

2ND GENERATION MEDICAL SPACE

AVAILABLE FOR LEASE

AVAILABLE TENANT SIGNAGE

15900 SNOW ROAD
BROOK PARK, OHIO

BROOK PARK

MEDICAL

CENTER

CBRE

COMMUNITY
HEALTHCARE
TRUST

THE OPPORTUNITY



Convenient. Accessible. Visible. Brook Park Medical Center is the **preeminent medical office** building serving the communities of Brook Park, Parma and Middleburg Heights. Situated at a signalized intersection with **ample parking**, covered patient drop-off, and **easily accessible** ground floor space, the medical center provides the unique amenities **attractive** to today's healthcare providers.



Well-capitalized Ownership group experienced in managing medical office assets with the resources to contribute substantial tenant improvement packages



Incredible branding opportunity to establish a flagship presence in the market with move-in ready medical office space



Prominent building and monument signage opportunity on Snow Road with exposure to 23,401 VPD



Immediate access to I-71 & I-480, minutes from I-80 and the greater southwest Cleveland suburbs



Recently renovated common areas and building exterior



Extensive amenities in the immediate area and within walking distance to the property

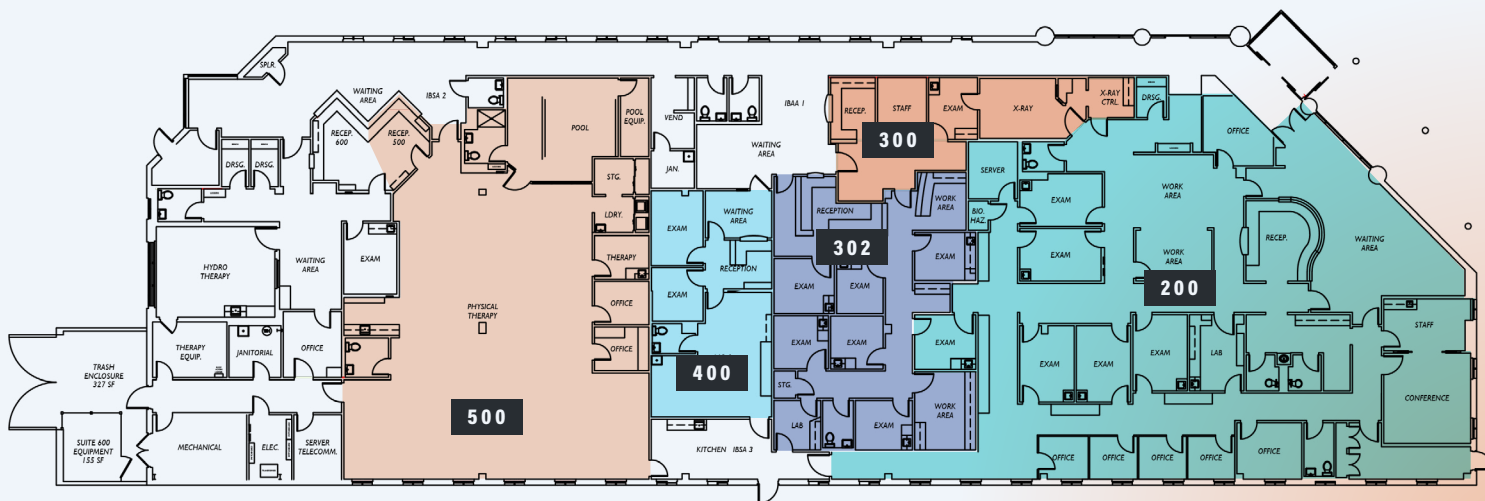
UNIQUE MONUMENT

SIGNAGE OPPORTUNITY





**1,082-16,688 SF
AVAILABLE FOR LEASE**



1ST FLOOR

SUITE 200

7,214 SF

SUITE 300

1,082 SF

SUITE 302

2,334 SF

SUITE 400

1,307 SF

SUITE 500

4,751 SF

PERFECTLY POSITIONED



TOTAL
POPULATION

135,351



DAYTIME
POPULATION

118,306



TOTAL
HOUSEHOLDS

59,209



MEDIAN
HH INCOME

\$52,821



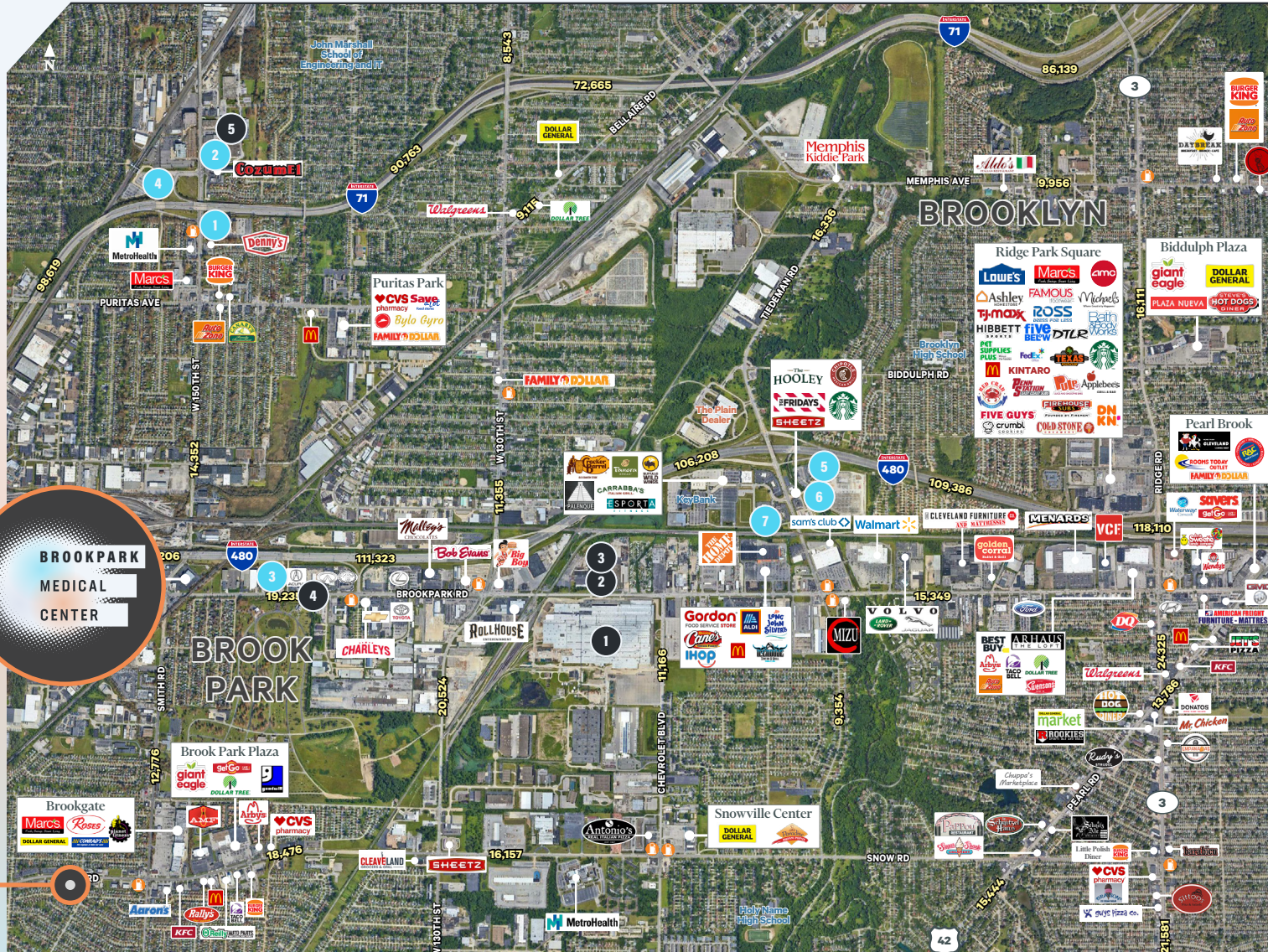
TOTAL
BUSINESSES

3,593



TOTAL
EMPLOYEES

58,306



MAJOR OFFICE BUILDINGS

- 1 KayBank
575,644 SF
- 2 PNC Bank
439,000 SF
- 3 8787 Brookpark Road
75,000 SF
- 4 Ridgepark Medical Center
70,000 SF

HOTELS

- 1 Wyndham
372 ROOMS
- 2 Four Points by Sheraton
147 ROOMS
- 3 Travelodge
120 ROOMS
- 4 La Quinta Inn
115 ROOMS
- 5 Extended Stay
104 ROOMS
- 6 Hampton
81 ROOMS
- 7 Fairfield Inn
81 ROOMS

