

# MEDICAL OFFICE BUILDING FOR SALE

2580-2668 ELM ROAD WARREN, OH



**PRIME MAJOR METRO  
DEVELOPMENT**

179,852 SF  
20.08 AC

**CONFIDENTIAL MEMORANDUM**

B. Riley Real Estate is the exclusive real estate advisor for this property portfolio offering.

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B. Riley has been engaged by Steward Healthcare to market the Elm Road Medical Campus for sale with the cooperation of the property owners, affiliates of Medical Properties Trust. Located ~4.5 miles northwest of downtown Warren, OH and ~14.3 miles northeast of Youngstown, OH, this 20.1-acre campus includes 179,852 SF of medical office space across four connected buildings that host an array of ambulatory surgery and hospital outpatient rehab, imaging, and lab services.

The property, owned by MPT, is fully master leased to an existing operator that is currently in bankruptcy. The operator's go-forward plan for this facility is still being determined, as the complex is currently underutilized and includes a number of third-party medical office subleases. Please reach out to B. Riley Real Estate to learn more about the specific details of current facility occupancy/operations.

Built in 1980 and renovated in 1995, significant capital has been invested in recent years to modernize the property and outfit the facility with the necessary infrastructure to support the range of medical services provided. These facility improvements have included enhancements to the building's exterior envelope, regulatory and life safety systems, facility mechanical, electrical, and plumbing, as well as property sitework and parking improvements to better position the property for long-term operations.

Given the strong demand for hospital outpatient services within the region and the medical center's ability to service not only Warren but multiple surrounding communities, this asset provides both investors and potential users a high-quality medical office facility.

## PROPERTY SUMMARY

<b>Address</b>	2580-2668 Elm Road Warren, OH
<b>County</b>	Trumbull
<b>Total Acres</b>	20.08
<b>Zoning</b>	C-3 Commercial
<b>Buildings</b>	4
<b>Total Building Sq. Ft.</b>	179,852
<b>No. of Parcels</b>	2



## OFFER PROCESS & TIMELINE

Ownership interest offered will be fee-simple interest. Potential purchasers are encouraged to make property visits, which may be scheduled through B. Riley Real Estate following offer submission.

Offers should be submitted in writing and must specifically address:

- Purchaser Entity
- Purchase Price & Escrow Deposit
- Due Diligence Period Timeline
- Closing Timeline
- Financing Considerations
- Any Other Offer Contingencies

## ACCEPTING OFFERS IMMEDIATELY



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## ABOUT B. RILEY REAL ESTATE

B. Riley Real Estate, a wholly-owned subsidiary of B. Riley Financial, Inc., is uniquely positioned to serve public and private companies in times of growth, M&A, disruption or distress, no matter the objective. With a practice focused on maximizing real estate value through the acquisition, sale, financing, leasing, and development of commercial property, our team of seasoned experts helps clients create value and mitigate losses through the development and execution of effective real estate strategy. On a combined basis our principals have sold over \$6 billion in assets and more than 25 million square feet of real estate across retail, multifamily, office, industrial, distribution centers, and land. We have managed projects which have collectively achieved over \$1 billion in lease savings for our clients, both in and outside of bankruptcy.

### FOR MORE INFORMATION PLEASE CONTACT:

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