



For Sublease

19,241 SF Space Available

7088 W. 130th Street,
Middleburg Heights, OH 44130



Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

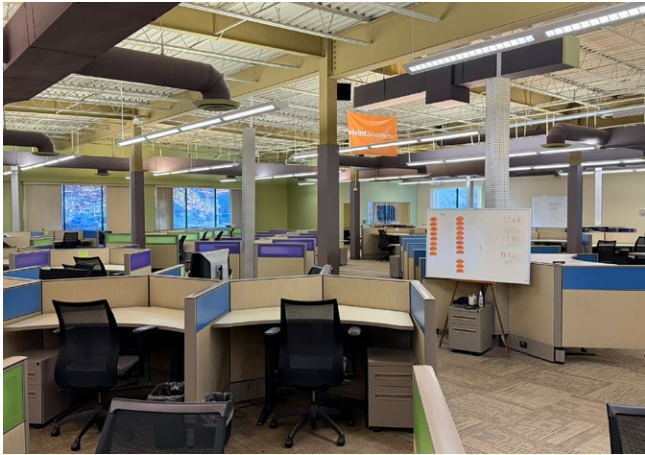
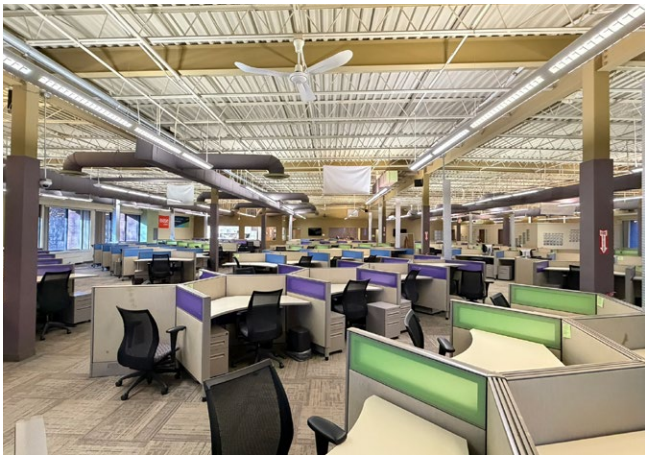
Cyndie O'Bryon, SIOR
First Vice President
+1 216 403 6507
cyndie.obryon@colliers.com

Property Overview:

Address:	7088 W. 130th Street
City:	Middleburg Heights
State:	Ohio
Zip:	44130
County:	Cuyahoga
School District:	Berea CSD
Parcel #'s:	37401019; 37401022
Acres:	4.435
Taxes:	\$60,176.52
Zoning:	GB: General Business
Total SF:	19,241
Office SF:	16,811
Warehouse SF:	2,430
Year Built:	1987
Clear Height:	12'
Docks:	0
Drive-Ins:	Six (6), 10'x10' (three bays)
Power:	800 Amps, 120/208 V
Office HVAC:	Yes
Warehouse Heat:	Yes
Sprinklers:	Yes

