

MIDDLEBURG MEDICAL CENTER

18780
BAGLEY

**MULTIPLE SUITES
AVAILABLE
2,967-4,566 SF**

18780 BAGLEY ROAD
MIDDLEBURG HEIGHTS, OHIO





Middleburg Medical Center is a premier, Class A medical office building anchored by Southwest General Health Center. The property boasts exceptional visibility and is strategically located across from Southwest General Hospital on Bagley Road. Conveniently located less than one mile to I-71 and minutes to I-480 & I-80, Middleburg Medical Center provides easy access to healthcare providers and the surrounding patient populations of southwest Cuyahoga and northern Medina counties.



**MULTIPLE SUITES AVAILABLE UP TO
4,566 RSF**



**ATTRACTIVE COMMON AREAS, INTERIOR
FINISHES, COVERED DROP-OFF AREA
AND ABUNDANCE OF PARKING
(4.84/1,000 SF PARKING RATIO)**



**LESS THAN ONE MILE TO I-71 AND
CLOSE PROXIMITY TO I-480 & I-80**



**GENEROUS TENANT IMPROVEMENT
ALLOWANCES**



**HIGH VISIBILITY ON BAGLEY ROAD,
CONVENIENTLY POSITIONED ACROSS
FROM SOUTHWEST GENERAL
MIDDLEBURG MEDICAL CENTER**

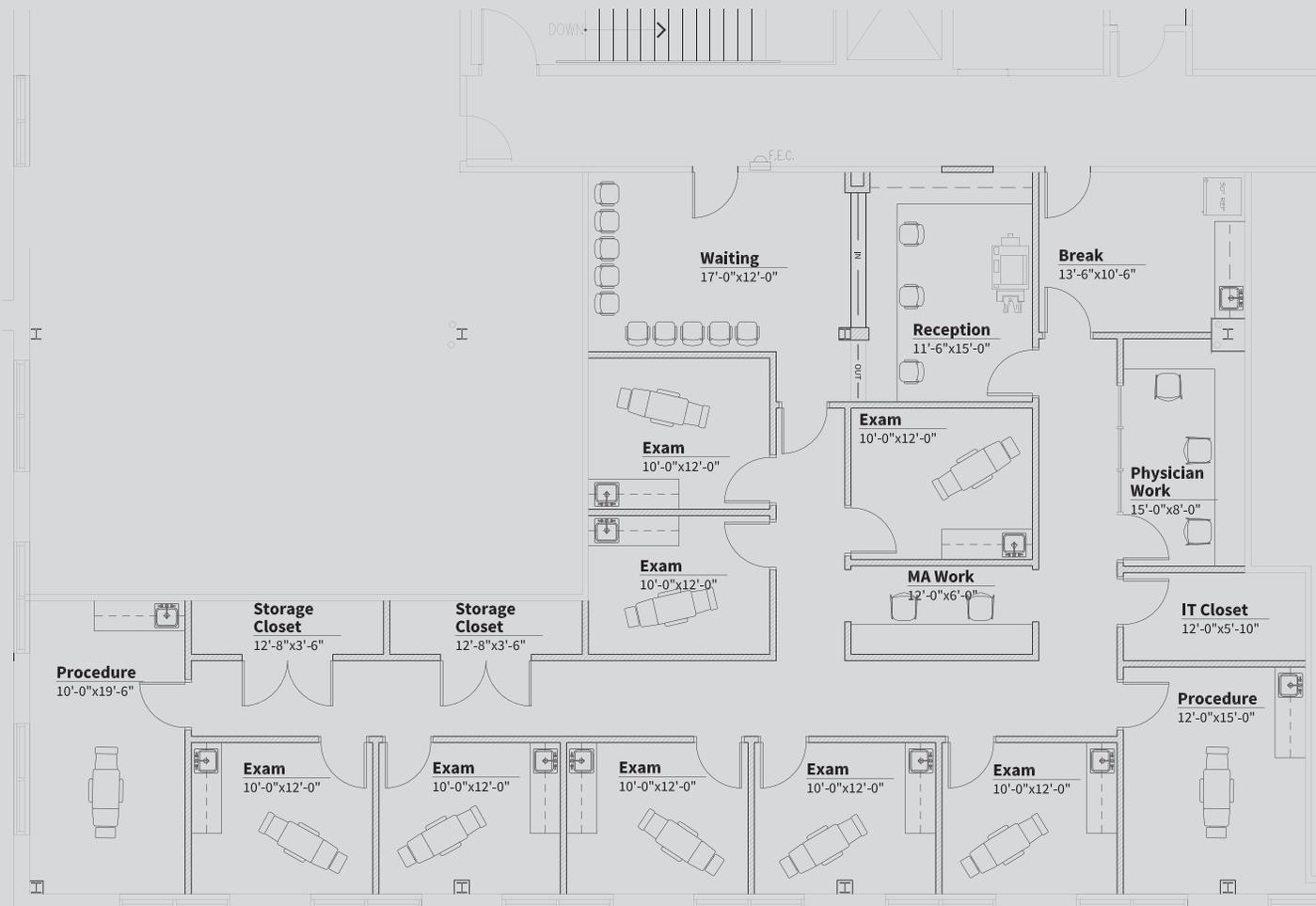


**WELL-CAPITALIZED OWNERSHIP GROUP
WILLING TO PROVIDE SUBSTANTIAL
IMPROVEMENT PACKAGES AND
INCENTIVES FOR QUALIFIED PROSPECTS**

