VETERANS AFFAIRS OUTPATIENT CLINIC – RAVENNA, OHIO

4100 Loomis Pkwy
Ravenna, OH 44266

VA | U.S. Department of Veterans Affairs

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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EXECUTIVE SUMMARY

Veterans Affairs Outpatient Clinic – Ravenna, Ohio

Opportunity to acquire a newly constructed ±15,755 SF Veterans Affairs Outpatient Clinic in Ravenna, Ohio with a new 20-year lease. The clinic will serve nearly 5,000 patients and 9,000 veterans in the area. The modern facility is set to be 50% larger and offer additional services that will reduce the current hour-long drive to the Louis Stokes Cleveland VA Medical Center. The updated space will allow for expanded podiatry and optometry services, including an optical shop for eyeglass fitting and dispensing. Other services that the clinic include primary care, nursing, nutrition, pharmacy, social work, and mental health services.

- 2026 Construction
- 20 year Lease through 2046
- Lease includes tax base & CPI escalations

SALE PRICE:	YEAR 1 NOI:	CAP RATE:	BUILDING SIZE:
$8,016,876	$541,139	6.75%	15,755 SF

RAVENNA, OH
VA OUTPATIENT CLINIC

PROPERTY INFORMATION

Address	4100 Loomis Pkwy Ravenna, OH 44266
Building Size	15,755 SF
Site Size	5.47 AC
Parking	100 parking spaces
Stories	1
Tenancy	Single
Est. Completion	Q3 2026

FINANCIAL INFORMATION

Price	$8,016,876
Cap Rate	6.75%
NOI	$541,139
Lease Expiration	20 years upon completion (15 firm)

VA | U.S. Department of Veterans Affairs

LEASE OVERVIEW

U.S. Department of Veterans Affairs

TENANT OVERVIEW

The U.S. Department of Veterans Affairs (VA) is a Cabinet-level federal agency and one of the largest integrated healthcare systems in the United States, serving over 9 million enrolled veterans nationwide. The VA's mission is to provide essential healthcare, benefits, and services to the nation's 19 million veterans. Its operations are backed by the full faith and credit of the United States government, with an FY2025 mandatory funding of $235 billion (up 21.6% from last year, already requesting $441B of funding for 2026), ensuring long-term funding stability and bipartisan support.

Demand for VA healthcare is growing at an unprecedented pace, driven by demographic trends and legislative expansion. The Sergeant First Class Heath Robinson Honoring our Promise to Address Comprehensive Toxics (PACT) Act, signed into law in 2022, represents the largest expansion of VA healthcare and benefits in history. Since its passage, more than 1.2 million new veterans have enrolled in VA healthcare due to the addition of 20 presumptive conditions to its care, fueling demand for additional outpatient services and purpose-built facilities across the country. As the veteran population ages and new enrollees enter the system, Community-Based Outpatient Clinics (CBOCs) have become the cornerstone of the VA's delivery model, ensuring convenient access to high-quality care in community settings.

Historically, the VA has an exceptionally strong track record as a federal tenant, with one of the highest lease renewal rates in the market. Because its facilities are specialized and mission critical, the VA typically remains in place for decades, as relocation would be costly, disruptive, and counter to its mandate of providing consistent local access to care. With its federal credit backing, mission-critical purpose, and growing demand for specialized services, the Department of Veterans Affairs represents one of the most secure and stable tenants in the government's real estate market.

LEASE SUMMARY

Tenant:	U.S. Department of Veterans Affairs
Lease SF:	15,755 SF
Shell Rent:	$706,139
Operating Expense Rent:	$299,030
Year 1 Rent:	$1,005,169
Lease Term/Expiration:	20 years upon completion (15 firm)

ABOUT THE AREA

Ravenna, Ohio

Ravenna is a historic and strategically located city serving as the county seat of Portage County in Northeast Ohio. Situated approximately 15 miles east of Akron and 35 miles southeast of Cleveland, Ravenna functions as a central commercial and administrative hub for the region. The city is characterized by a stable economic base rooted in a blend of manufacturing, healthcare, and government services.

