



Owner/User Opportunity For Sale or Lease

TWIN LAKES OFFICE BUILDING

5851 Pearl Road, Parma Heights, Ohio 44130

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Property information

- 7 minutes from I-480 located at Pearl & Snow Roads
- Abundant parking
- 130' of frontage on Pearl Road & 255' of frontage on Twin Lakes Drive
- Updated parking lot & landscaping & common areas
- Suite 100 space is fully built-out dental space
- On-site owner management

Building at a Glance

Building Size	15,120SF
# of Floors	3
Year Built (Reno)	1971 (2022)
Site Size	0.15 AC
Parcel #	472-01-068 & 449-01-042

For Lease

Suite 100	3,740 RSF
Suite 203	1,276 RSF
Suite 301	1,235 RSF
Suite 302**	871 RSF
Lease Rate	\$13.00 - \$17.00/RSF MG

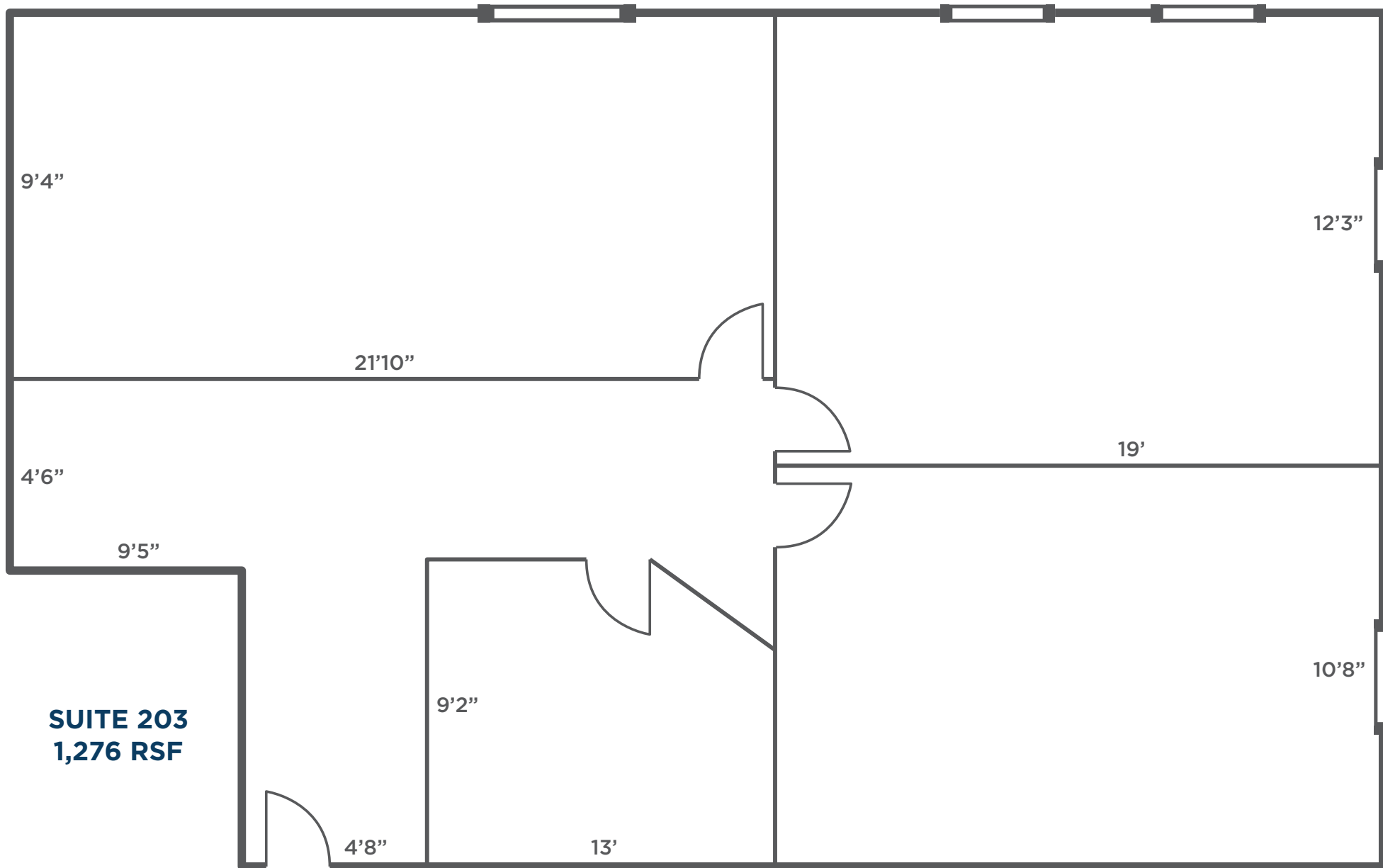
** Fully renovated- new carpet, paint, LED lighting

