

FOR LEASE

LINDSAY PROFESSIONAL CENTER - MEDICAL

**6990 LINDSAY DRIVE
MENTOR, OHIO**

+/- 10,732 AVAILABLE SQUARE FEET



PROPERTY HIGHLIGHTS

- **LEASE RATE: OFFICE SPACE: STARTING AS \$15.00 PSF + CAM**
- **SIGNALIZED CORNERS, ACCESSIBLE LOCATION, ADJACENT TO SR-2**
- **HANDICAPPED ACCESSIBLE, ELEVATOR, ADA RESTROOMS**
- **FULLY RENOVATED COMMON AREAS AND RESTROOMS, MODERN LOOK**
- **BUILT OUT MEDICAL SPACE AVAILABLE, WHITE BOXED RAW SPACE ALSO AVAILABLE**
- **MULTIPLE PRIVATE ENTRANCES AVAILABLE FROM GROUND LEVEL**

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PROPERTY HIGHLIGHTS CONTINUED

- **SPACE AVAILABLE:**

- SUITE 1A: 1,435 SF
- SUITE 1B: 2,594 SF
- SUITE 1C: 1,033 SF
- SUITE 2A: 1,617 SF
- SUITE 2B: 1,486 SF
- SUITE 2C: 1,586 SF
- SUITE 2D: 397 SF
- SUITE 2F: 584 SF

