



39,228 SF
TWO-STORY
BUILDING



MIDDLEBURG HEIGHTS OFFICE BUILDING FOR SALE

17535 Rosbough Blvd | Middleburg Heights, OH 44130

Two-story building ideal for an owner-occupant with income in place
Conveniently located building in an established trade area
Entire First Floor can be made available to an owner-occupant or a tenant
Within an 8-minute drive to Cleveland Hopkins International Airport

 **Allegro**
Real Estate Brokers & Advisors

EXECUTIVE SUMMARY

17535 Rosbough Blvd | Middleburg Heights, Ohio

Allegro Realty Advisors, on behalf of ownership as its exclusive advisor, is pleased to bring to market 17535 Rosbough, a multi-tenant office building located along the Engle Road and Bagley Road corridor in Middleburg Heights. 17535 Rosbough is a general office property totaling 39,228 square feet. The second floor is partially leased to multiple medical office users, Hudec Dental Orthodontics and Union Dental, in addition to a mental health provider, Revolution Wellness. Together, the three tenants occupy 6,368 square feet. Hudec Dental Orthodontics is a local family dental practice servicing the greater Cleveland area for over 40 years. Hudec Dental Orthodontics has multiple locations spread across Northeast Ohio. Revolution Wellness is a privately held multidisciplinary behavioral health care practice, which services include mental health evaluations, individualized therapy, and case management. Union Dental is a privately held Family dental practice. The site offers ample parking available with easy egress and ingress along Rosbough Boulevard.

17535 Rosbough is nestled in the heart of the Engle Road and Bagley Road interchange. It's among a plethora of new developments, including the new Cleveland Clinic Middleburg Heights Family Health Center that occupies the former K-Mart on Bagley Road. Middleburg Heights has transformed its reputation from ordinary to vibrant with new retail shops, and food destinations. 17535 Rosbough offers great access to I-71 and I-80 (Turnpike), as well as other major thoroughways among the west side suburbs of Cleveland.

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INVESTMENT HIGHLIGHTS

- 39,228 SF general office property available for sale
- Tenants include two family dental practices and a behavioral health care practice
- Potential upside in leasing up current vacant space
- Within an 8-minute drive from Cleveland Hopkins International Airport
- Located in the heart of an established Middleburg Heights commercial corridor
- Situated along Middleburg Height's Bagley Road RTA transit line

