

Medical/Office Space Available for Lease

6,700 SF Available

17406 Royalton Road
Strongsville, OH 44136
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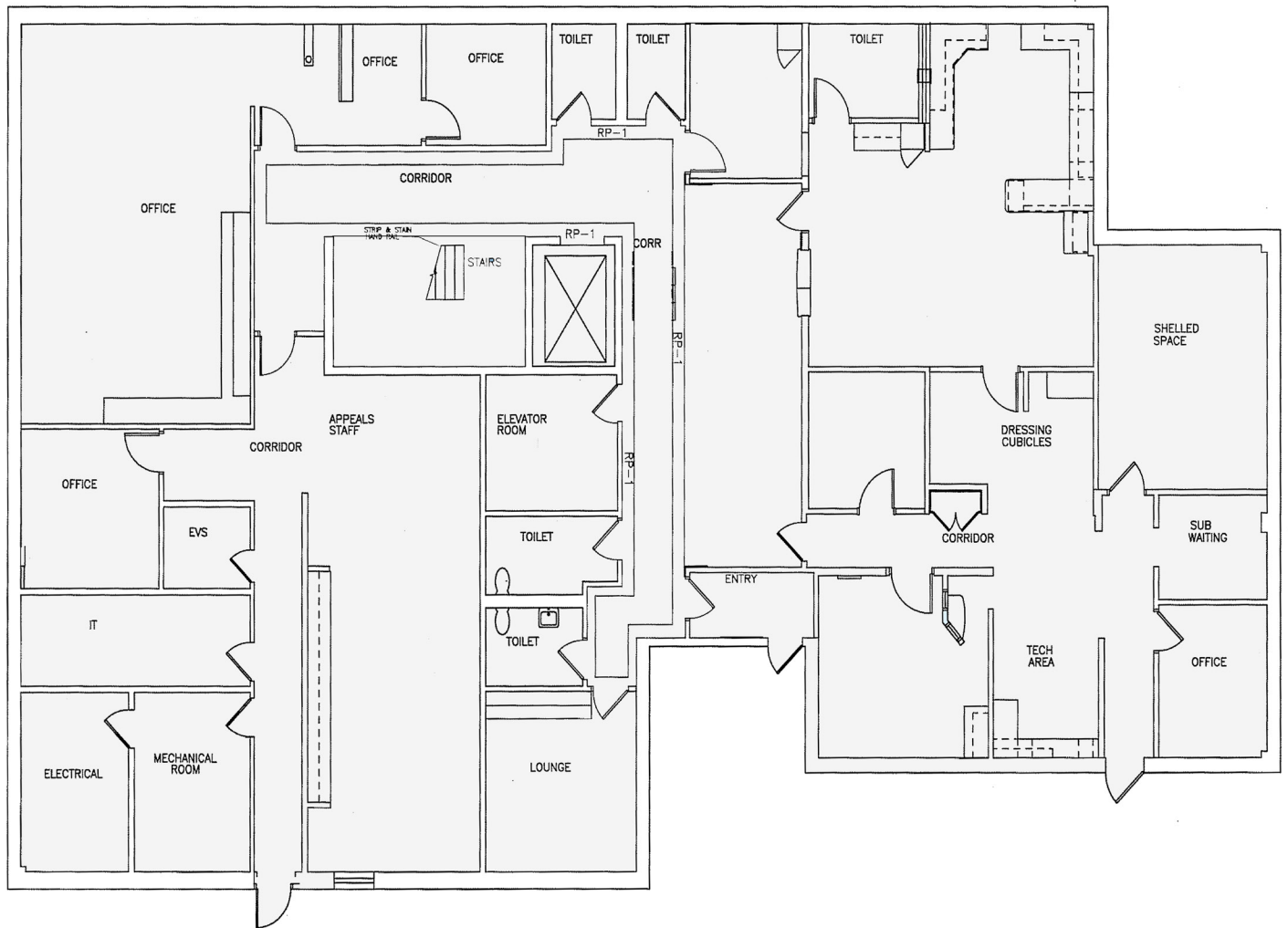
For Lease