For Sale

Asking Price \$850,000



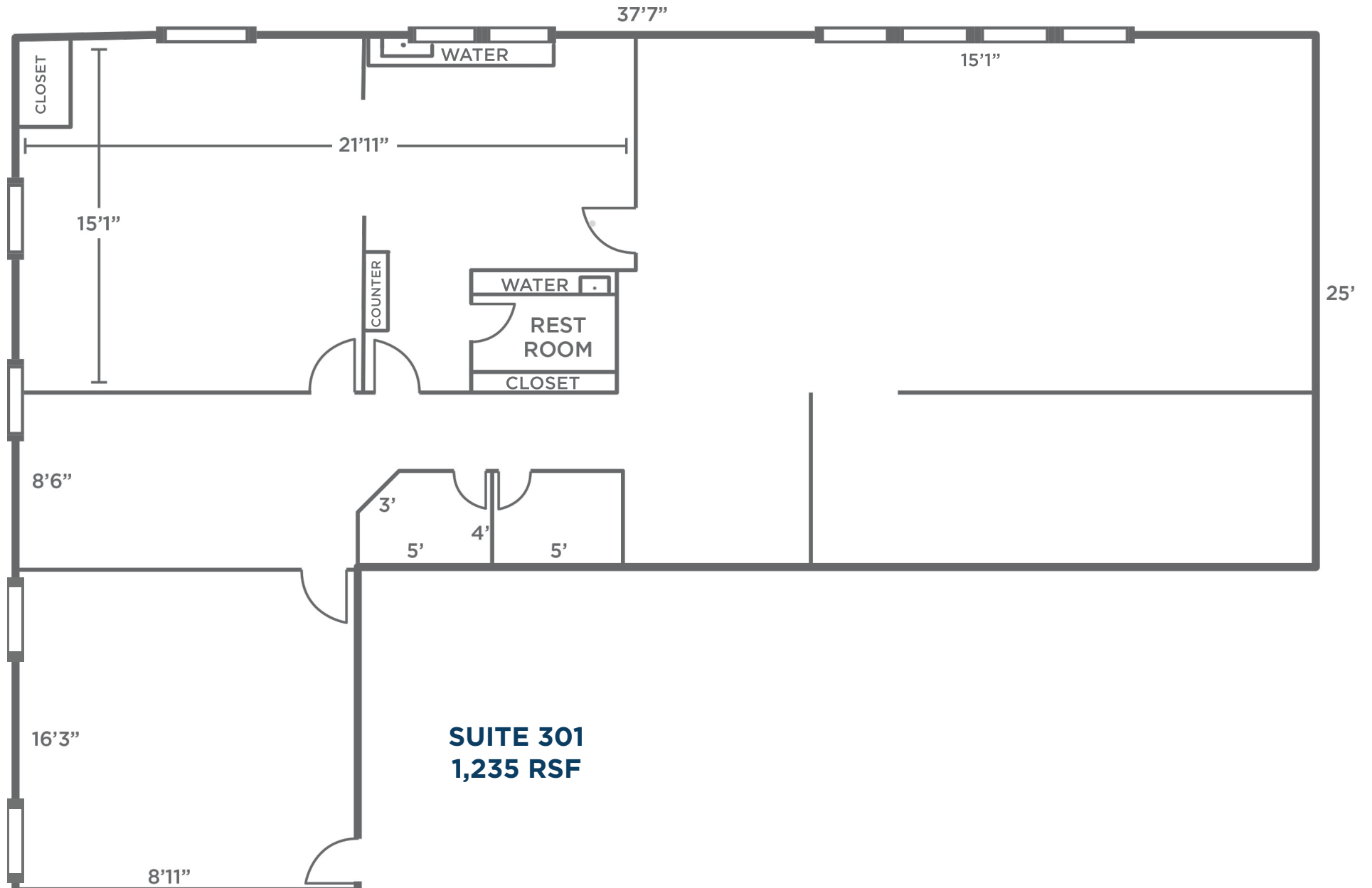