- **TOTAL SIZE: 12,992 SF**

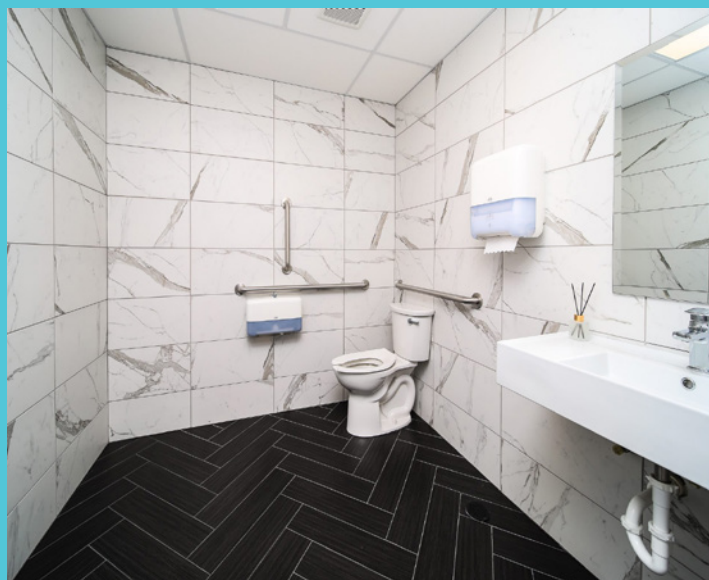
- **LAND SIZE: 0.8 ACRES**

- **YEAR BUILT: 1989**

- **CONSTRUCTION: MASONRY**

- **PARKING: AMPLE FREE SURFACE PARKING**

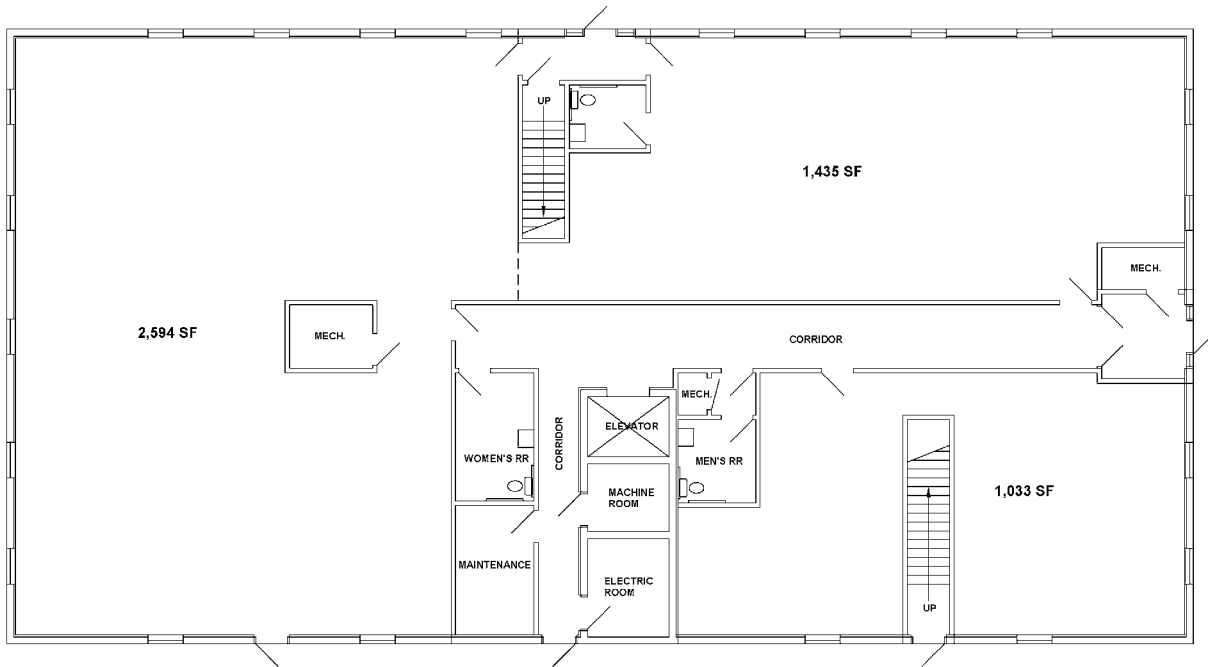
- **BUILDING TYPE: MULTI-TENANT
PROFESSIONAL, OFFICE MEDICAL BUILDING**



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FLOOR PLANS

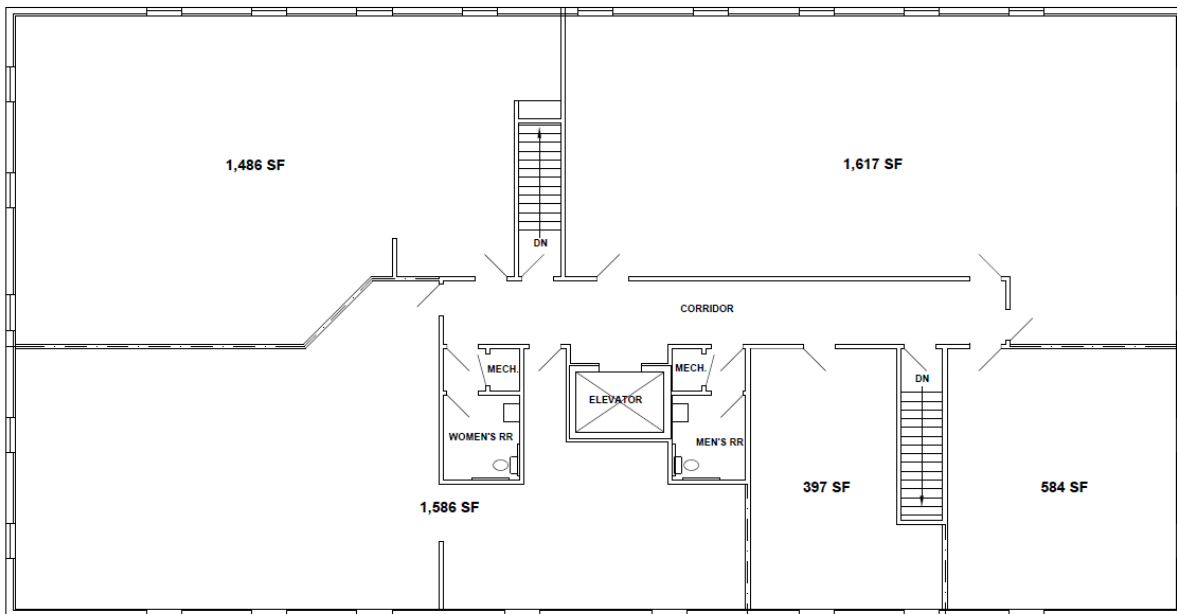


EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

OFFICE BUILDING

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EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

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AERIAL



DEMOGRAPHIC OVERVIEW - 5 Mile Radius



\$84,537
AVERAGE HH



103,159
POPULATION



\$168,680
AVERAGE HOUSING
VALUE



95.7%
EMPLOYEES



42,118
HOUSEHOLDS



45.0
MEDIAN
AGE

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