

# MO PROFESSIONAL BUILDING

6500 Pearl Road, Parma Heights, OH 44130



## OFFERING SUMMARY

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

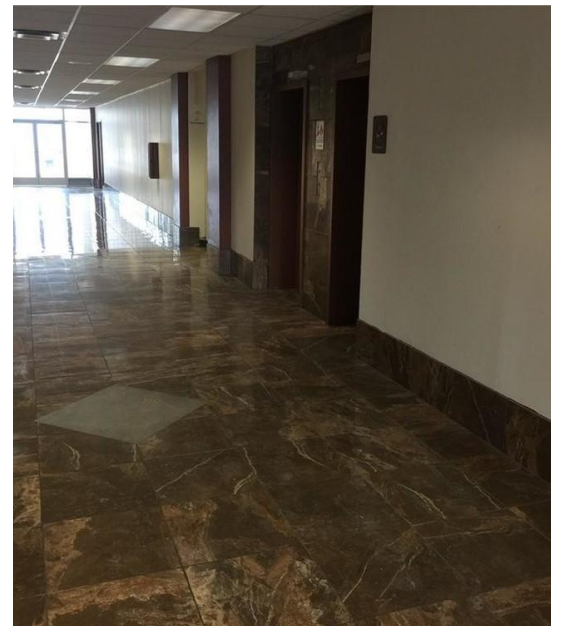
**MICHAEL STEFAN**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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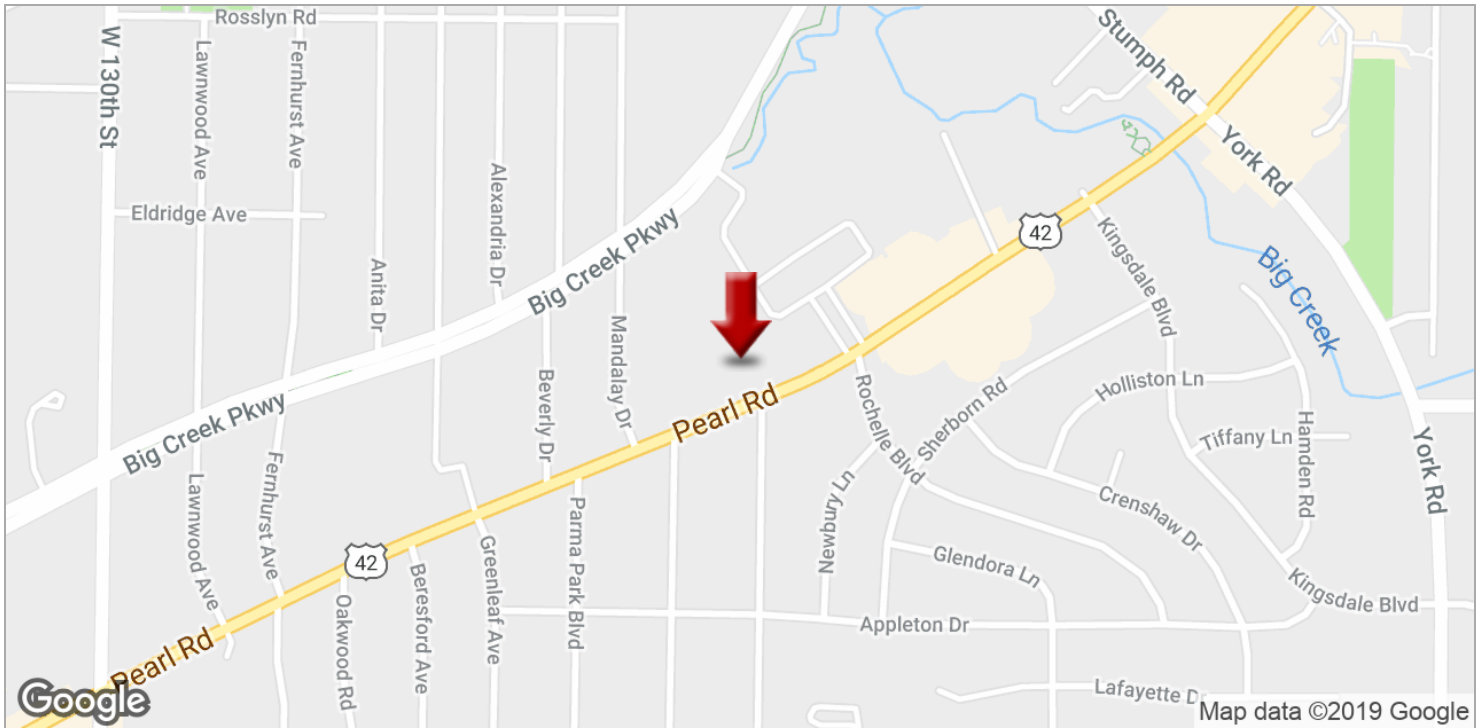
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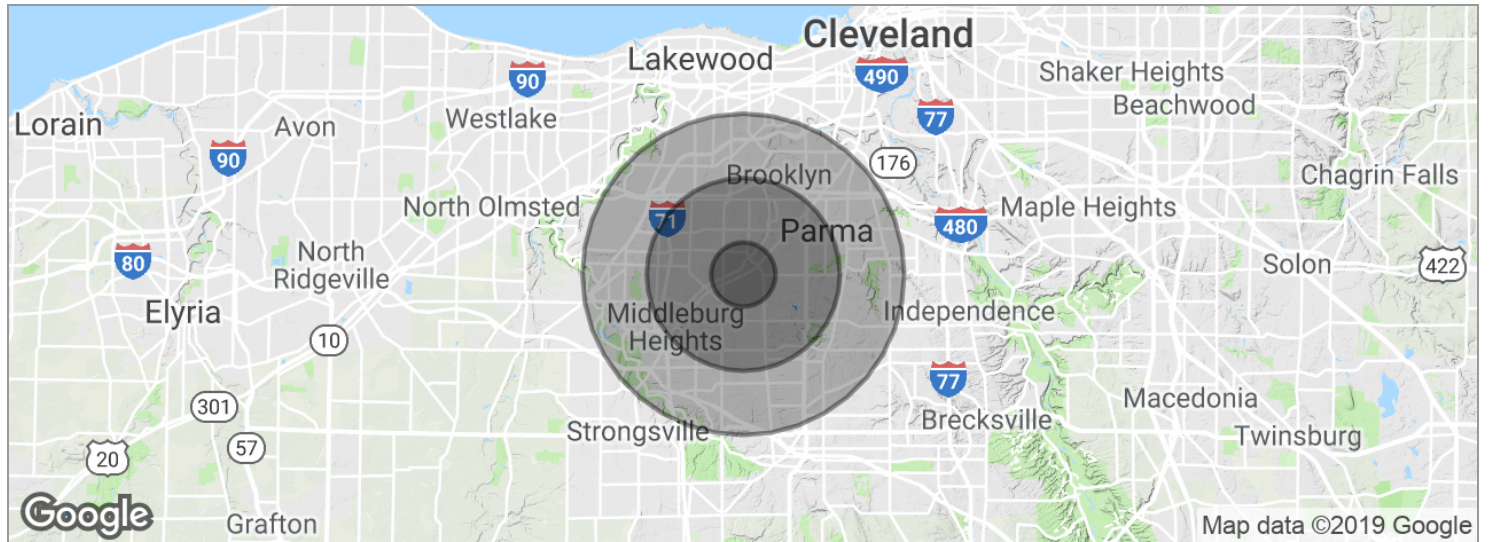
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,376	101,139	261,505
Median age	42.6	42.2	40.9
Median age (male)	37.7	39.8	39.1
Median age (Female)	44.9	44.4	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,541	43,410	110,247
# 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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