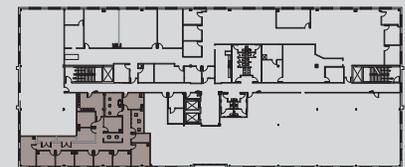
WELCOME TO MIDDLEBURG MEDICAL CENTER

SUITE 210
2,967
SQ FT

SPEC FLOOR PLAN

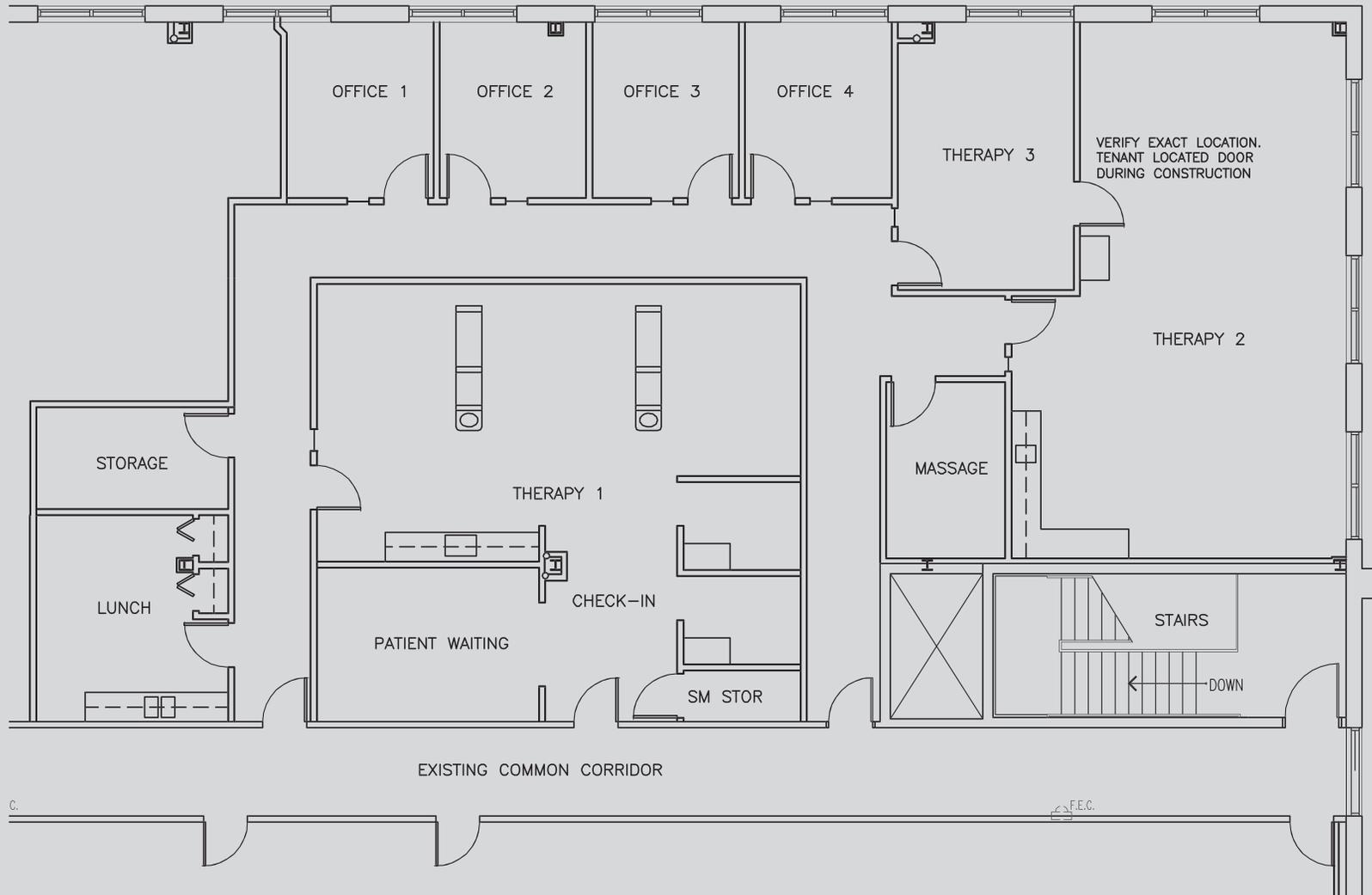


