



FOR LEASE  
6789 RIDGE ROAD  
PARMA, OH 44129

LEASE RATE: \$1,515 - \$2,520/MO + CAM & UTILITIES



## PROPERTY HIGHLIGHTS

- Available: 2 Suites (1,398 SF - 2,325 SF)
- Lease Rate Starting: \$13.00/SF
- CAM Fees: \$3.00/SF
- CAM Fees Include: Property Taxes, Snow Removal, Property Insurance, Janitorial Service, Trash, Elevator & Grounds Maintenance, Electric, and Gas
- In-Suite Cleaning Included Daily
- Ample Parking: ±90 Spaces
- Convenient Access to I-71 and I-480 Across the Street from the Shoppes at Parma
- Professional Service Tenants are Welcome without Requiring any Medical Affiliation such as Lawyers, Architects, Accountants, Neurologists, Podiatrists, Orthopedists, Massage Therapists, and Physical/Occupational Therapists



## LISTING AGENT

**Sam Tecca**  
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**330.722.5002**



# PARMA RIDGE MEDICAL CENTER SUITES AVAILABLE



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## PROPERTY OVERVIEW

6789 Ridge Road consists of several office suites for lease with a variety of floor plans to choose from. The property features fully equipped units with plumbing, lighting, cabinets, counters, sinks, restrooms, and drop ceilings, making it ideal for professional tenants.

## LOCATION OVERVIEW

This prime location offers convenient access to I-71 and I-480, ensuring seamless connectivity to Cleveland Hopkins International Airport, only nine miles away. It is surrounded by a thriving business community, including current tenants such as Prosthetics & Orthotics, Labcorp, Orthopedics, Primary Care, Internal Medicine, and Dentistry. Across the street, The Shoppes at Parma provides ample retail and dining options, enhancing the appeal for both clients and employees.

## DEMOGRAPHICS

|                  | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Total Population | 13,378   | 100,699  | 234,631  |
| Total Units      | 6,836    | 47,904   | 111,978  |
| Median Income    | \$57,900 | \$69,750 | \$70,094 |

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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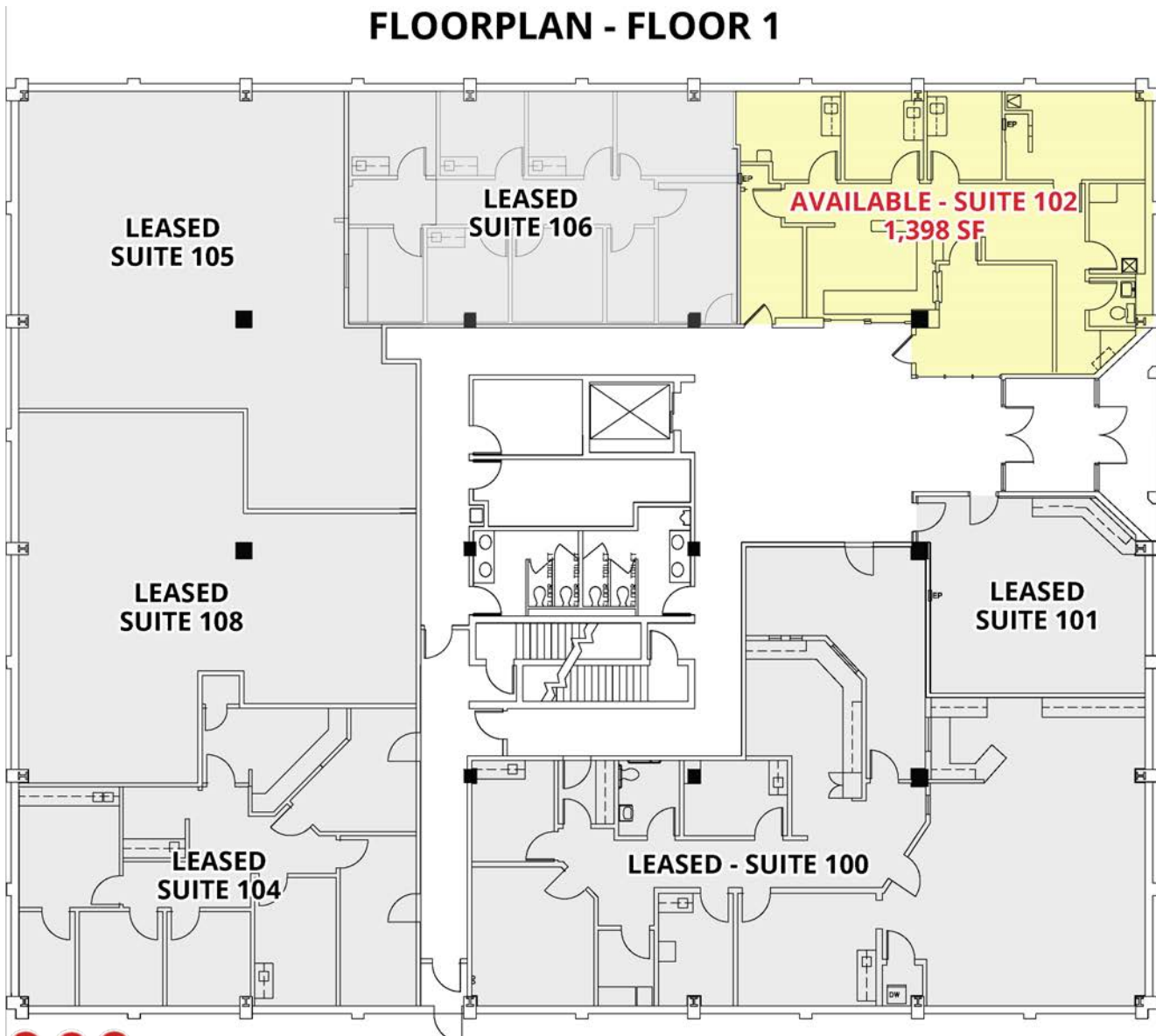
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## AVAILABLE SPACES

| SUITE     | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION  |
|-----------|-----------|------------|------------|--|
| Suite 102 | 1,398 SF  | NNN        | \$1,515/mo | \$349 CAM Fees + \$315 for Utilities. Waiting Area, Reception Desk, 3 Private Offices, and Restrooms.  |
| Suite 201 | 2,325 SF  | NNN        | \$2,520/mo | \$581 CAM Fees + \$520 for Utilities. Dental Suite with Waiting Room, Reception Desk, 2 Large Dental Rooms with Plumbing, and 2 Private Offices. |

## FLOORPLAN - FLOOR 1



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FLOORPLAN - FLOOR 2

