

## MEDICAL OFFICE / RETAIL SPACE



34501 Aurora Rd.  
Solon, OH 44139

### Property Features

- Available Space: 1,150 SF - 3,862 SF
- First Floor Spaces Ready for Build Out
- New Restaurant to Open on First Floor in Summer 2026
- Directly adjacent to Solon Village Shopping Center
- Lease Rate: \$18/SF MG

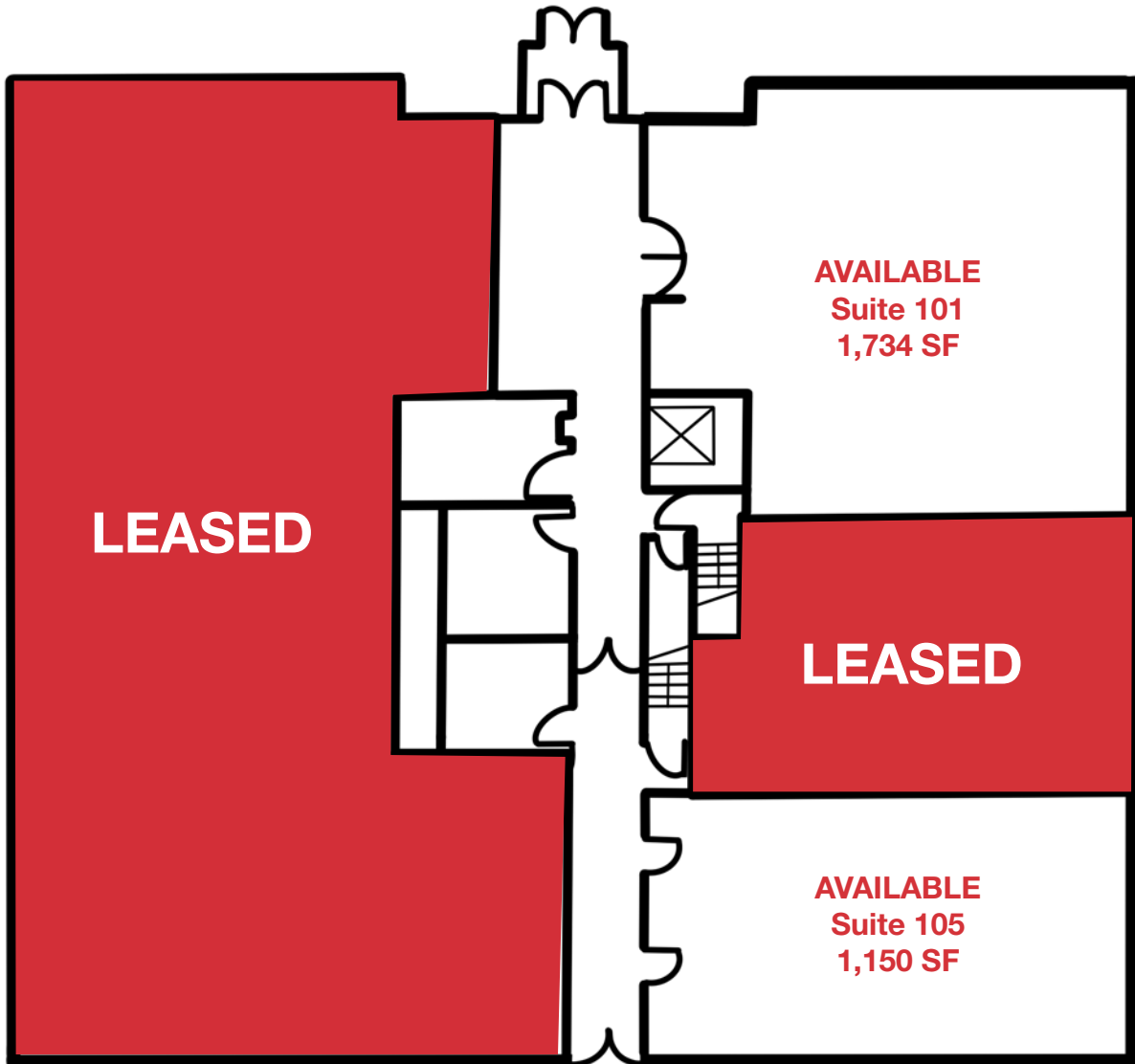


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# FOR LEASE

1st Floor



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**FOR LEASE**  
2nd Floor

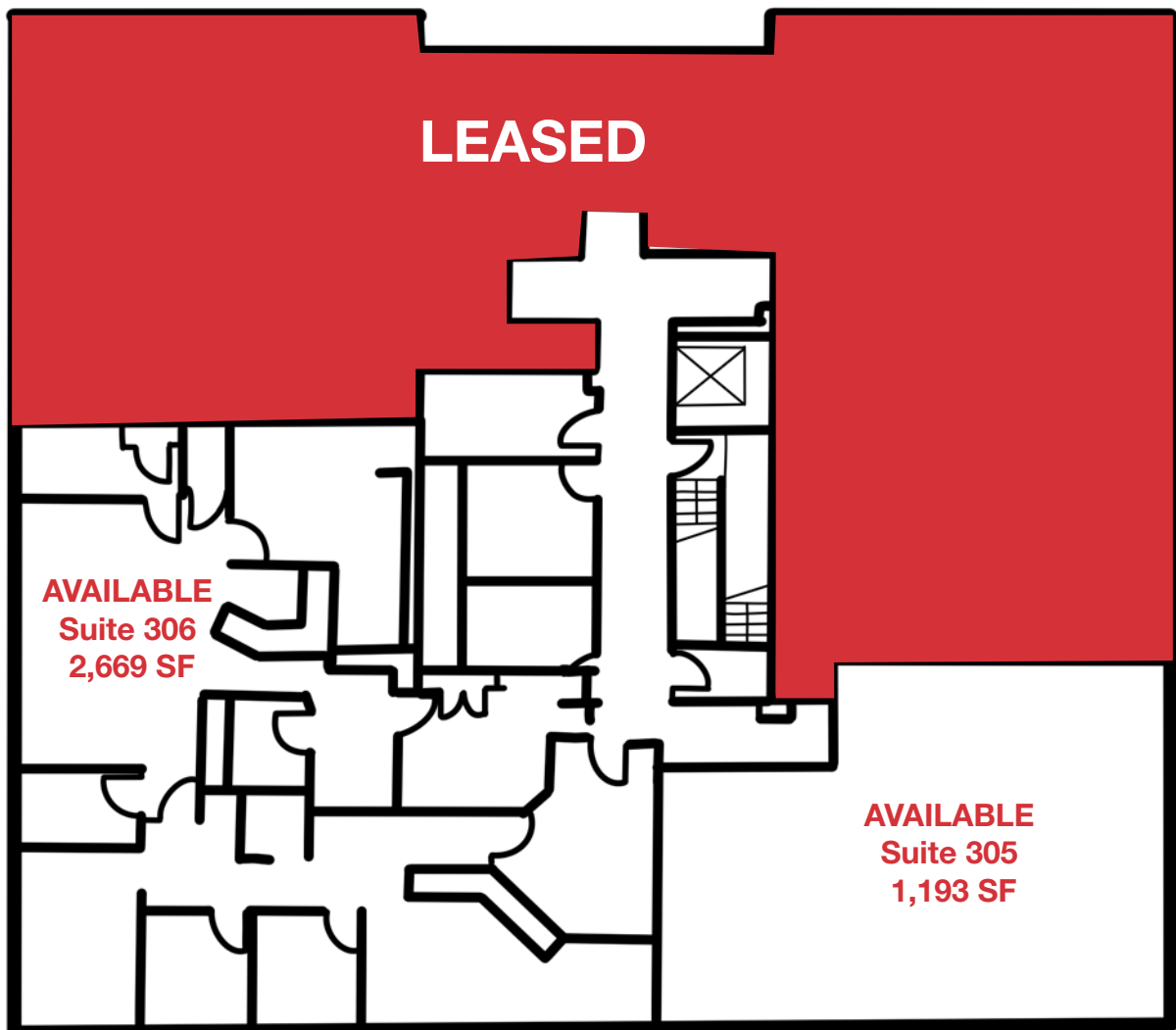
**LEASED**

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# FOR LEASE