KEY PLAN

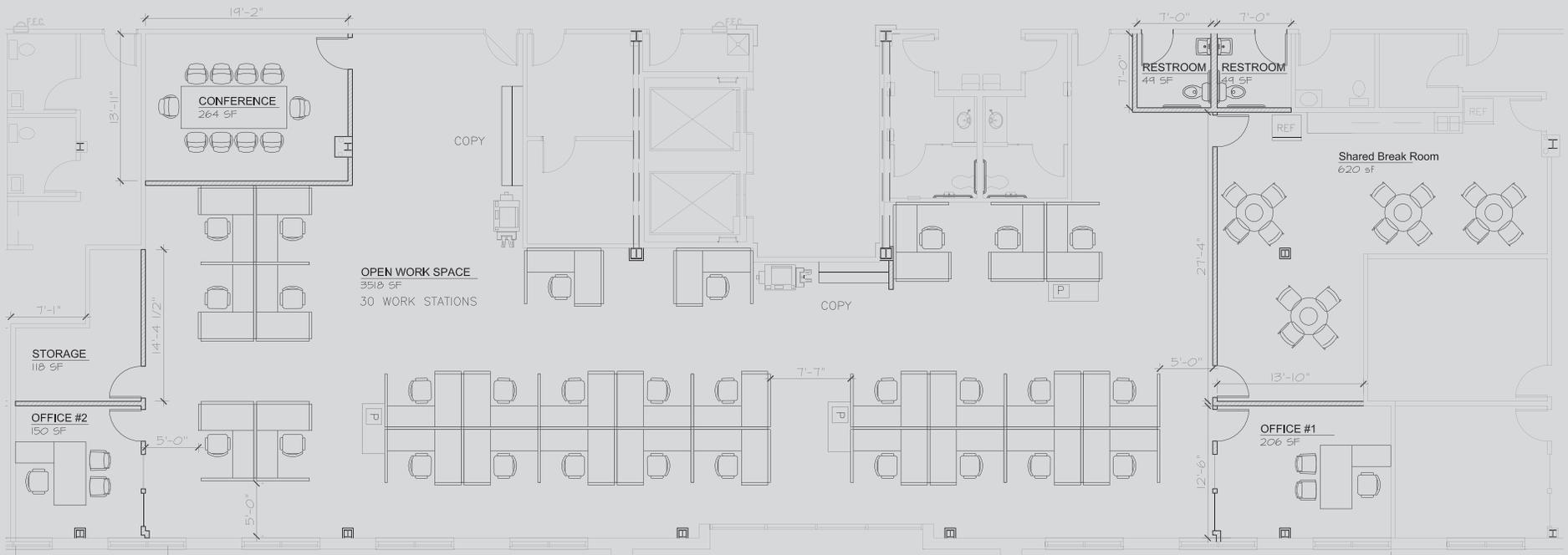


*Space currently in shell condition. Floor plan reflects potential layout for medical suite.

