



CBRE



ALTERA
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Middleburg Medical Arts

18660 BAGLEY ROAD | MIDDLEBURG HEIGHTS

UP TO 4,187 SF AVAILABLE

Property Highlights



Two-building medical office campus directly across from Southwest General Health Center, a 352-bed hospital home to nationally recognized physicians, state-of-the-art technology and a full range of medical, surgical and emergency services



Flexible suite options available from 506 – 2,298 SF to accommodate a variety of medical users [max contiguous of 4,187 SF]



Robust tenant roster of medical specialties including dermatology, ophthalmology, pulmonology, internal medicine, rheumatology, dental, lab services, and many others



Aggressive ownership group undertaking extensive common area and exterior renovations



Generous tenant improvement allowances and leasing incentives offered. Contact broker for pricing



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Extensive Exterior and Common Area
Renovations Underway!

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Availabilities Building One

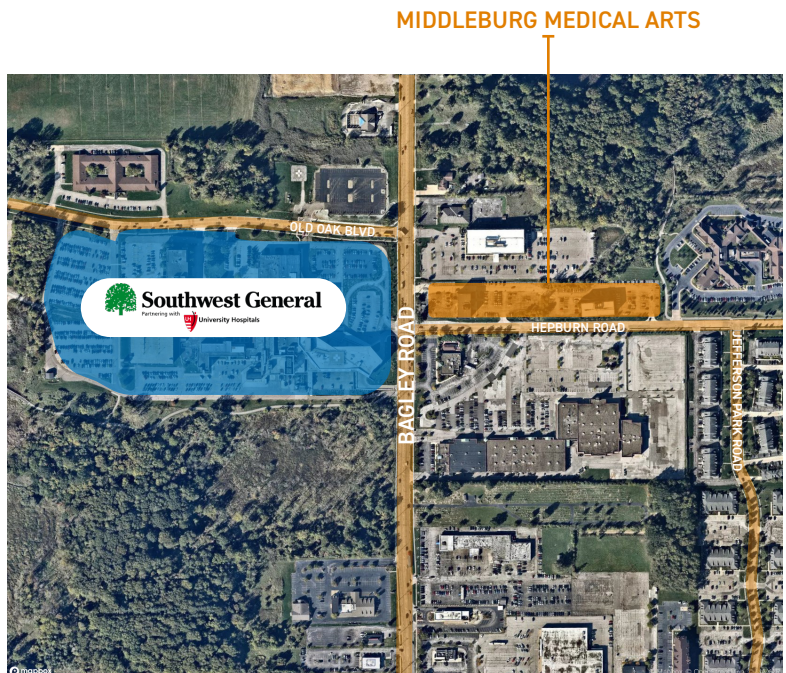
B1-203*	538 SF
B1-204*	582 SF
B1-207	355 SF
B1-301*	808 SF
B1-302*	958 SF
B1-303*	951 SF
B1-305	794 SF
B1-401*	2,253 SF
B1-402*	471 SF

[CLICK TO VIEW
VIRTUAL TOUR](#)

