



## Medical/ Office Building For Lease

1131 E Broad St, Elyria, OH 44035



**Tom Blaz**

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# 1131 E Broad St

\$3,250/ month

Fantastic office/ medical building available for lease. LCT Bus stop located directly across the street. The space contains climate controlled private offices, exam rooms, conference rooms/ large meeting rooms and a lobby/ waiting area. Abundant amenities nearby include banks, shopping, auto repair, Super Wal-Mart, drug stores, etc. Property is located on East Broad Street and Sugar Ridge which will be the future connecting street to Chestnut Commons. Large digital signage is available....

- Great Location near Chestnut Commons
- Recently renovated, move-in ready
- Abundant parking
- Digital Signage
- Multiple private offices/ medical exam rooms
- LCT stop located directly across the street



Rental Rate: \$3,250 /month + utilities

Property Type: Office

Building Class: B

Total Building Area: 7,500 SF

Year Built: 1979

Walk Score @: 28 (Car-Dependent)

Taxes: \$1.08 USD/SF/Mo

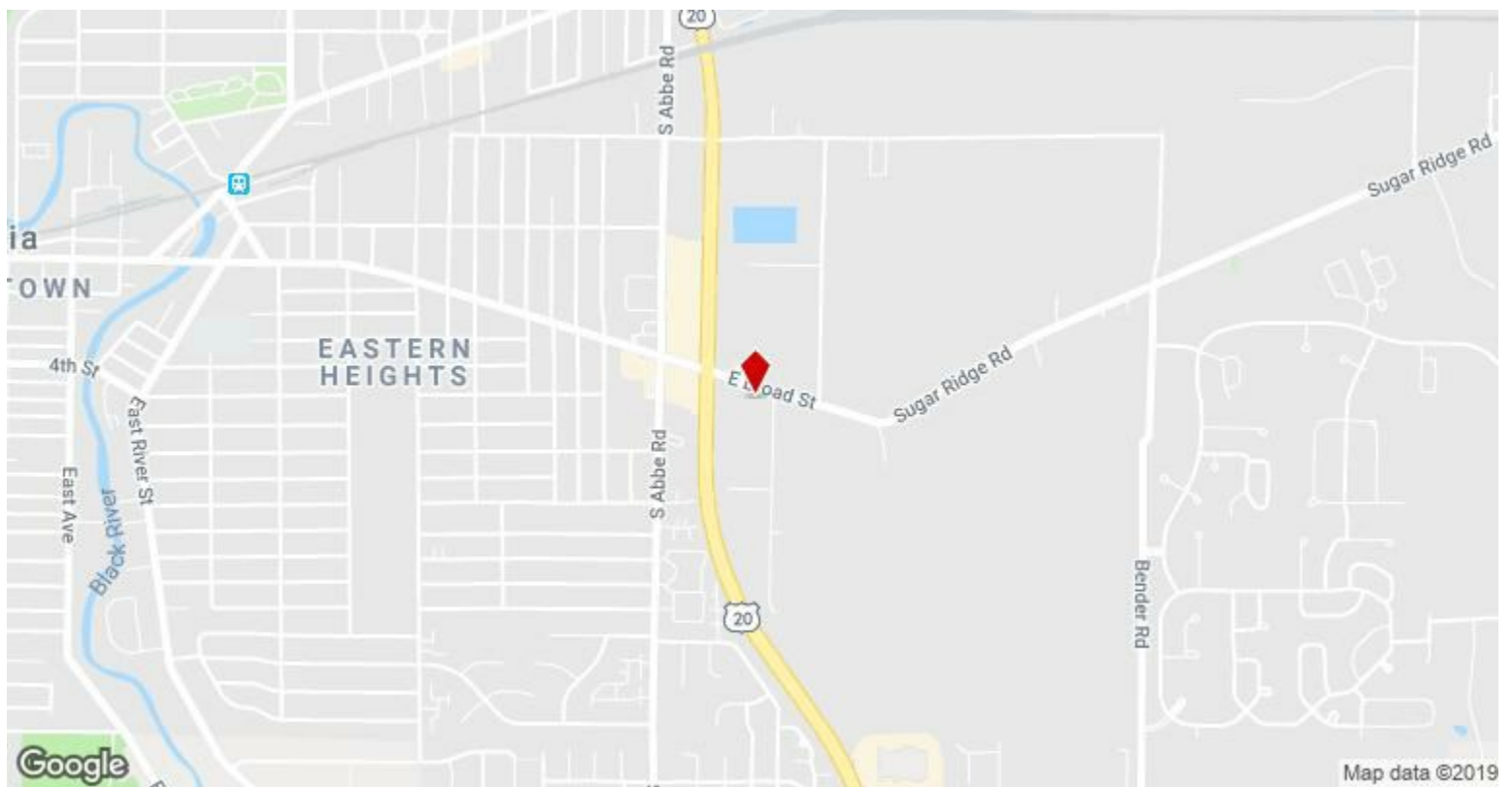
Total Parking Spots: 65

Available: October 1, 2019

## 1st Floor

Space Available	3,000 SF
Rental Rate	\$3,250 / month + utilities
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Fantastic office/ medical building available for lease. LCT Bus stop directly across the street. Multiple private offices/ exam rooms, conference rooms/ large meeting rooms, lobby/ waiting area all climate controlled and large digital signage. Abundant support facilities nearby. Banks, shopping, auto repair, Super Wal-Mart, drug store, etc. right on East Broad Street and Sugar Ridge which will be the future connecting street to Chestnut Commons.



