



FOR LEASE
6789 RIDGE ROAD
PARMA, OH 44129

LEASE RATE: \$1,055 - \$2,520/MO + CAM & UTILITIES

OFFERING 1 MONTH **FREE** RENT



PROPERTY HIGHLIGHTS

- Available: 3 Suites (974 SF - 2,325 SF)
- Lease Rate Starting: \$13.00/SF
- CAM Fees: \$3.00/SF
- CAM Fees Include: Property Taxes, Snow Removal, Property Insurance, Janitorial Service, Trash, Elevator & Grounds Maintenance, Electric, and Gas
- In-Suite Cleaning Included Daily
- Ample Parking: ±90 Spaces
- Convenient Access to I-71 and I-480 Across the Street from the Shoppes at Parma
- Professional Service Tenants are Welcome without Requiring any Medical Affiliation such as Lawyers, Architects, Accountants, Neurologists, Podiatrists, Orthopedists, Massage Therapists, and Physical/Occupational Therapists



LISTING AGENT

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330.722.5002



PARMA RIDGE MEDICAL CENTER SUITES AVAILABLE



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PROPERTY OVERVIEW

6789 Ridge Road consists of 3 office suites for lease with a variety of floor plans to choose from. The property features fully equipped units with plumbing, lighting, cabinets, counters, sinks, restrooms, and drop ceilings, making it ideal for professional tenants.

LOCATION OVERVIEW

This prime location offers convenient access to I-71 and I-480, ensuring seamless connectivity to Cleveland Hopkins International Airport, only nine miles away. It is surrounded by a thriving business community, including current tenants such as Prosthetics & Orthotics, Labcorp, Orthopedics, Primary Care, Internal Medicine, and Dentistry. Across the street, The Shoppes at Parma provides ample retail and dining options, enhancing the appeal for both clients and employees.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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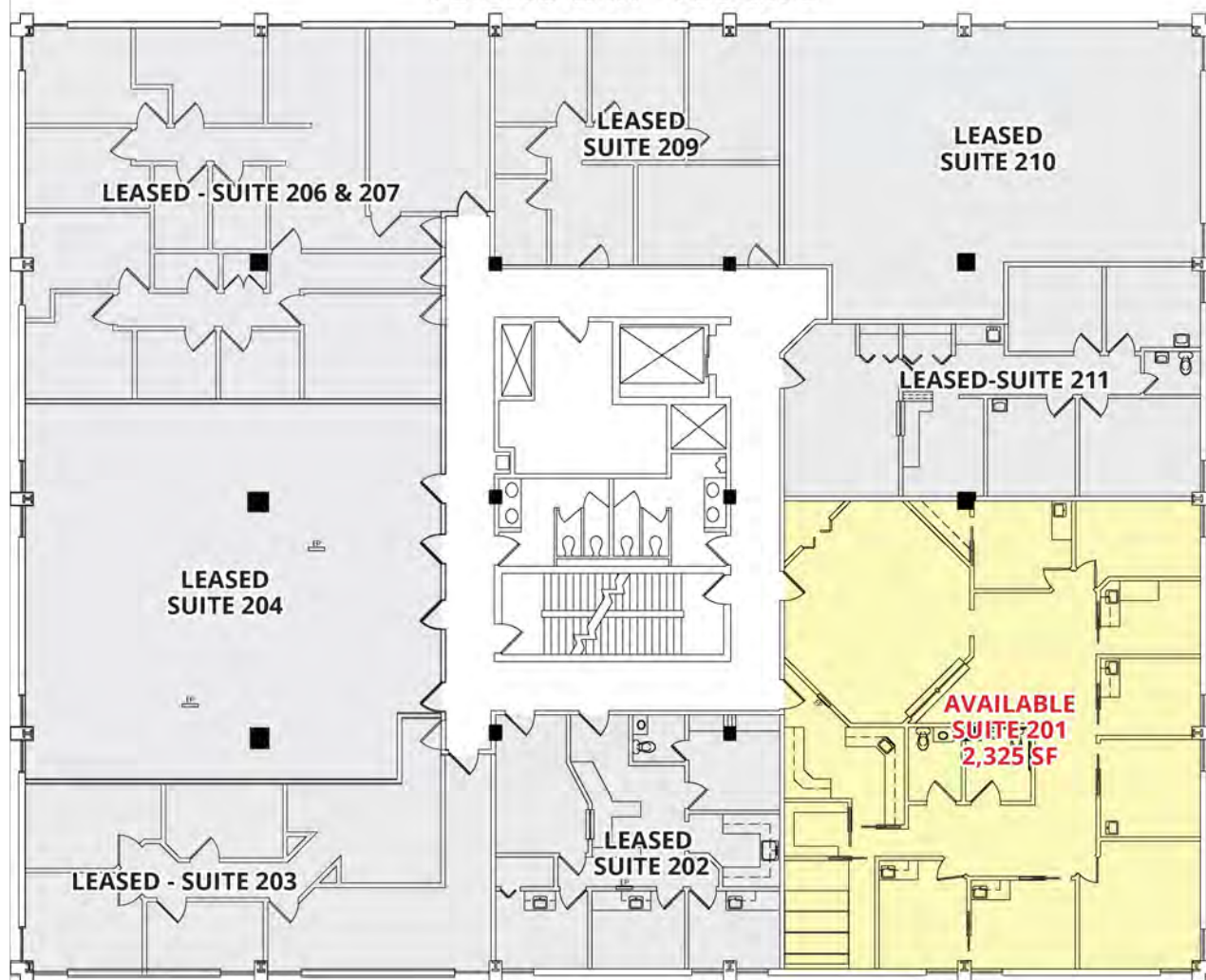
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	2,325 SF	NNN	\$2,520 per month	\$581 CAM fees + \$520 for Utilities. Dental Suite with Waiting Room, Reception Desk, 2 Large Dental Rooms with Plumbing, and 2 Private Offices
Suite 301	1,984 SF	NNN	\$2,150 per month	\$496 CAM fees + \$445 for Utilities
Suite 302	974 SF	NNN	\$1,055 per month	\$243 CAM fees + \$220 for Utilities. Waiting Area, Reception Desk, 4 Private Offices, and Kitchenette

