

For Lease

CBRE

Medical/General Office with open plan

1587 Boettler Road, Green, Ohio 44685

Contact Us

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1587 Boettler Road
Green, Ohio 44685

The Opportunity



Property Details

- +Class A Medical Office
- +Fully Air Conditioned
- +One (1) vacancy remaining
- +Former physical therapy space lends itself to a variety of potential uses
- +Landlord Tenant Improvement Allowance

Building Information

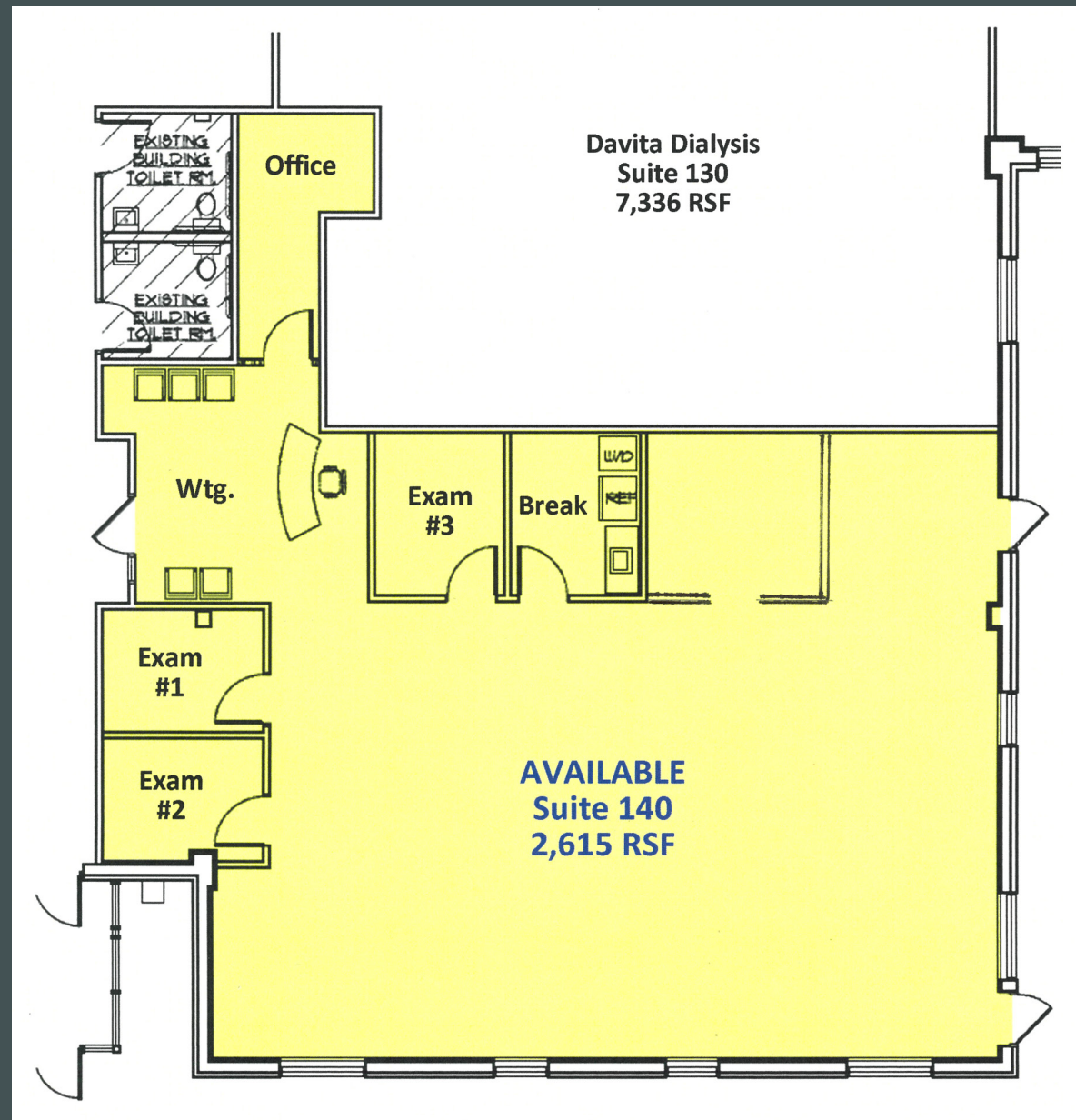
Building Size	19,849 SF
Land Area	3.049 Acres
Parking	159 Spaces (7/1,000 SF)
Parcel ID	2810604 (Summit County)
No. of Stories	1
Building Type	Class "A" medical office building
Structure	Masonry block exterior walls, brick and EIFS skin, steel skeleton
HVAC	Air conditioning and ventilation is provided by multiple rooftop units which supply air to variable-air-volume (VAV) boxes distributed throughout the building. VAV boxes on perimeter zones are equipped with hot water re-heat, with hot water being piped from two redundant gas-fired boilers which alternately fire in a lead-lag sequence. Each zone is equipped with its own electronic thermostat which is controlled by a central processor for maximum comfort and efficiency.
Roof	Rubber membrane
Feature	Center clerestory atrium and a drive-under canopy at the main entrance.

