



# Fairview Park MOB

22710 Fairview Center Drive | Fairview Park, Ohio 44126

OFFERED  
EXCLUSIVELY BY

## BROKERAGE TEAM

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Click here for more information & to download the full Offering Memorandum



**\$2,310,037**

Offering Price



**9.50%**

Cap Rate

Northmarq Commercial is offering the opportunity to acquire the fee simple interest in a multi-tenant, medical-anchored office property in Fairview Park, OH. Built in 2007, the one-story, 11,806-SF facility sits on 0.46 acres at an accessible location near I-480 and Brookpark Road. The area boasts a population of nearly 209,000 within a five-mile radius and an average household income exceeding \$110,000 annually. The primary tenant, Total Renal Care, Inc., a subsidiary of DaVita, Inc., occupies 34% of the property and has been operating at this location since 2008. DaVita recently renewed a five-year lease through February 2029 with three additional five-year options, featuring 10% rent increases at each renewal. Backed by DaVita, a Fortune 500 company with over 2,675 clinics and \$12.14 billion in revenue, the lease is NN with limited landlord responsibilities, offering a secure investment opportunity.