FLOORPLAN - FLOOR 2



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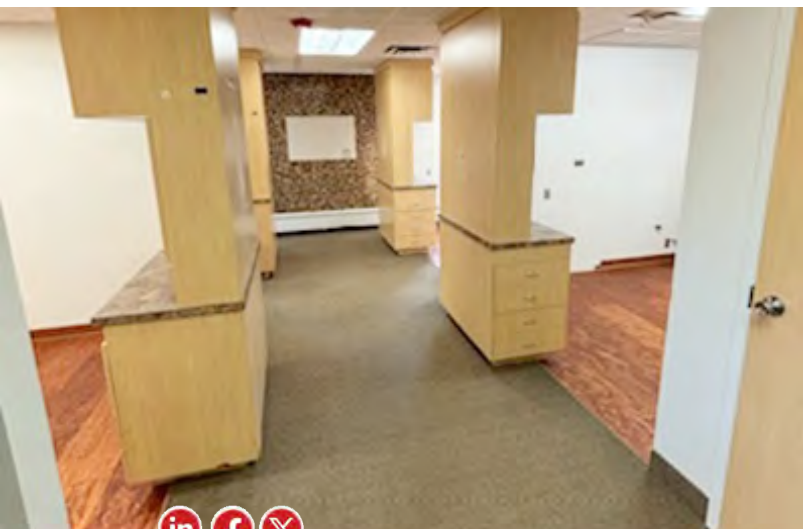