LIST PRICE
\$1,750,000

PRICE/SF
\$44.61

PROPERTY HIGHLIGHTS



Multi-Tenant
Commercial
Property



39,228 SF
Building



Recent Interior
Renovations



Close Proximity
to Desirable
Amenities



Upside Lease-up
Potential



Highly Accessible
Location



OFFERING HIGHLIGHTS



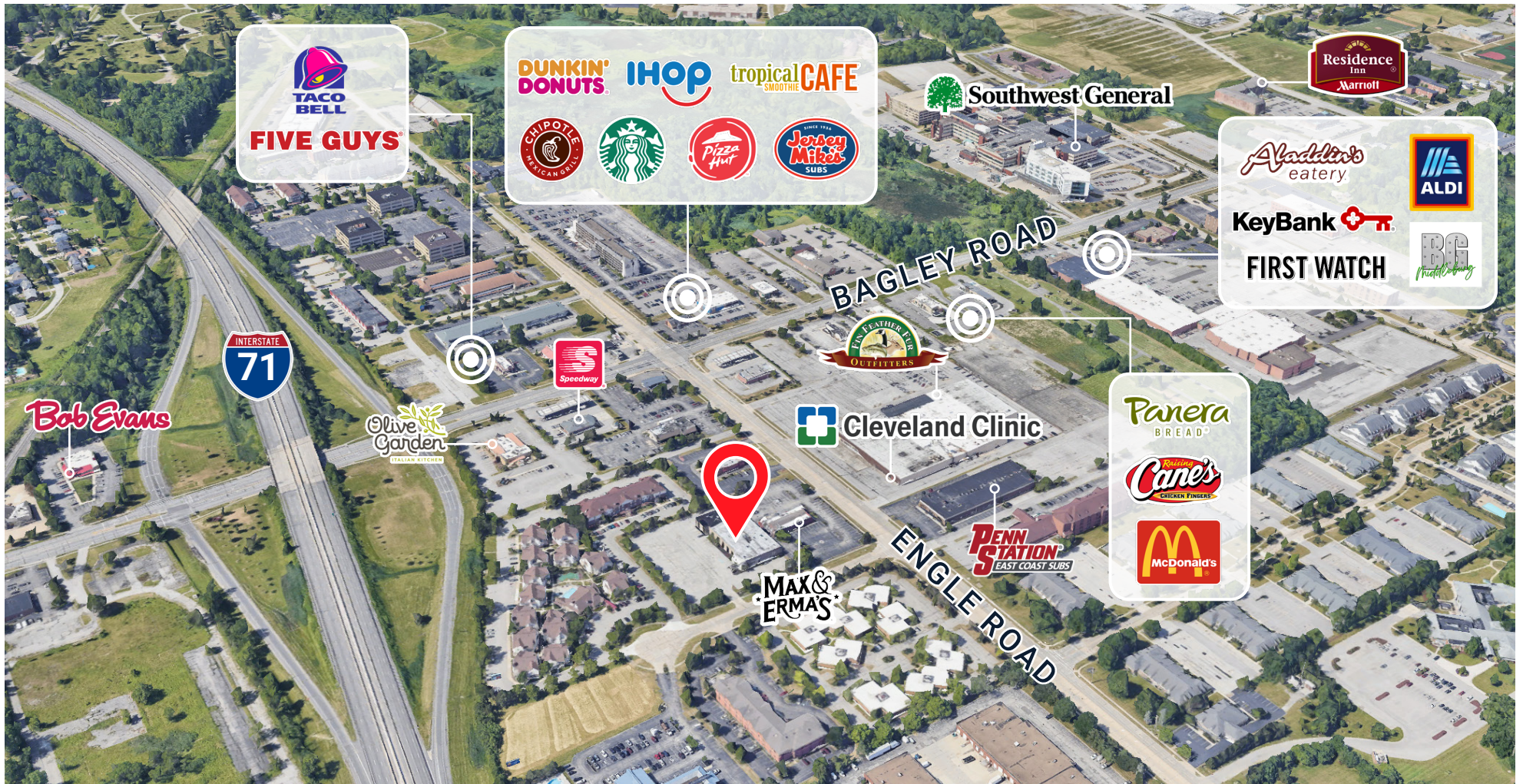
Highlights

Address	17535 Rosbough Blvd Middleburg Hts, OH 44130
Building GLA	39,228 SF
List Price	\$1,750,000
Price/SF	\$44.61

Property Summary

Lot Size	2.14 acres
Year Built/Renovation	1976/2010
Number of Parcels	1
Parcel Number	371-22-004
2024 Property Taxes	\$47,595.50
Number of Floors	2
Exterior	Masonry