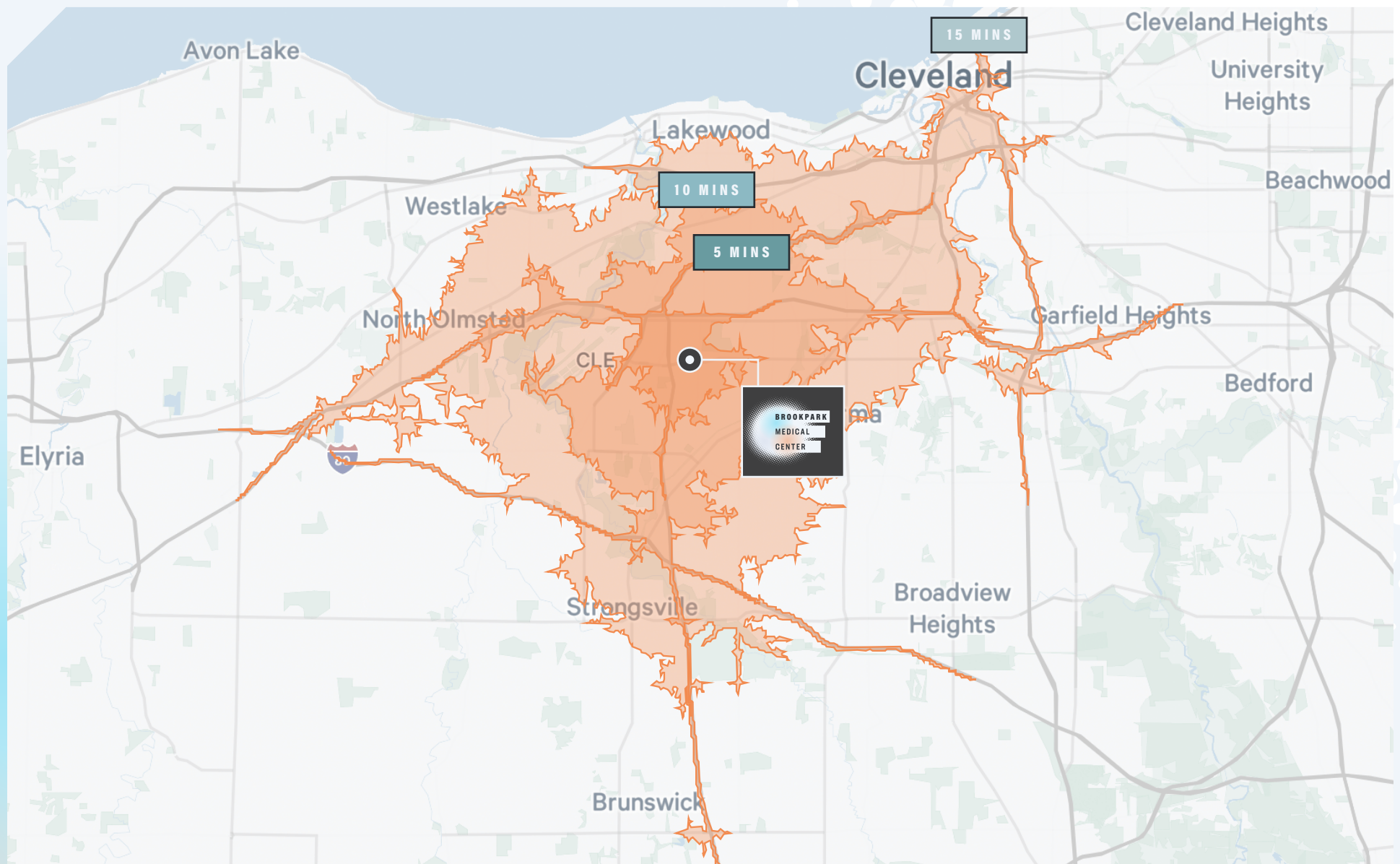
MAJOR EMPLOYERS

- 1 General Motors
4,000 EMPLOYEES
- 2 Anchor Metal Processing
325 EMPLOYEES
- 3 Select Security
300 EMPLOYEES
- 4 Alpha Packaging
300 EMPLOYEES
- 5 PPG
600 EMPLOYEES

IDEALLY SITUATED



LOCATED AT THE INTERSECTION
OF TWO OF NORTHEAST OHIO'S
HEAVIEST TRAVELED CORRIDORS



BROOK PARK

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BROOK PARK, OHIO

Community Healthcare Trust Incorporated is a self-managed, fully-integrated healthcare real estate company that acquires, owns or finances real estate properties that are leased to hospitals, doctors, healthcare systems or other healthcare service providers located in geographic areas primarily outside of urban centers.

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