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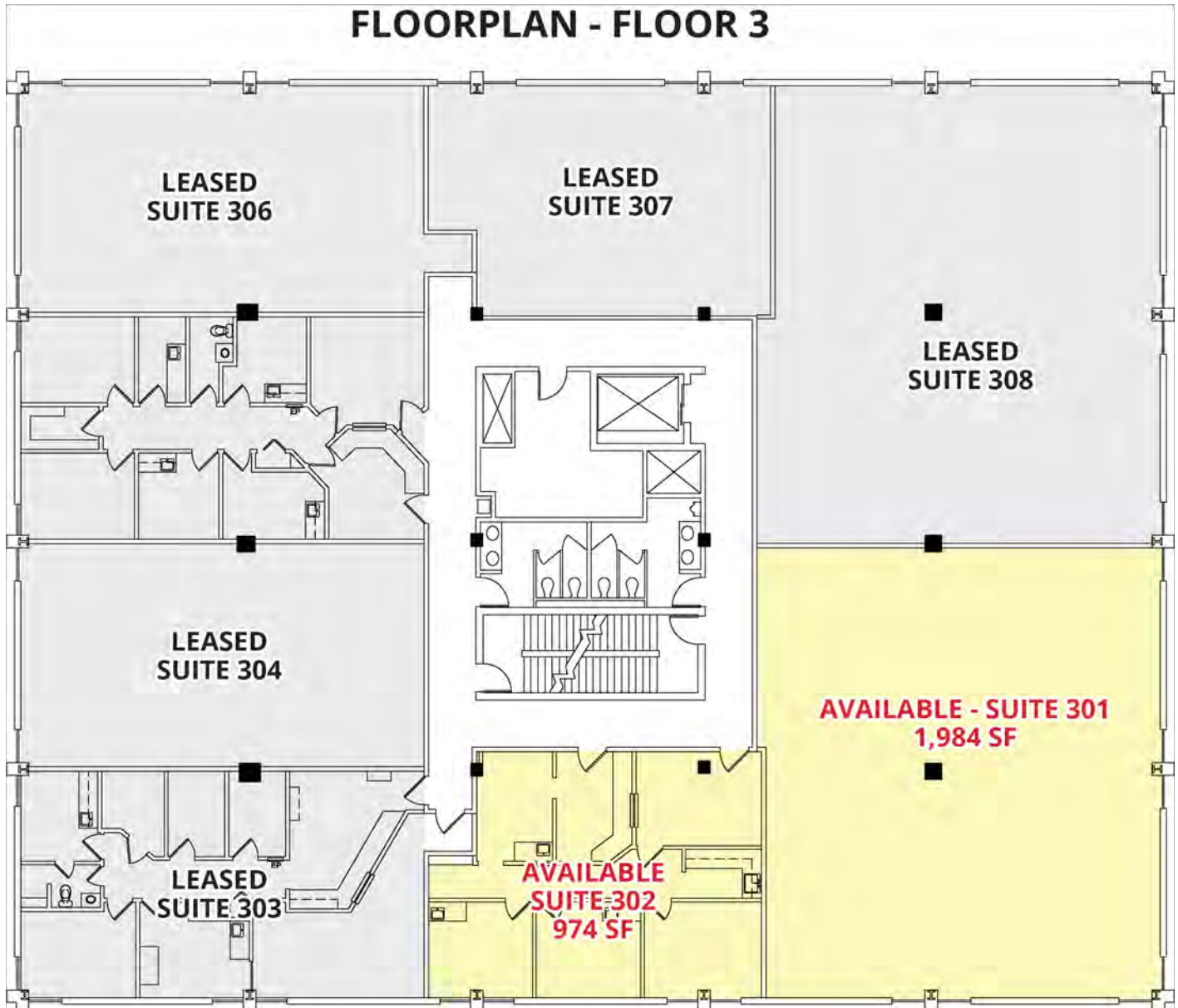




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FLOORPLAN - FLOOR 3



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