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# Property Photos



Building Photo

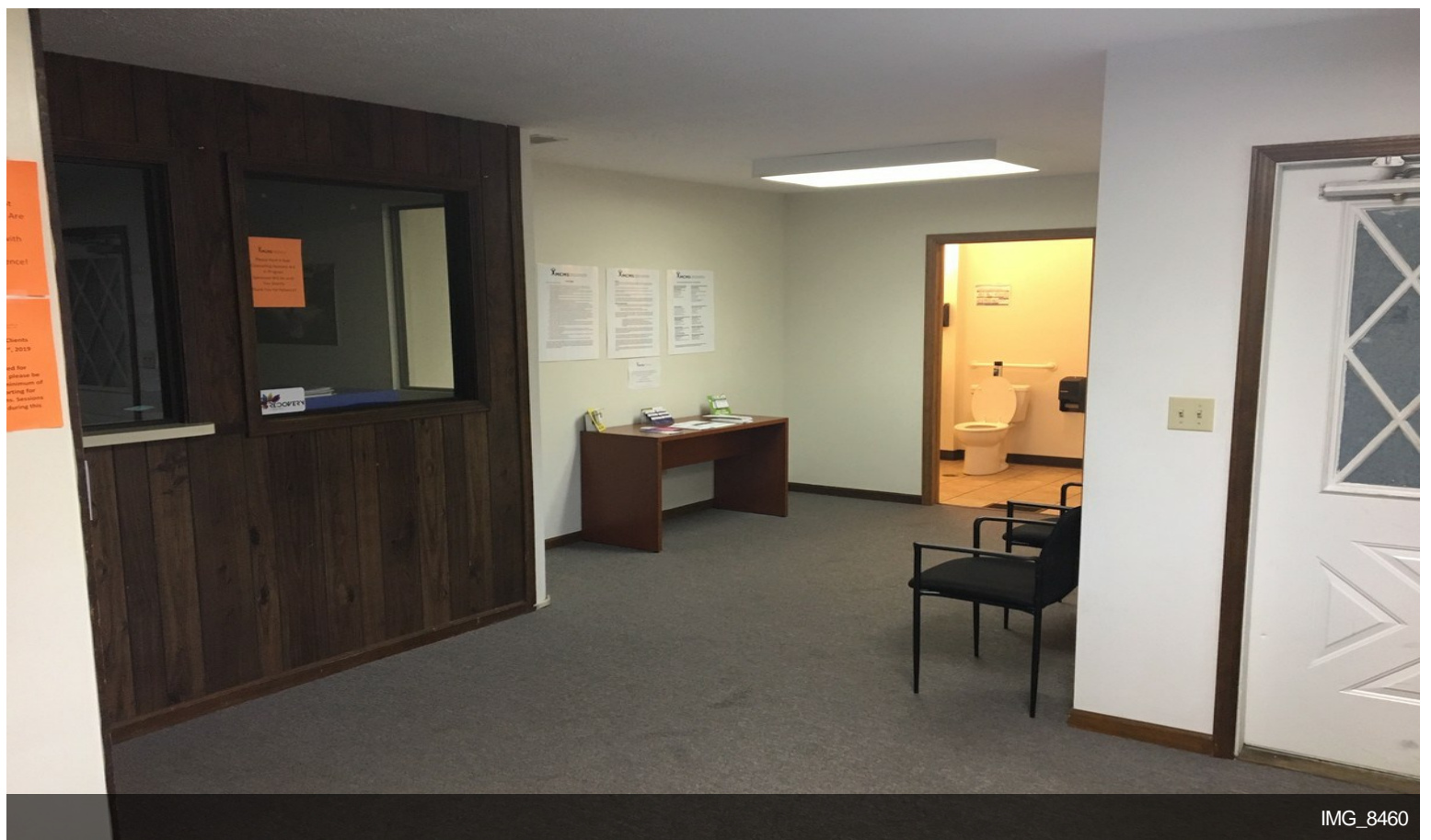


Building Photo

# Property Photos



IMG\_8462



IMG\_8460

# Property Photos



IMG\_8461



IMG\_8467

# Property Photos



IMG\_8468



IMG\_8463



# Property Photos



IMG\_8479



IMG\_8475

# Property Photos

