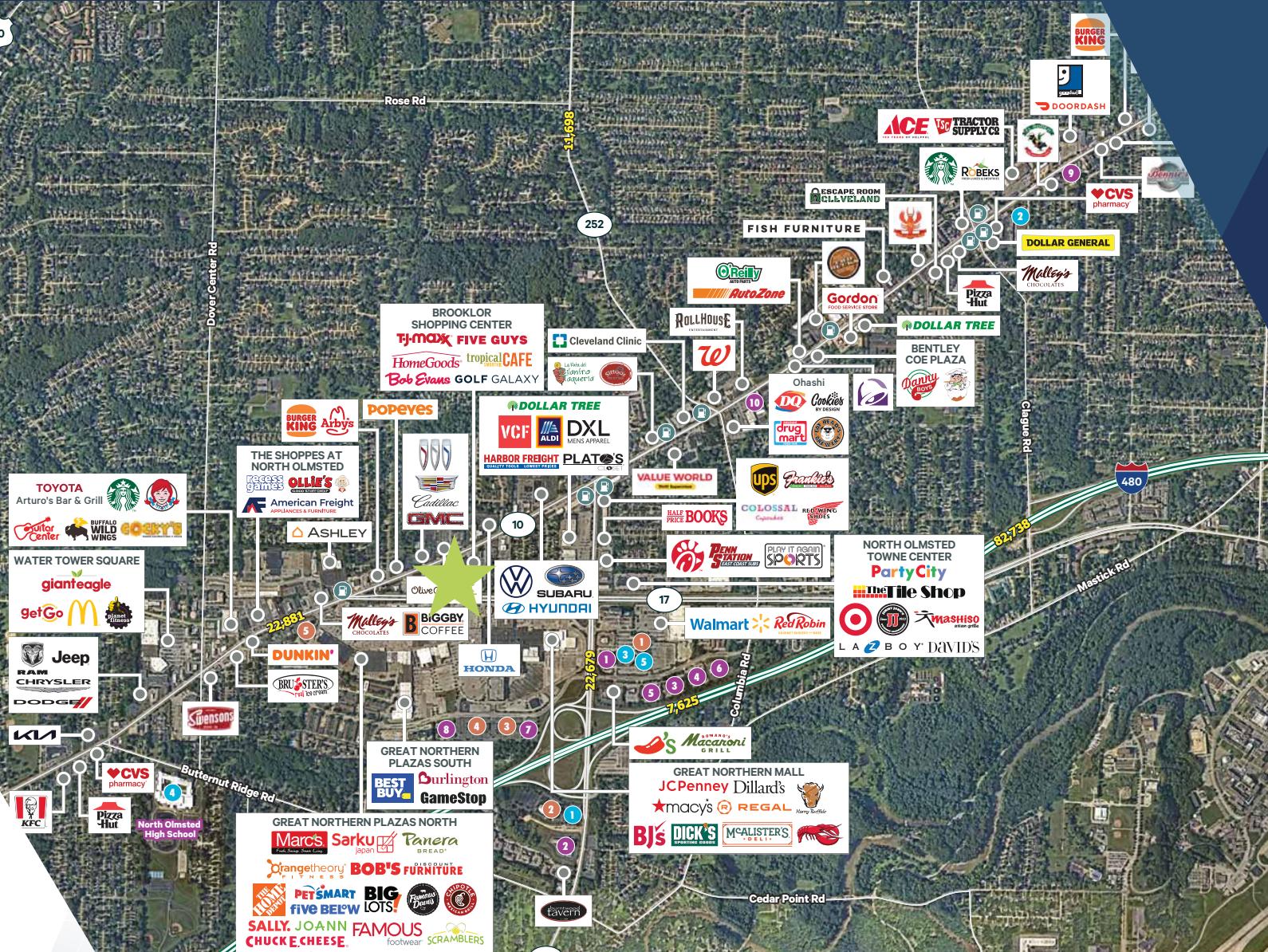


Sample Floorplan

SECOND FLOOR - 2,675 SF



Trade Aerial



Trade Map Guide

TRADE AREA INFO

Brookpark Rd & Great Northern Blvd (3 Miles)

- Population: 64,244
- Daytime Population: 65,249
- Total Households: 27,517
- Median HH Income: \$69,914
- Total Businesses: 2,093
- Total Employees: 33,534

MAJOR OFFICE BUILDINGS

797,447 Total SF

(Source, CoStar)

1. Great Northern Corp. Center I, II, III - 459,338 SF
2. Moen - 141,221 SF
3. Millennium Place East - 70,200 SF
4. Millennium Place West - 70,200 SF
5. The Community Bldg. - 56,488 SF

HOTELS

10 Hotels/1,079 Rooms
(Source, CoStar)

1. Radisson - 140 Rooms
2. Aloft - 137 Rooms
3. Extended Stay - 127 Rooms
4. Sonesta Suites - 125 Rooms
5. Courtyard - 121 Rooms
6. Hampton Inn - 118 Rooms
7. La Quinta - 103 Rooms
8. Extended Stay - 92 Rooms
9. Motel 6 - 59 Rooms
10. Economy Inn - 57 Rooms

MAJOR EMPLOYERS

1. Moen - 550 employees
2. Manor Care Health - 200 employees
3. FM Global - 200 employees
4. North Olmsted High School - 130 employees
5. Professional Travel - 100 employees

Contact Us

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