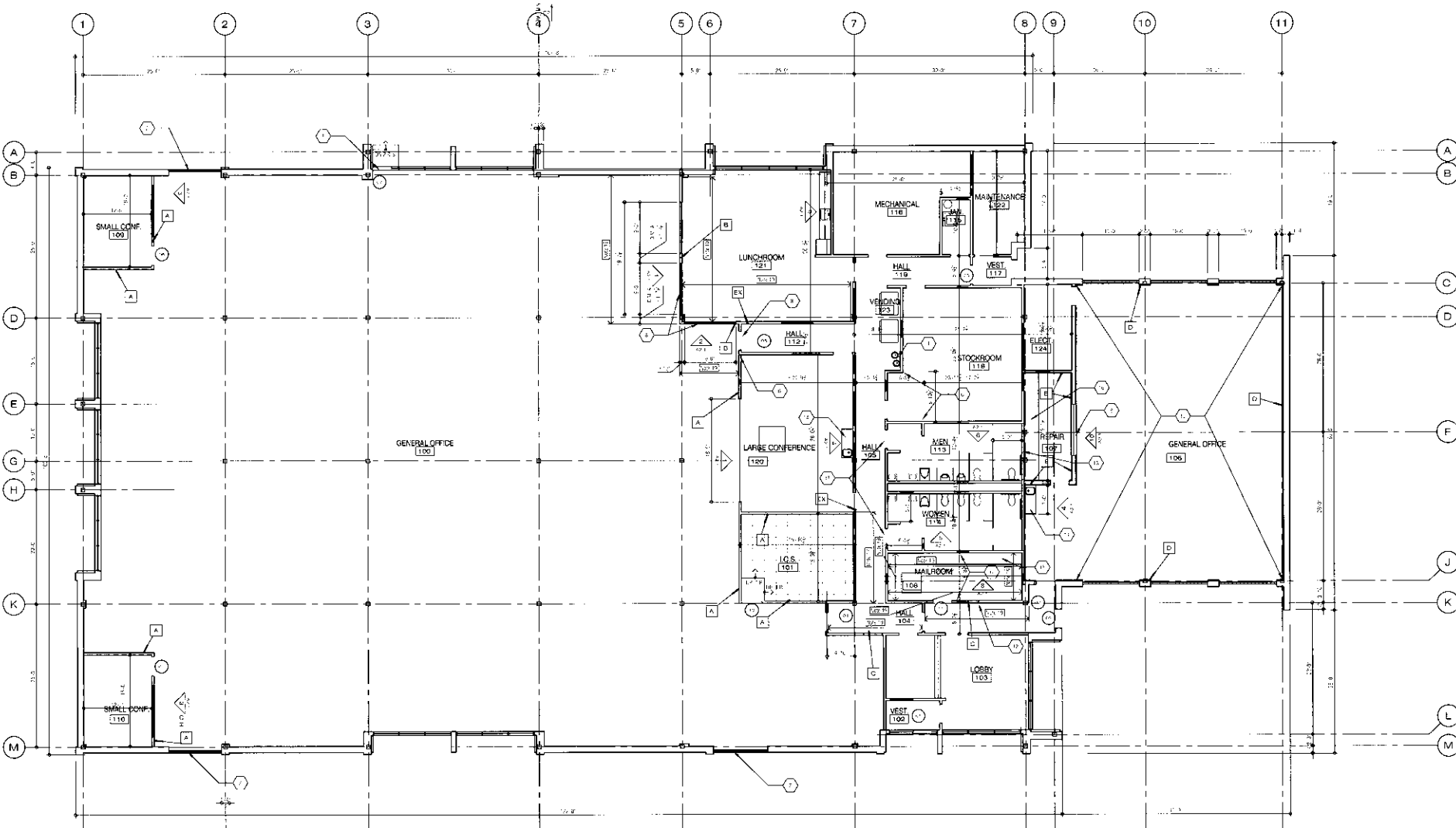
Amenities:

- Fully furnished including 150+ workstations
- Two (2) large private offices or conference rooms overlooking workstation space
- File storage room
- Janitorial closet
- Lunch room
- Johnson Controls keyless entry system with pad readers/access control throughout the facility
- Secured, redundant IT room with raised floor and two (2) EDPAC MCUs maintaining climate
- Power Backup: 200kW SD 200 Generator*