Lease Information

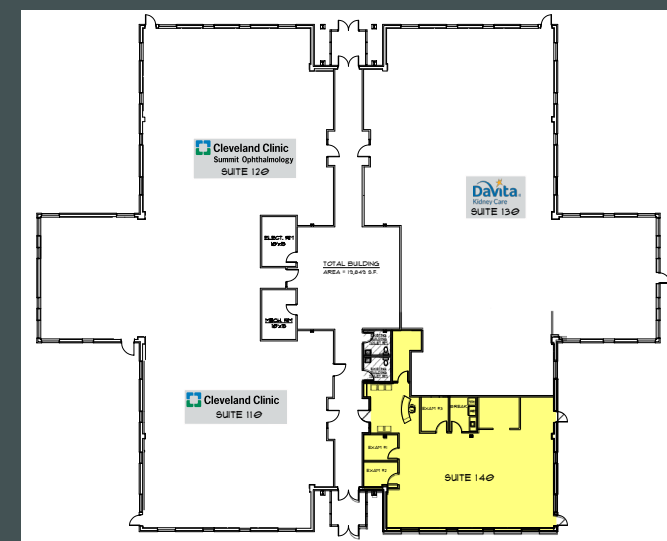
Asking Rate	\$22.50/RSF, plus in-suite cleaning and tenant's share of electric and HVAC
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Floor Plan



Suites	Rentable SF	Tenant
110	4,103	Cleveland Clinic
120	5,718	Cleveland Clinic
130	7,289	DaVita
140	2,615	Available



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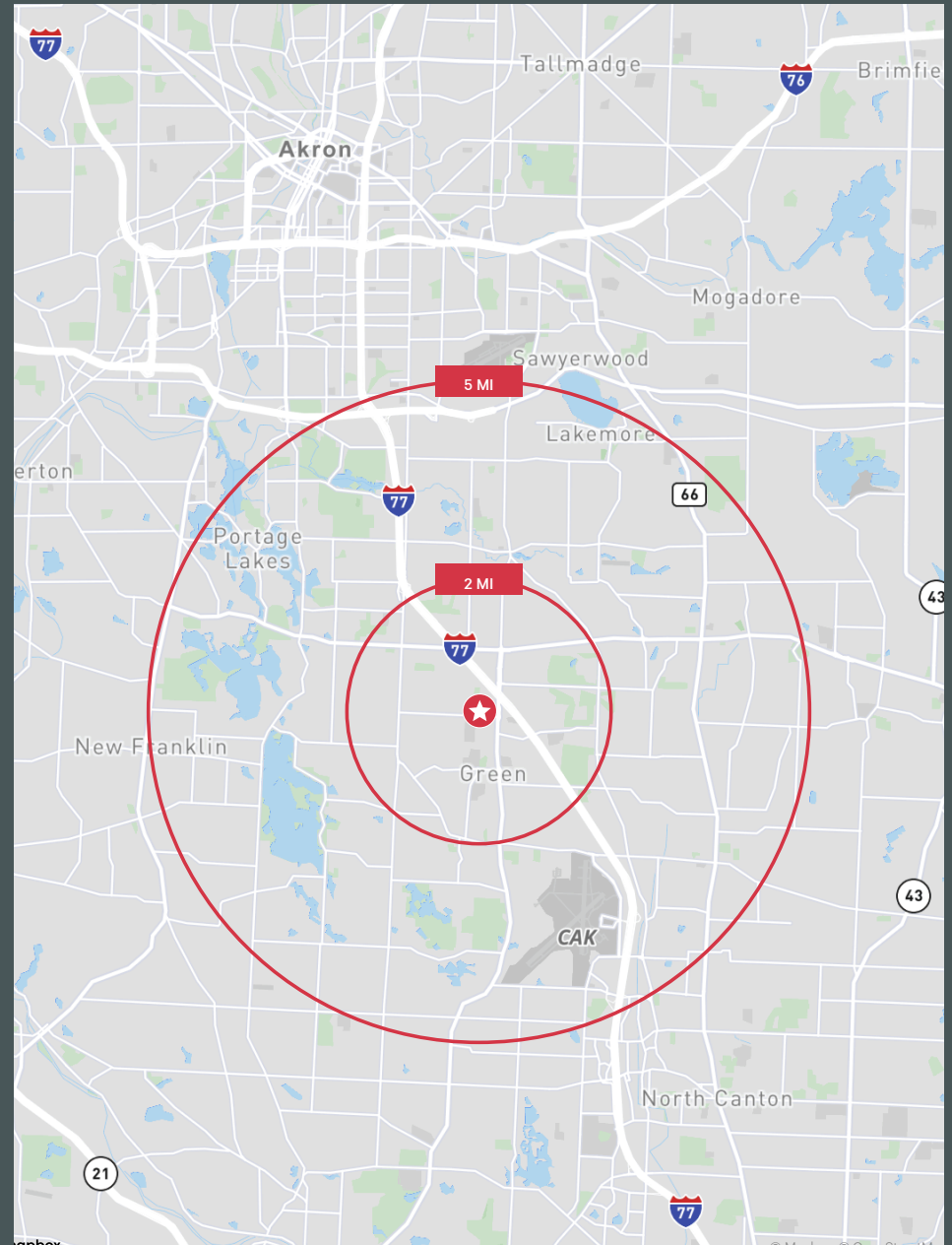
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Aerial Map



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For Lease

Demographics	1 Mile	3 Miles	5 Miles
2024 Businesses	436	1,073	2,378
2024 Employees	7,166	14,994	31,666
2024 Daytime Population	8,334	27,055	66,405
2024 Population	3,423	26,070	71,050
2024 Median Household Income	\$95,428	\$90,427	\$85,739
2024 Median Age	43.6	43.2	44.1

Traffic Counts

Boettler Road	11,158 VPD
Massillon Road	26,614 VPD

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