LOCATION AERIAL

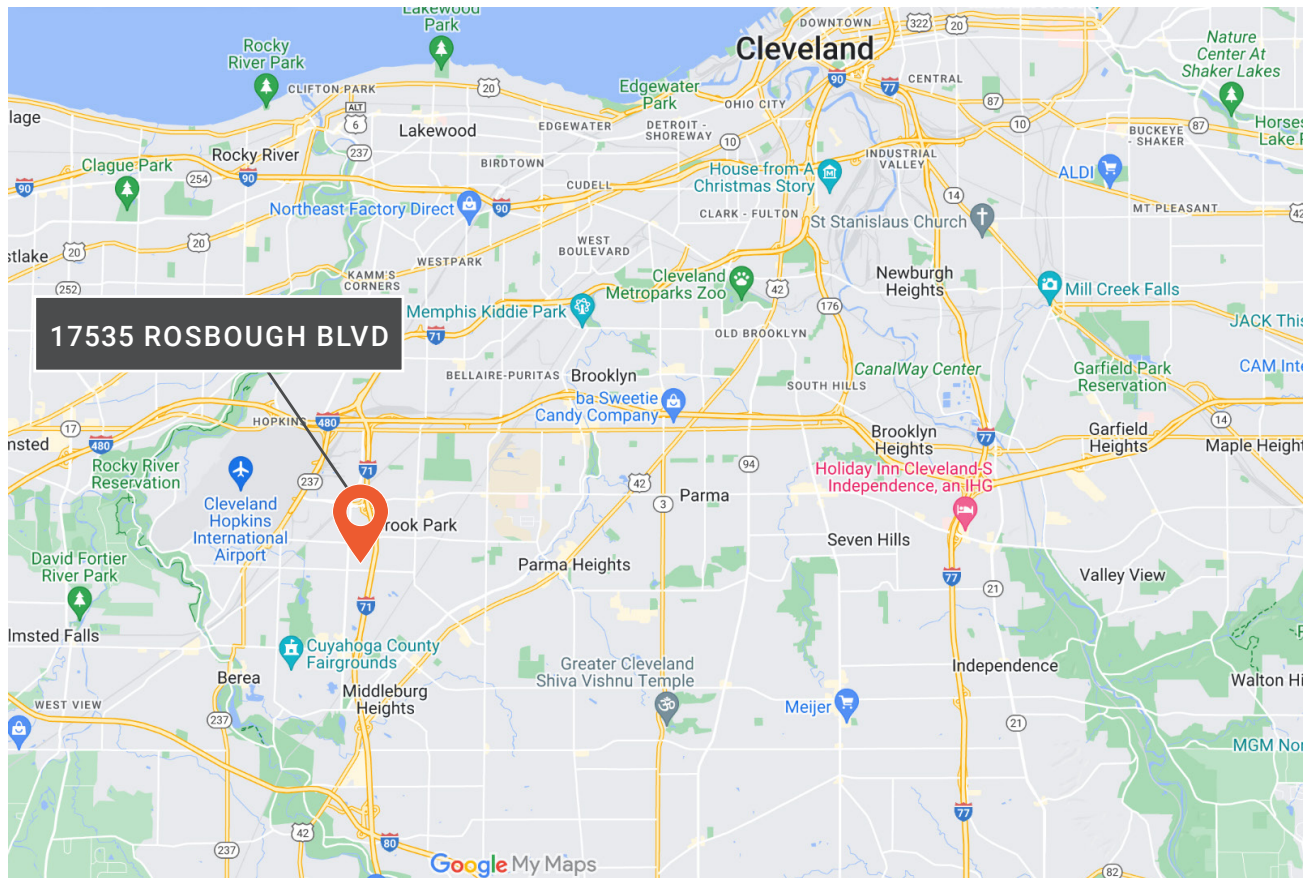


LOCATION OVERVIEW

LIST PRICE
\$1,750,000

PRICE/SF
\$44.61

Location Map



- 8-minute drive (3.8 miles) to Cleveland Hopkins International Airport
- 15-minute drive (14.6 miles) to Public Square
- 20-minute drive (17.7 miles) to Burke Lakefront Airport
- 15-minute drive (12.1 miles) to Cleveland Metroparks Zoo

PARCEL MAP

LIST PRICE
\$1,750,000

PRICE/SF
\$44.61



TENANT SUMMARY

LIST PRICE
\$1,750,000

PRICE/SF
\$44.61

Tenant Summary

Suite	Tenant	Square Feet	% BLDG Share	Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	RE Taxes	Tenant GPI	Lease Term Remaining
	Union Dental Care	2,850	8.52%	10/1/2023	9/30/2024	\$53,146	\$18.65	None	NNN	\$1,897	\$3,399	\$58,442	2.33
			inc	10/1/2024	9/30/2025	\$54,740	\$19.21						
			inc	10/1/2025	9/30/2026	\$56,394	\$19.79						
1 & 2	Revolution Wellness	1,600	4.78%	4/1/2023	6/30/2024	\$21,996	\$13.75	(2) 3 Year	Gross	\$0	\$0	\$21,996	2.08
			inc	7/1/2024	6/30/2025	\$22,656	\$14.16						
			inc	7/1/2025	6/30/2026	\$23,340	\$14.59						
			opt	7/1/2026	6/30/2029	FMR	FMR						
			opt	7/1/2029	6/30/2032	FMR	FMR						
	Hudec Specialty Services	1,918	5.73%	9/1/2023	8/31/2024	\$29,139	\$15.19	(2) 3 Year	NNN	\$4,200	\$2,780*	\$36,119	2.25
			inc	9/1/2024	8/31/2025	\$30,013	\$15.65						
			inc	9/1/2025	8/31/2026	\$30,914	\$16.12						
			opt	9/1/2026	8/31/2029	\$31,841	\$16.60						
			opt	9/1/2029	8/31/2032	\$34,793	\$18.14						
	Occupied Space	6,368	19.04%			\$104,281	\$16.38			\$6,097	\$6,179	\$116,557	
	Vacant Space	27,082	80.96%			\$0	\$0			\$0	\$0	\$0	
	Total	33,450	100.00%			\$104,281	\$16.38			\$6,097	\$6,179	\$116,557	

*Estimates based on 2024 county assessments





INTERIOR PROPERTY PHOTOS





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