3rd Floor

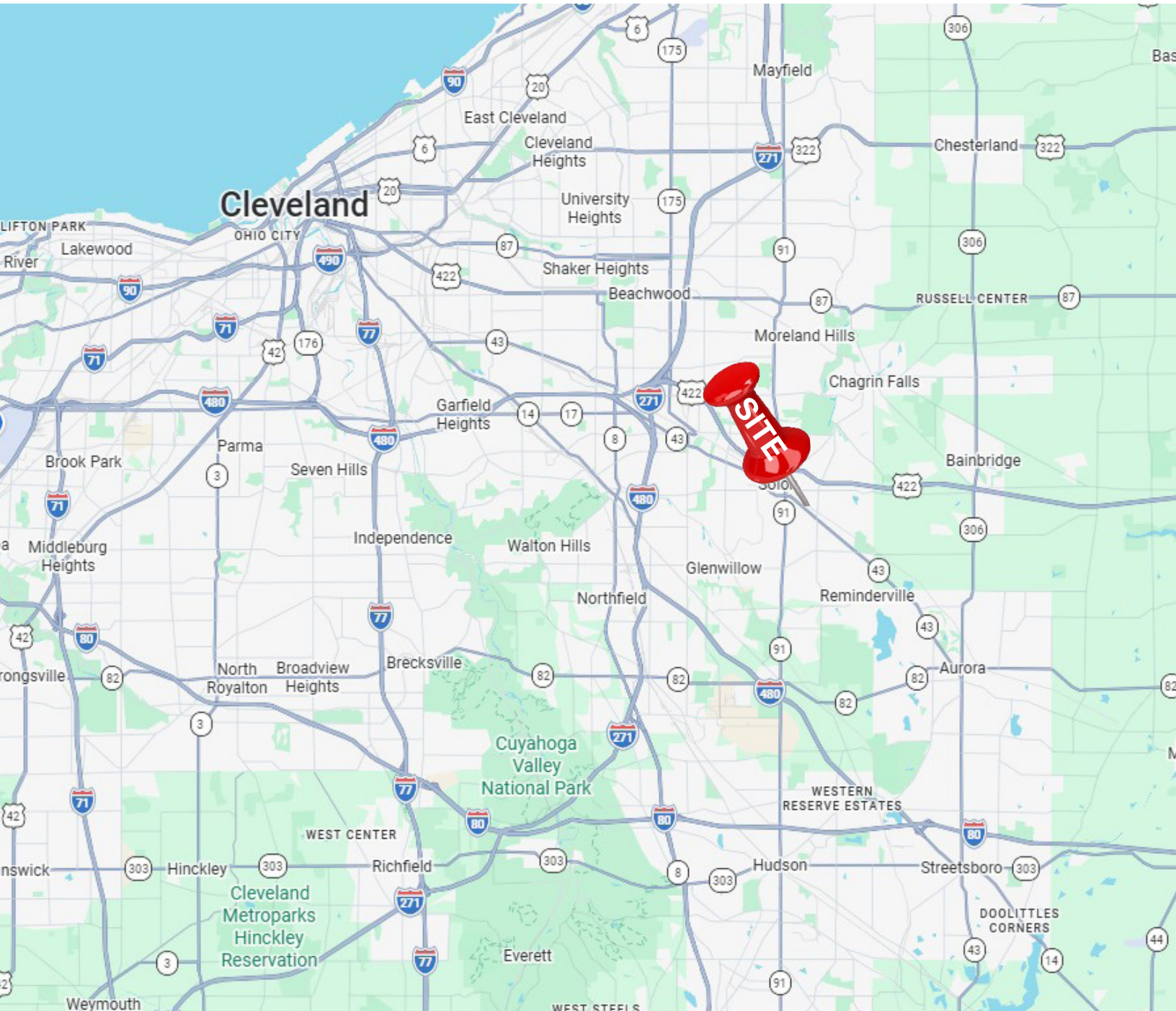


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# FOR LEASE

Location



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### Property Details

34501 Aurora Rd., Solon, OH 44139

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AVAILABLE SPACE: 1,150 SF - 3,862 SF

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STORIES: 3 Stories

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CONSTRUCTION: Brick

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PARKING: 3.125 / 1,000 SF

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YEAR BUILT: 1979

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HEAT: HVAC

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LEASE TYPE: Modified Gross

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LEASE RATE: \$18/SF

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### Comments

- New restaurant opening on the first floor in Summer 2026
- Directly adjacent to to Solon Village Shopping Center
- Multiple Configurations Possible
- Over 15,000 VPD on Aurora Rd.
- 0.9 miles to 422 and 5.1 miles to I-480

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