

PRICE REDUCTION!

CBRE **700**
WALDEN PLACE
AURORA, OHIO

WALDEN HEALTH & WELLNESS CENTER

**10,650 SF 2ND GENERATION MEDICAL OFFICE
FOR SALE OR LEASE**



FIRST TIME ON THE MARKET

NOW OFFERED FOR SALE

Walden Health & Wellness Center presents a rare medical office leasing or redevelopment opportunity situated on a 4.5-acre campus surrounded by lush landscaping and nature-based amenities quintessential of today's prevention-focused, holistic approach to healthcare.

Built in 2003 for Robinson Health System (now University Hospitals), the facility has been a fixture in the Walden Development Community providing a variety of healthcare services including primary care, physical & occupational therapy, sports medicine & rehab, radiology, and women's health.

This 2nd generation medical center was designed with an emphasis on patient access and comfort with ample surrounding parking, covered patient pick-up and drop-off area, and extensive exposure to natural light throughout the clinical and common area spaces. Immediately available, the building is perfect for healthcare organizations looking to establish a marquee location for multiple clinicians or for independent providers seeking a referral-centric environment with complementary specialists.



10,650 square feet of 2nd generation medical office space



Currently set up as a single tenant campus, but easily divisible to accommodate multiple practices and providers from +/- 1,800 SF



Building naming rights are available with portico signage above the main entrance and monument signage on Garfield Road (Route 82)



Additional surrounding acreage able to accommodate building and/or parking expansion



Prime location on Route 82 with convenient access to I-480 (8 min), I-80 (12 min), and Route 422 (12 min)