* DENOTES CONTIGUOUS SUITES



2,724 SF
BUILDING I MAX
CONTIGUOUS



Availabilities Building Two

B2-200*	2,450 SF
B2-201*	1,737 SF
B2-204	1,185 SF
B2-301	1,528 SF
B2-401	2,478 SF
B2-407	2,860 SF

* DENOTES CONTIGUOUS SUITES



4,187 SF
BUILDING II MAX
CONTIGUOUS

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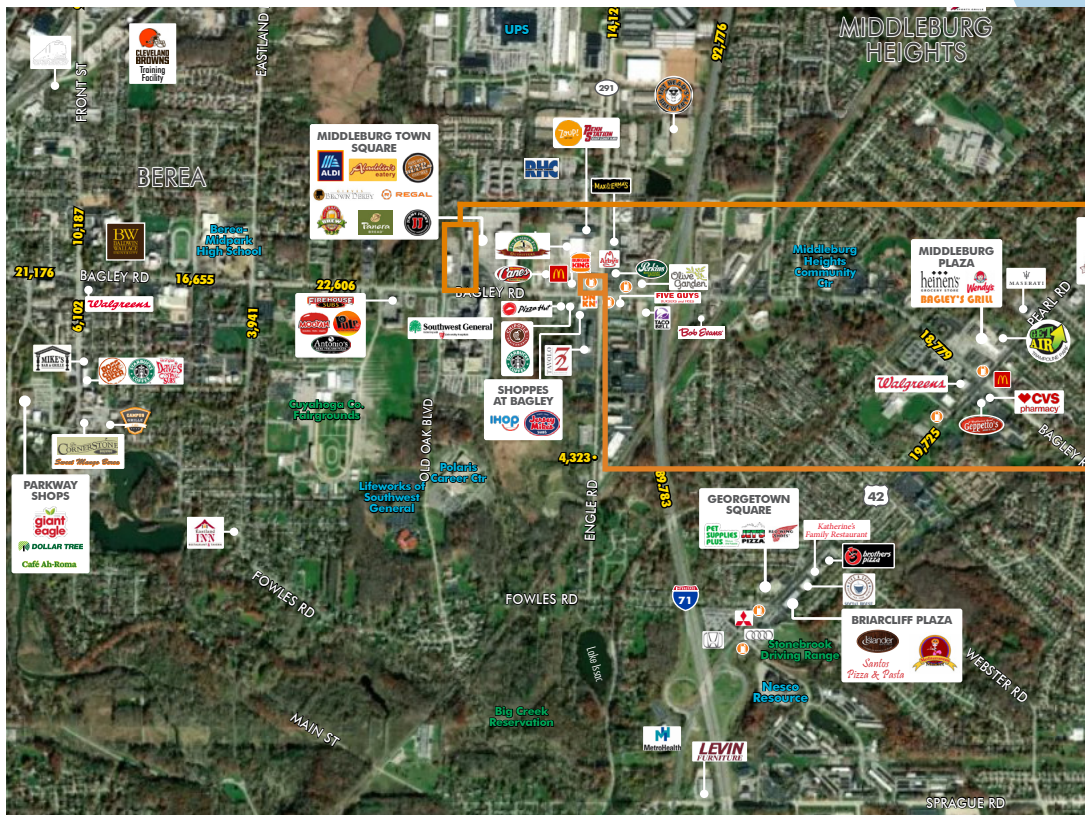
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Maps

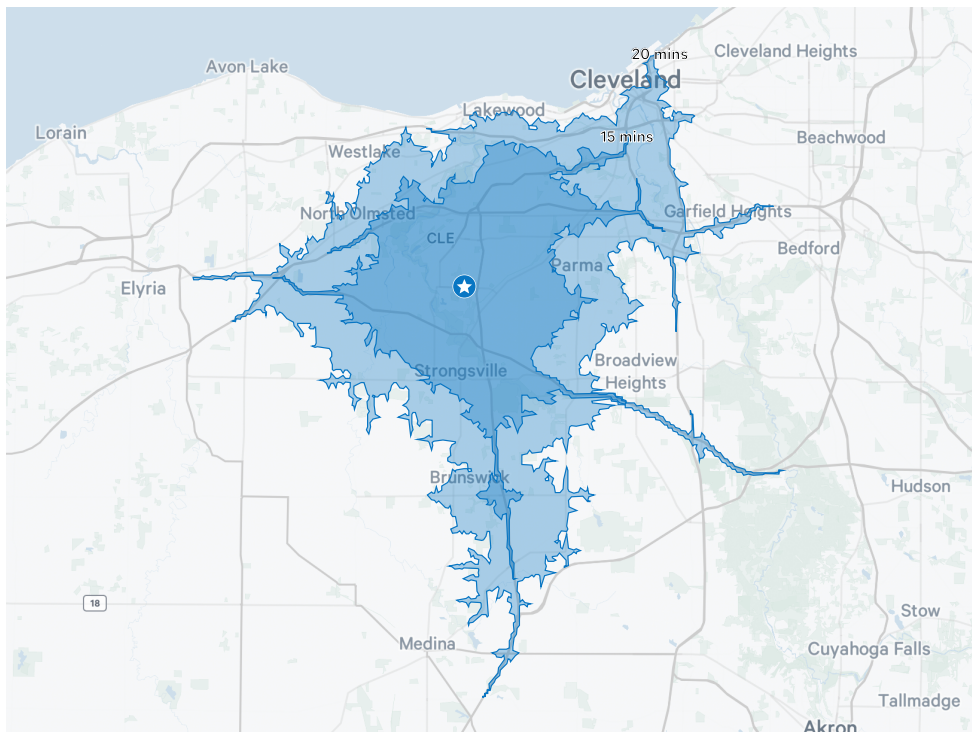
TRADE AREA



Property Location

New 93k SF Cleveland Clinic outpatient medical center opening 2023
[Click here for details](#)

15/20 MINUTE DRIVE TIMES



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