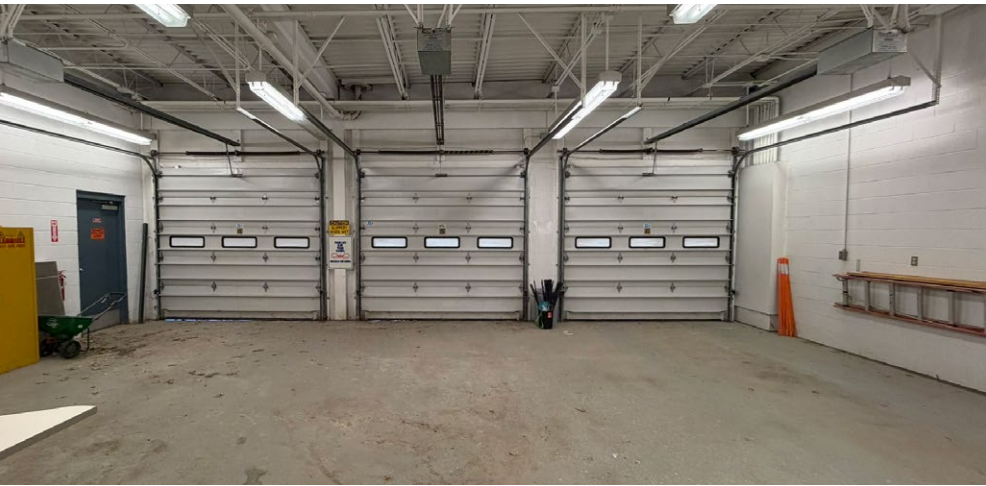


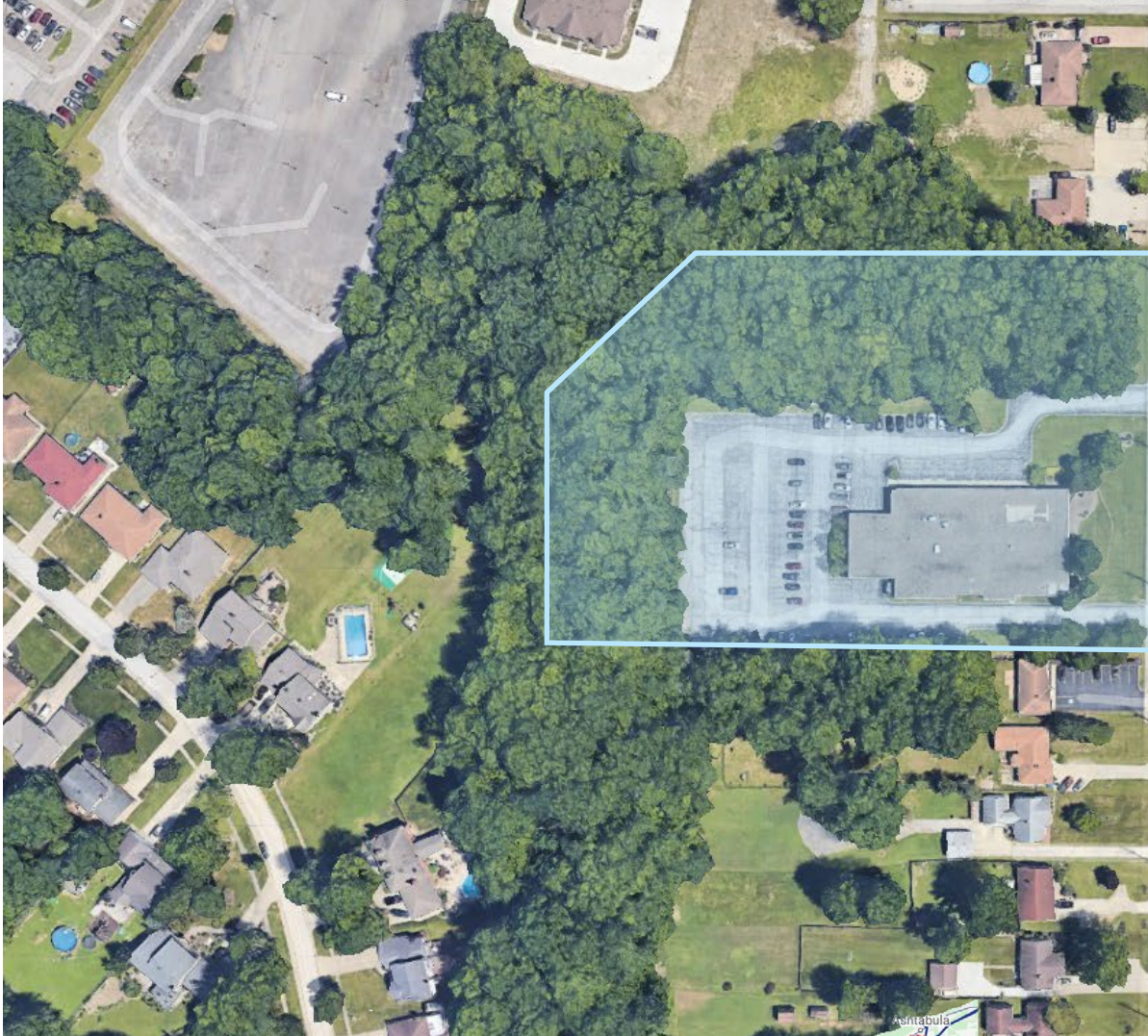
* Powers entire facility, including server room.

