



# Premium office / warehouse / lab space for sublease

6749 Engle Road | Middleburg Heights, OH  
Airport Executive Park

Situated in the Airport Executive Office Park, the property benefits from its proximity to Cleveland-Hopkins International Airport (about 5 miles away), making it ideal for logistics, warehousing or businesses needing frequent travel or shipping access.

Accelerating success. \_\_\_\_\_

**Spaces Available:**  
30,240 SF

Lease Expiration Date:  
12/31/2029  
Shorter lease term available

**Katie Watts**  
Senior Vice President  
+1 216 239 5061  
[katie.watts@colliers.com](mailto:katie.watts@colliers.com)

**Colliers**  
200 Public Square, Suite 1050  
Cleveland, OH 44114  
+1 216 239 5060



# Site Aerial

Click [here](#) for interactive map



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**Legend:**

- = FIRST AID CENTER
- = FIRE EXTINGUISHER
- = EGRESS
- = FIRE EXIT SIGN
- = AUTOMATED EXTERNAL DEFIBRILLATOR

**Floor Plan Details:**

- Suite A/B:** Includes rooms 100 (RECEPTION), 101 (OFFICE), 102 (OFFICE), 103 (OFFICE), 104 (OFFICE), 105 (CONFERENCE ROOM), 107A (ELECTRICAL ROOM), 107B (JANITOR CLOSET), 108 (MEN'S RESTROOM), 109 (WOMEN'S RESTROOM), 110 (VESTIBULE), 113 (BREAK ROOM), 114 (VESTIBULE).
- Suite C:** Includes rooms 140 (OFFICE), 141 (RESTROOM), 142 (MEN RESTROOM), 143 (BREAK ROOM), 144 (OFFICE).
- Other Rooms:** 106 (OFFICE), 107 (OFFICE), 108 (OFFICE), 109 (OFFICE), 110 (OFFICE), 111 (OFFICE), 112 (OFFICE), 113 (OFFICE), 114 (OFFICE), 115 (OFFICE), 116 (OFFICE), 117 (OFFICE), 118 (OFFICE), 119 (OFFICE), 120 (OFFICE), 121 (OFFICE), 122 (OFFICE), 123 (OFFICE), 124 (OFFICE), 125 (OFFICE), 126 (OFFICE), 127 (OFFICE), 128 (OFFICE), 129 (OFFICE), 130 (OFFICE), 131 (OFFICE), 132 (OFFICE), 133 (OFFICE), 134 (OFFICE), 135 (OFFICE), 136 (OFFICE), 137 (OFFICE), 138 (OFFICE), 139 (OFFICE), 140 (OFFICE), 141 (OFFICE), 142 (OFFICE), 143 (OFFICE), 144 (OFFICE).
- Corridors:** Labeled with letters A through N.
- Exits:** Marked with 'EXIT ONLY' and 'SECURED ENTRANCE'.
- Other Features:** TO WORK ROOM 135 =>, TO WORK ROOM 138 =>, Garage Door.



## Section 2 of 3 | Lab Space