Tenant improvement options available

PROPERTY SUMMARY

THE OFFERING

PROPERTY WALDEN HEALTH & WELLNESS CENTER

PROPERTY ADDRESS 700 WALDEN PLACE, AURORA, OHIO 44202

PROPERTY TYPE SINGLE-TENANT MEDICAL OFFICE

SALE PRICE ~~\$2,650,000~~ \$2,550,000

LEASE RATE CONTACT BROKER FOR DETAILS

SITE DESCRIPTION

RENTABLE SQUARE FEET 10,650 SF

PARKING SPACES 53

PARKING RATIO 4.10/1,000 SF

ACREAGE 4.51

PARCELS

NUMBER OF TAX PARCELS ONE

APN 03-011-00-0-193-002

ZONING

PD PLANNED DEVELOPMENT DISTRICT RESIDENTIAL & COMMERCIAL

MECHANICAL

HVAC INDIVIDUAL GAS FIRED UNITS WITH CENTRAL AIR

ELEVATOR NONE

CONSTRUCTION

CONSTRUCTION WOOD FRAME

FOUNDATION MASONRY

EXTERIOR WALLS VINYL SIDING

NUMBER OF FLOORS ONE

ROOF TRUSSED WITH ASPHALT SHINGLES

PARKING SURFACE PAVEMENT

YEAR BUILT 2003



AS-BUILT FLOOR PLAN

West Garfield Road
Walden Place
Parking Lot

MAIN FLOOR

Parking Lot



Parking Lot
West Pioneer Trail

Undeveloped Land
Residential Neighborhood

POSSIBLE EXPANSION



MONUMENT SIGNAGE

MONUMENT SIGNAGE

POSSIBLE BUILDING AND/OR
PARKING EXPANSION

GARFIELD

WALDEN






PI








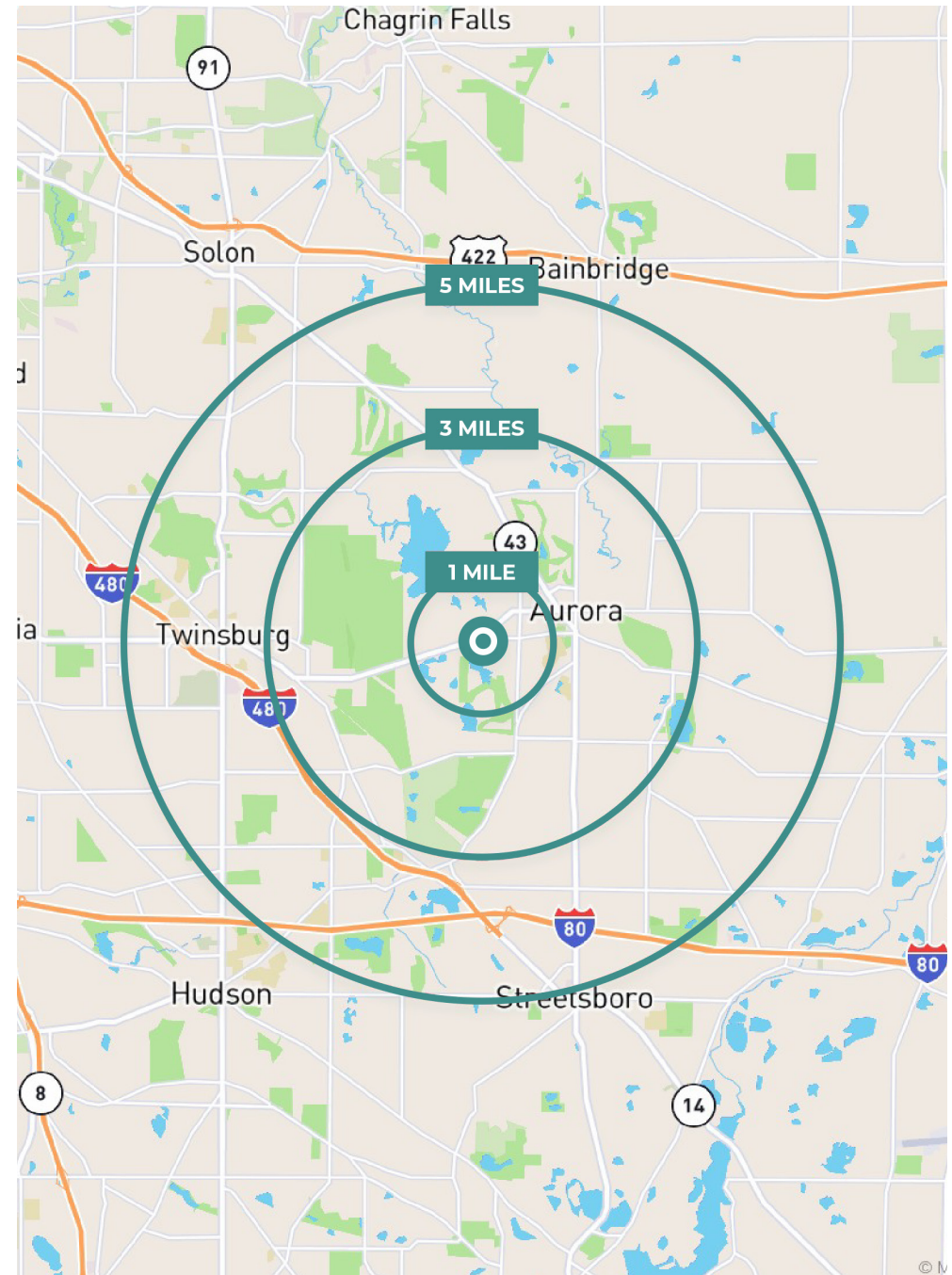
LOCAL DEMOGRAPHICS

2022

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
 POPULATION	3,702	21,602	64,894
 DAYTIME POPULATION	2,950	21,044	65,071
 AVG. HOUSEHOLD INCOME	\$126,030	\$125,691	\$127,864
 POPULATION 25+	2,850	15,807	46,281
 EMPLOYEES	1,204	11,707	34,200

HIGHLIGHTS

-  18.7% population growth since 2010 within 3 mile radius
-  54% under the age of 50, ideal for family medicine, adolescent, and pediatric services
-  Expanding residential development already approved bringing 120+ new single family homes and townhomes to the community



 **700 WALDEN PLACE**



CONTACT

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