SUITE 310
4,039
SQ FT



SUITE 300
4,566
SQ FT

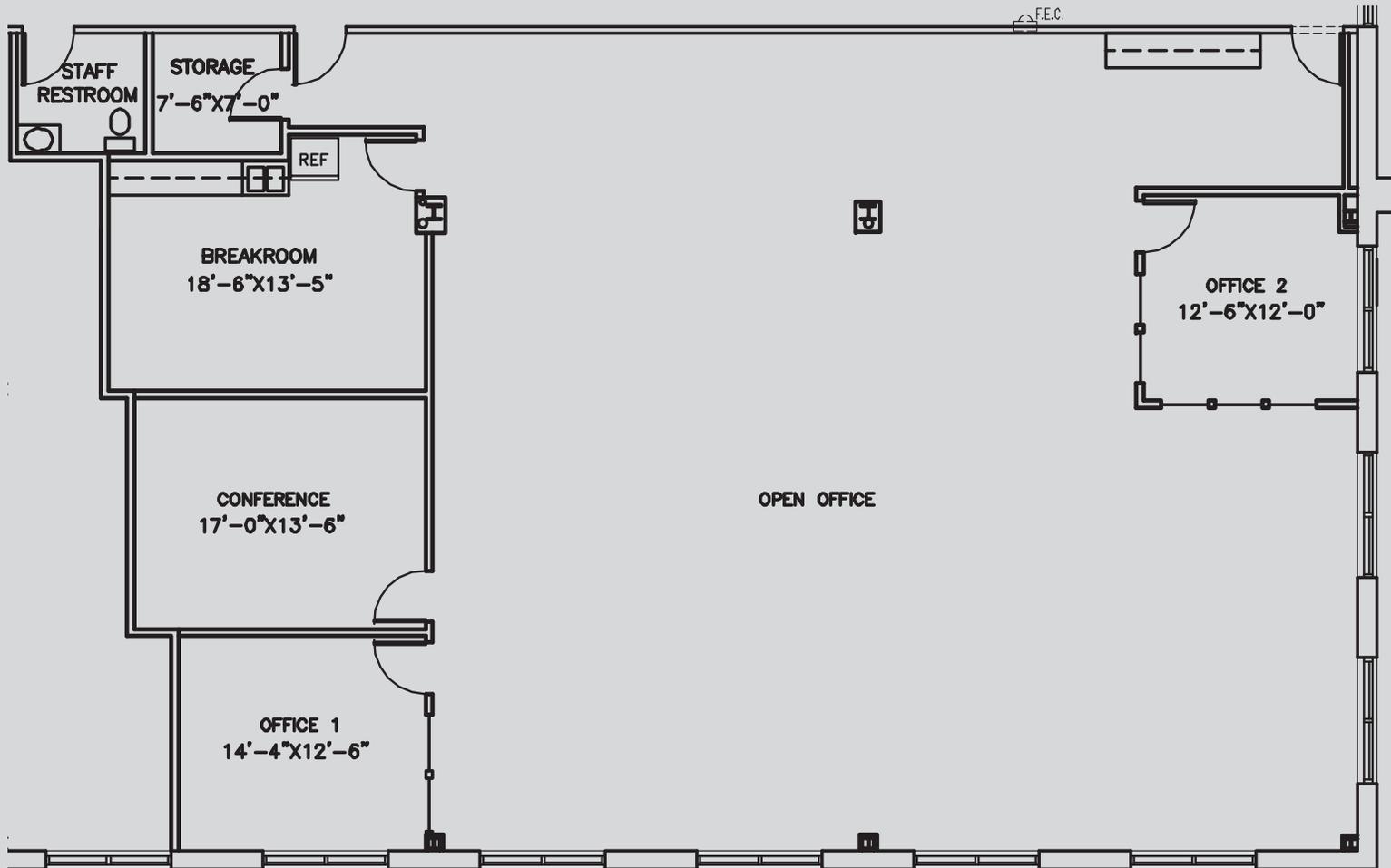


SUITE 350

3,965
SQ FT

MIDDLEBURG
MEDICAL CENTER

ESTD
1870
BAGLEY



UNBEATABLE LOCATION

2.68MSF

OFFICE SPACE

1,804

HOTEL ROOMS

TRADE AREA INFO

POPULATION
67,689

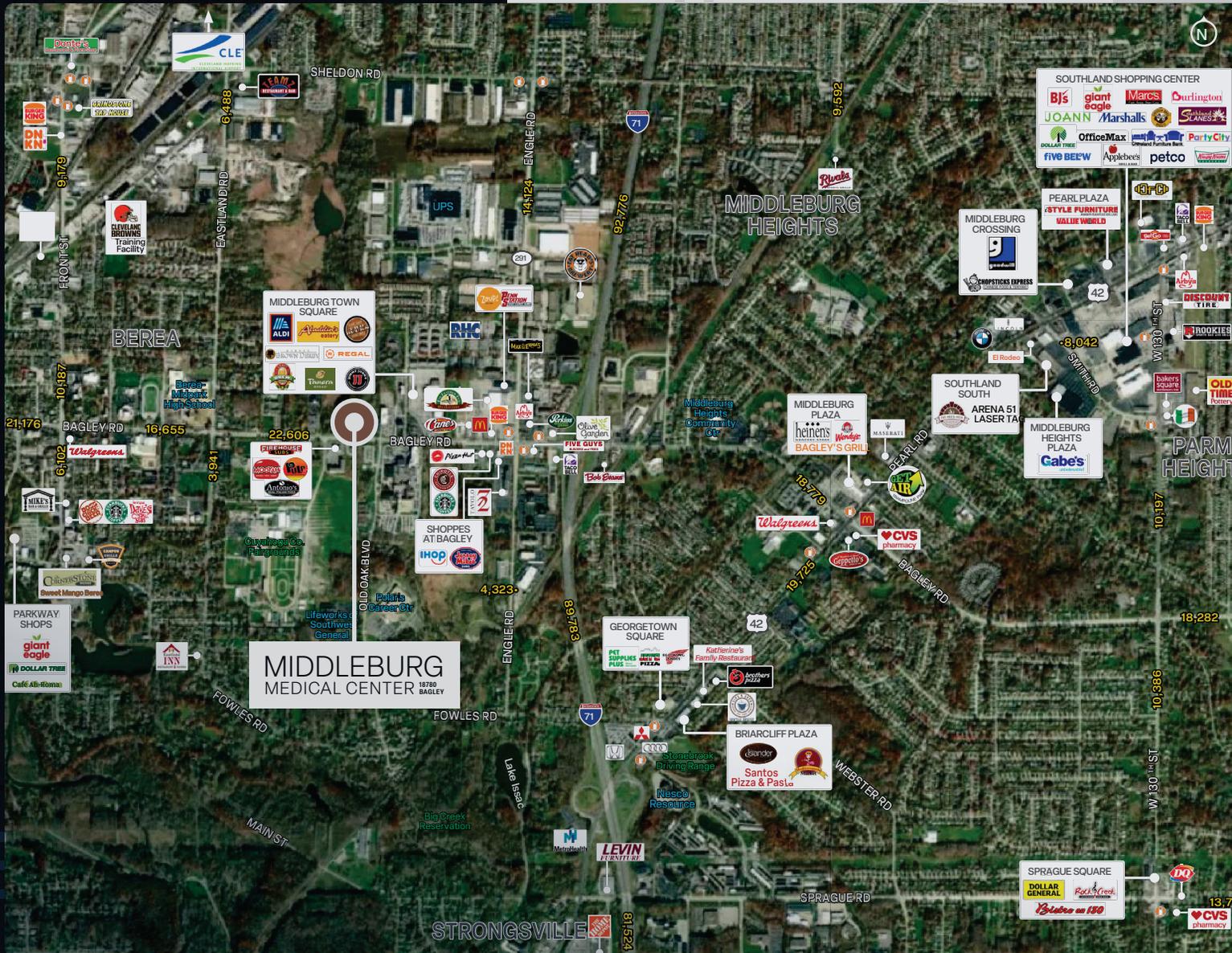
DAYTIME POPULATION
69,123

TOTAL HOUSEHOLDS
28,621

MEDIAN HH INCOME
\$62,054

TOTAL BUSINESSES
2,338

TOTAL EMPLOYEES
44,635



MAJOR EMPLOYERS



MULTIPLE SUITES
AVAILABLE
2,967-4,566 SF

MIDDLEBURG
MEDICAL CENTER 18780
BAGLEY

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