Property Highlights

- +6,700 SF fully built-out medical and office space available for lease
- +The space has multiple offices, a draw laboratory, x-ray room, break room, IT room, multiple private bathrooms, and a separate waiting area
- +Great signage opportunities - facade and monument signage available
- +TI packages available to qualified tenants
- +Well maintained property with renovated common area, new exterior lighting, improved landscaping, and more
- +Highly visible, prime Strongsville location on Route 82 (54,182 VPD), across the street from South Park Mall, in the heart of Strongsville's retail trade area.
- +Great highway accessibility - less than a mile from I-71 and the Ohio Turnpike
- +Lease rate: \$18/SF (NNN)

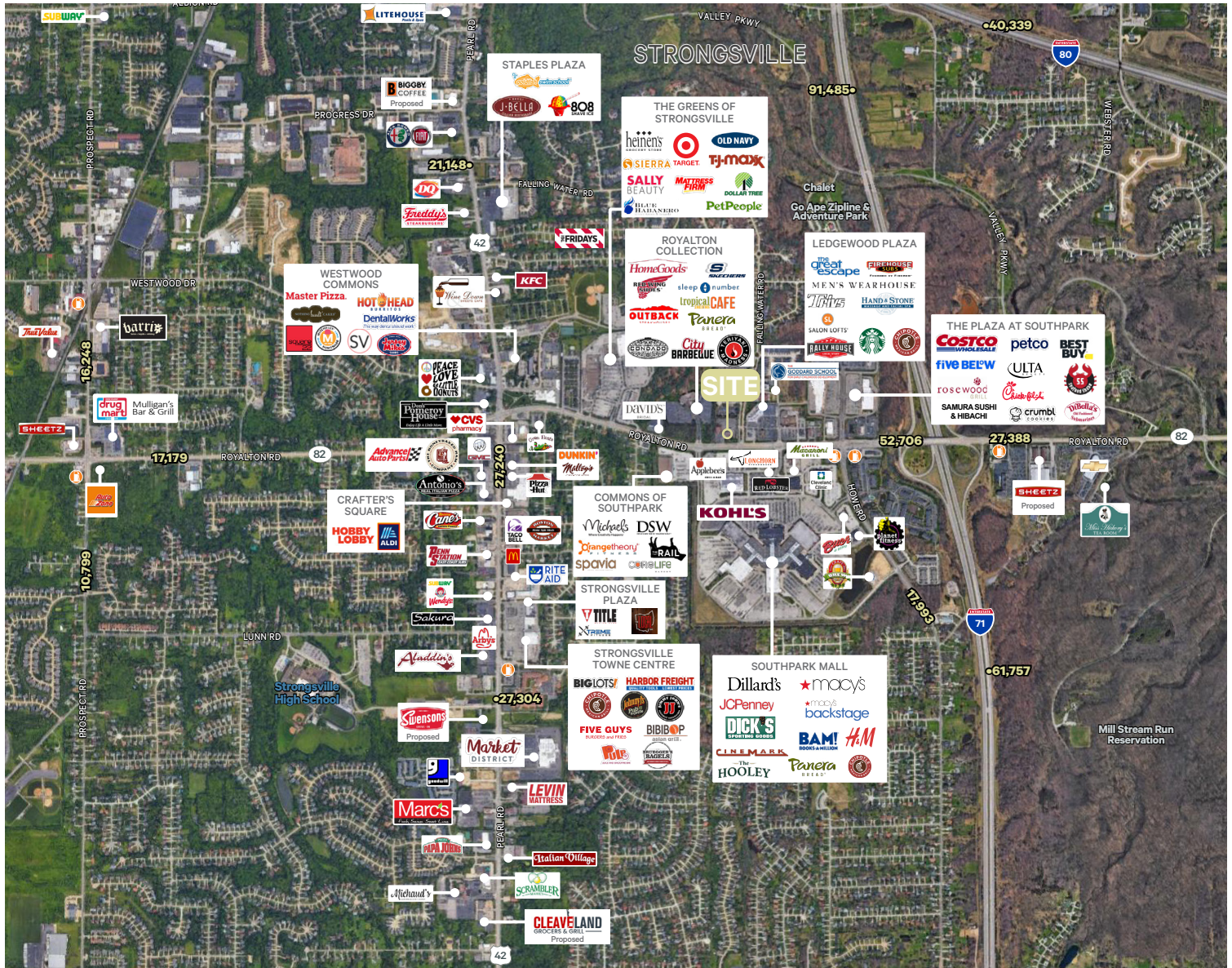
Floor Plan



Aerial View



Trade Aerial



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