The city's economy benefits from a long-standing industrial heritage and proximity to the Akron-Cleveland technology corridor. As the county seat, Ravenna maintains a consistent demand for professional, legal, and healthcare services. Regional employers, including University Hospitals Portage Medical Center and various specialized manufacturing firms, reinforce the area's economic stability and highlight the long-term value of government-occupied facilities, such as the Ravenna VA Clinic.

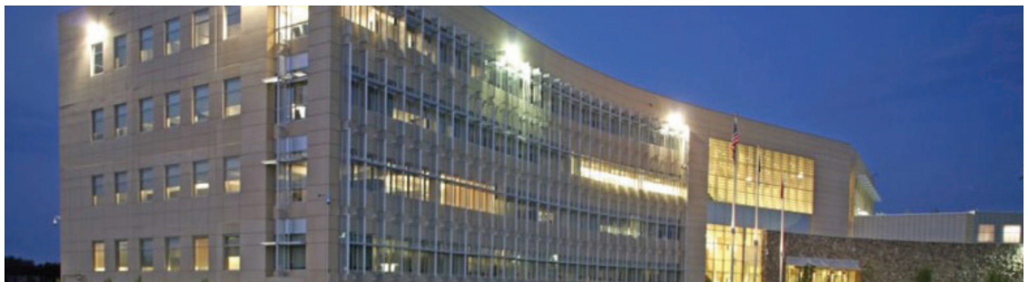
The quality of life in Ravenna is a significant draw for both residents and the local workforce. The city offers a range of recreational amenities, from the extensive trail systems connecting to the Cuyahoga Valley National Park to the nearby West Branch State Park, which provides 2,650 acres of water for boating and fishing. The historic downtown area, featuring preserved architecture and a close-knit community feel, supports a stable environment for patients and healthcare providers alike.

With exceptional regional connectivity via Interstate 80 (Ohio Turnpike), Interstate 76, and State Route 44, Ravenna ensures convenient access for veterans and staff traveling from across Northeast Ohio. Its combination of accessibility, economic resilience, and high quality of life makes it an ideal, long-term location for a dedicated Veterans Affairs facility.

SAMPLE TEAM CLOSINGS

FBI Field Office | Dallas, TX (±230,000 SF)

Northrop Grumman | Aurora, CO (±104,000 SF)



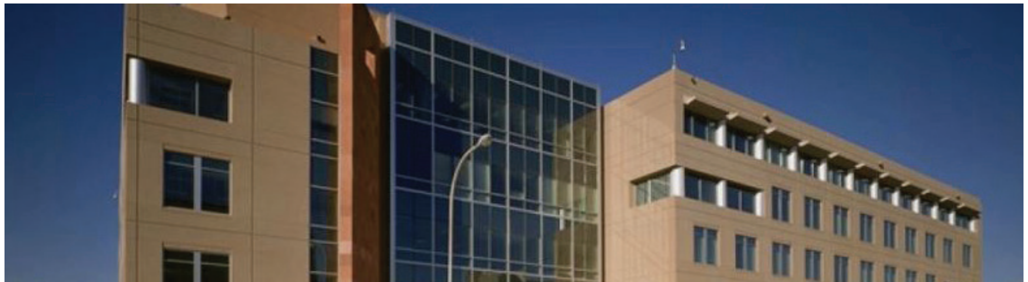
FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)

Lockheed Martin Portfolio | Hanover, MD (±127,000 SF)

State Government Office | Clinton, MS (±400,000 SF)

FBI Facility | McAllen, TX (±80,000 SF)

SAMPLE TEAM CLOSINGS


SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)


Government Contractor Facility | Peachtree City, GA (±163,000 SF)


U.S. Attorney's Office | Springfield, IL (±44,000 SF)


Western Passport Center | Tucson, AZ (±75,000 SF)

Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)

Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+	~170	$2.8B+
PROFESSIONALS	**OFFICE LOCATIONS**	**ANNUAL REVENUES**

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GOVERNMENT LEASED CAPITAL MARKETS

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