

## OFFICE FOR LEASE

# MO PROFESSIONAL BUILDING

6500 Pearl Road, Parma Heights, OH 44130



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	9,000 SF
<b>LEASE RATE:</b>	\$11.00 SF/yr (NNN)
<b>LOT SIZE:</b>	3.011 Acres
<b>BUILDING SIZE:</b>	61,262 SF

### PROPERTY OVERVIEW

Newly renovated, high profile office building located on Pearl Road in Parma Heights, Ohio. Ideal location for medical and/or professional offices. Abundant parking, attractive rental rates and very well maintained facility. Thrive Coworking and Meeting space located on first floor. Onsite cafe offering coffee, tea and baked goods.

9,000 square feet available (6,500 contiguous). Will subdivide.

**KW COMMERCIAL**  
7400 Center Street  
Mentor, OH 44060

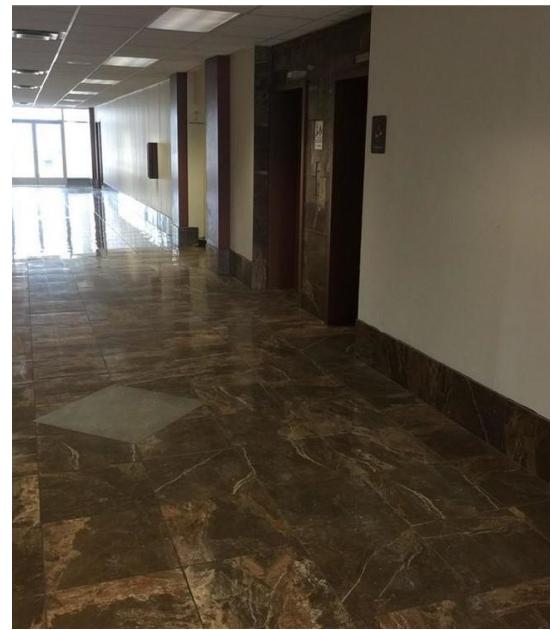
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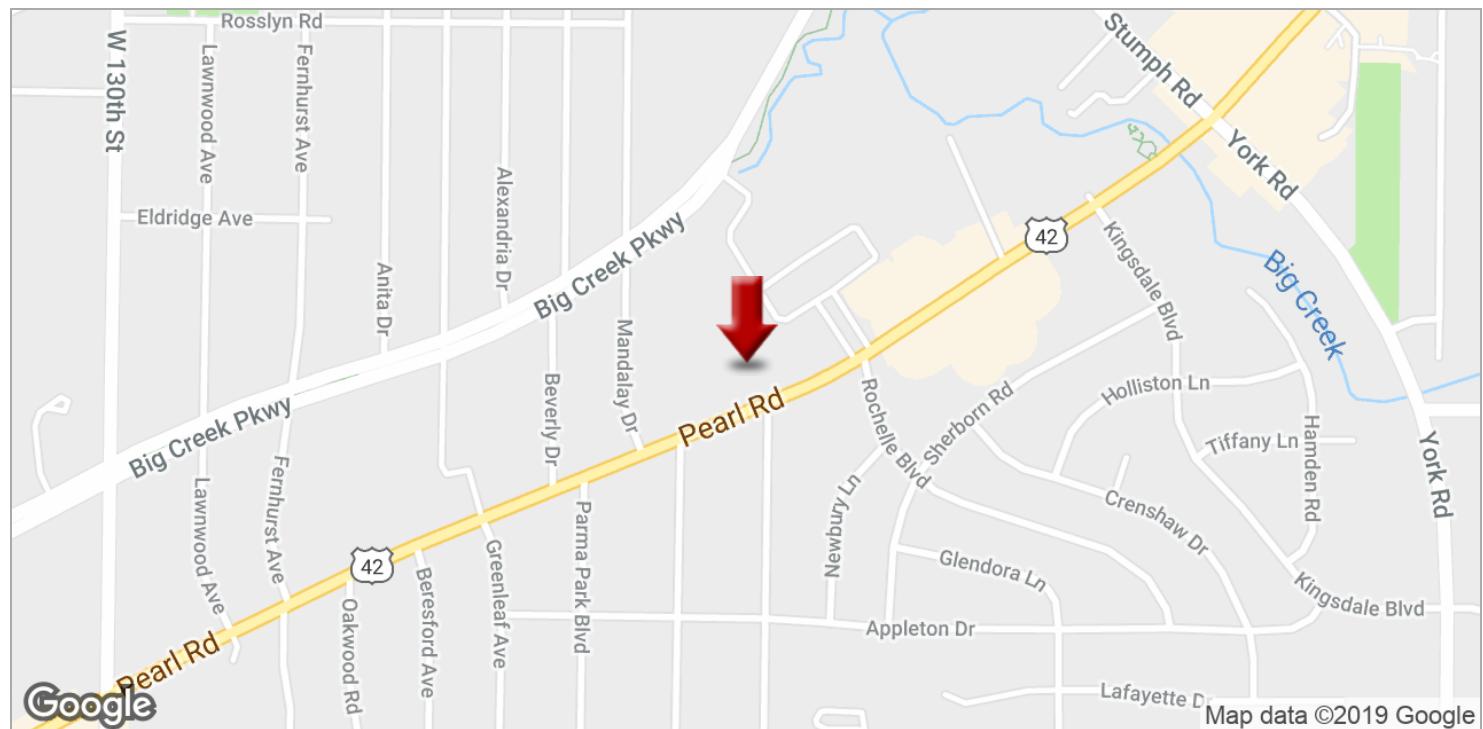
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,376	101,139	261,505
Median age	42.6	42.2	40.9
Median age (male)	37.7	39.8	39.1
Median age (Female)	44.9	44.4	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,541	43,410	110,247
# of persons per HH	2.4	2.3	2.4
Average HH income	\$58,136	\$56,450	\$56,656
Average house value	\$139,662	\$138,826	\$144,262

\* Demographic data derived from 2010 US Census

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