Building Plan

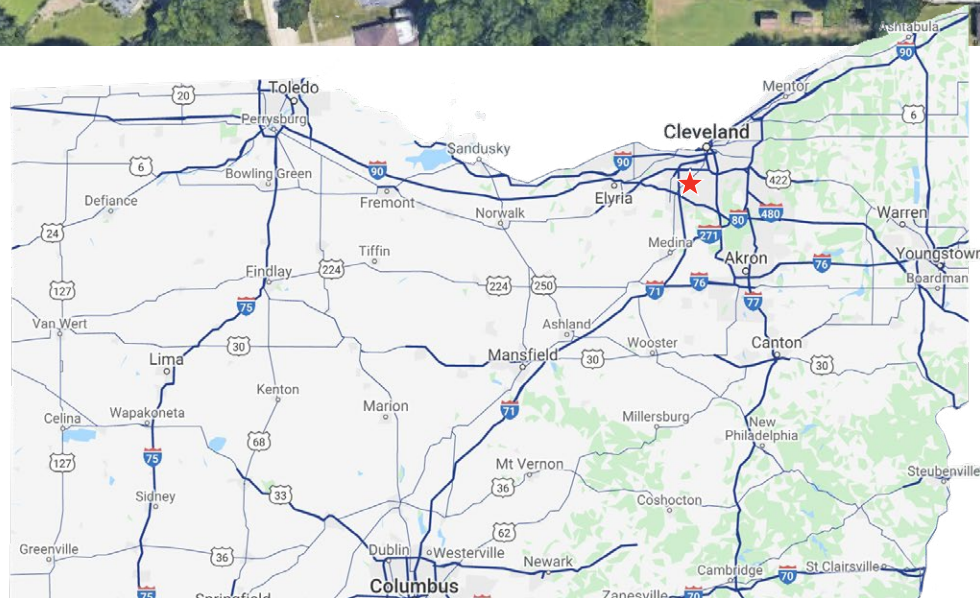


7088 W. 130th Street





West 130th St.



Distance to Highways
I-71: 2.5 miles / 6 min
I-480: 3.5 miles / 7 min



Cleveland Hopkins International Airport

Future Home of Browns Stadium

Baldwin Wallace University

Site

Walmart
MENARDS
ALDI
LOWE'S
Gordon FOOD SERVICE STORE
The Home Depot
Starbucks Coffee
Culver's
Hampton Inn
Fairfield Inn & Suites
Marriott
extended STAY AMERICA

GIANT EAGLE
BJ's
Gabe's
Krispy Kreme
CRACKER
CHIPOTLE
goodwill
Applebee's
five BELOW
DOLLAR TREE
KeyBank
verizon
OfficeMax
NTE
Arby's
ALDI
PAPA JOHN'S
SALLY BEAUTY SUPPLY
petco

Planet Fitness
FIRST WATCH
Brown Derby
Bob Evans
McDonald's
ALDI
Panera
Residence Inn
MAX & ERMA'S
CROWNE PLAZA
Cleveland Clinic
Olive Garden
Days Inn
Comfort Inn
Cine's

View the Market



Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

Cyndie O'Bryon, SIOR
First Vice President
+1 216 403 6507
cyndie.obryon@colliers.com



Colliers
200 Public Square, Suite 1050
Cleveland, OH 44114
colliers.com/cleveland

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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. AWS Commercial LLC