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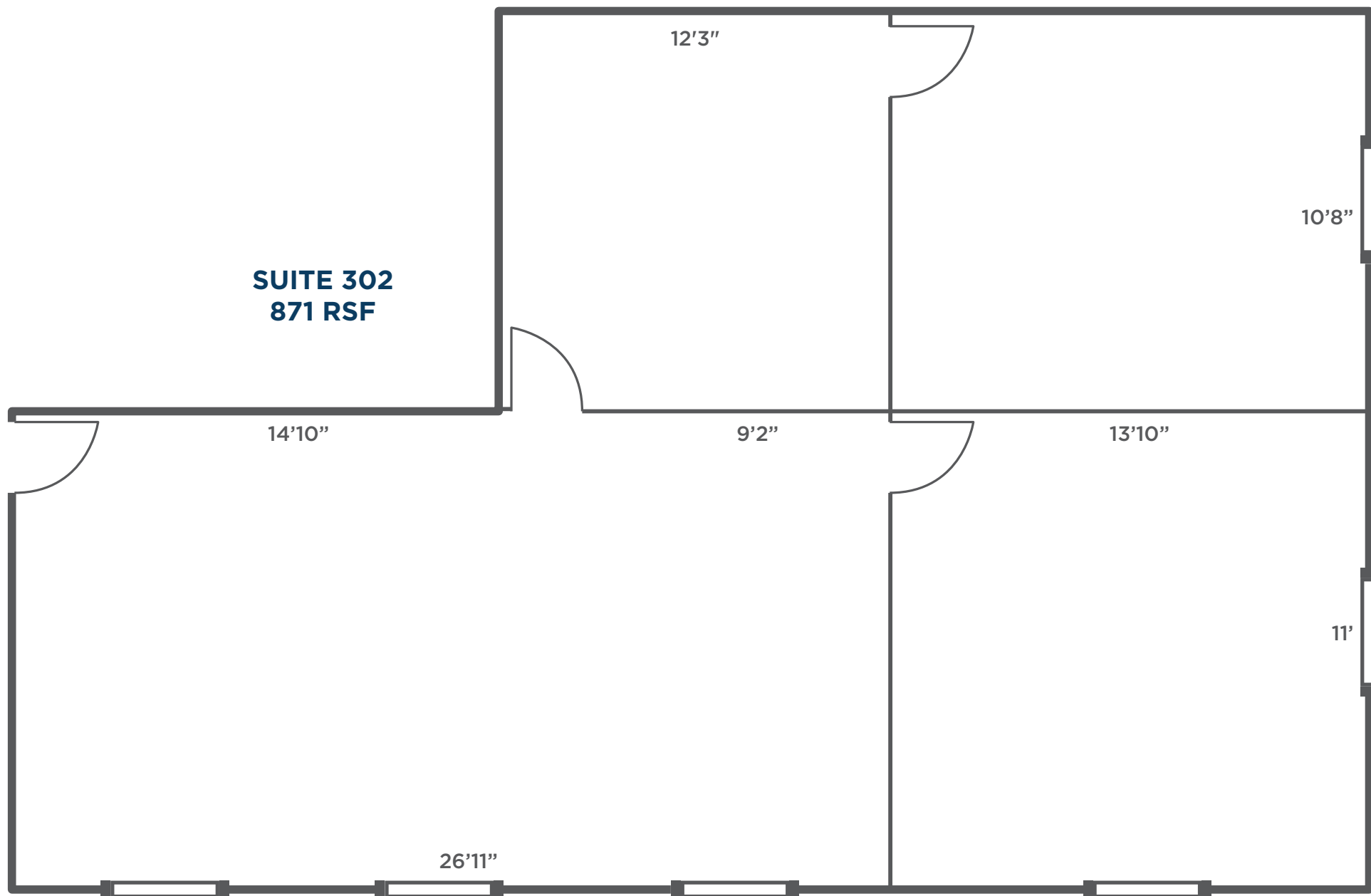
SUITE 203
1,276 RSF

Not to Scale

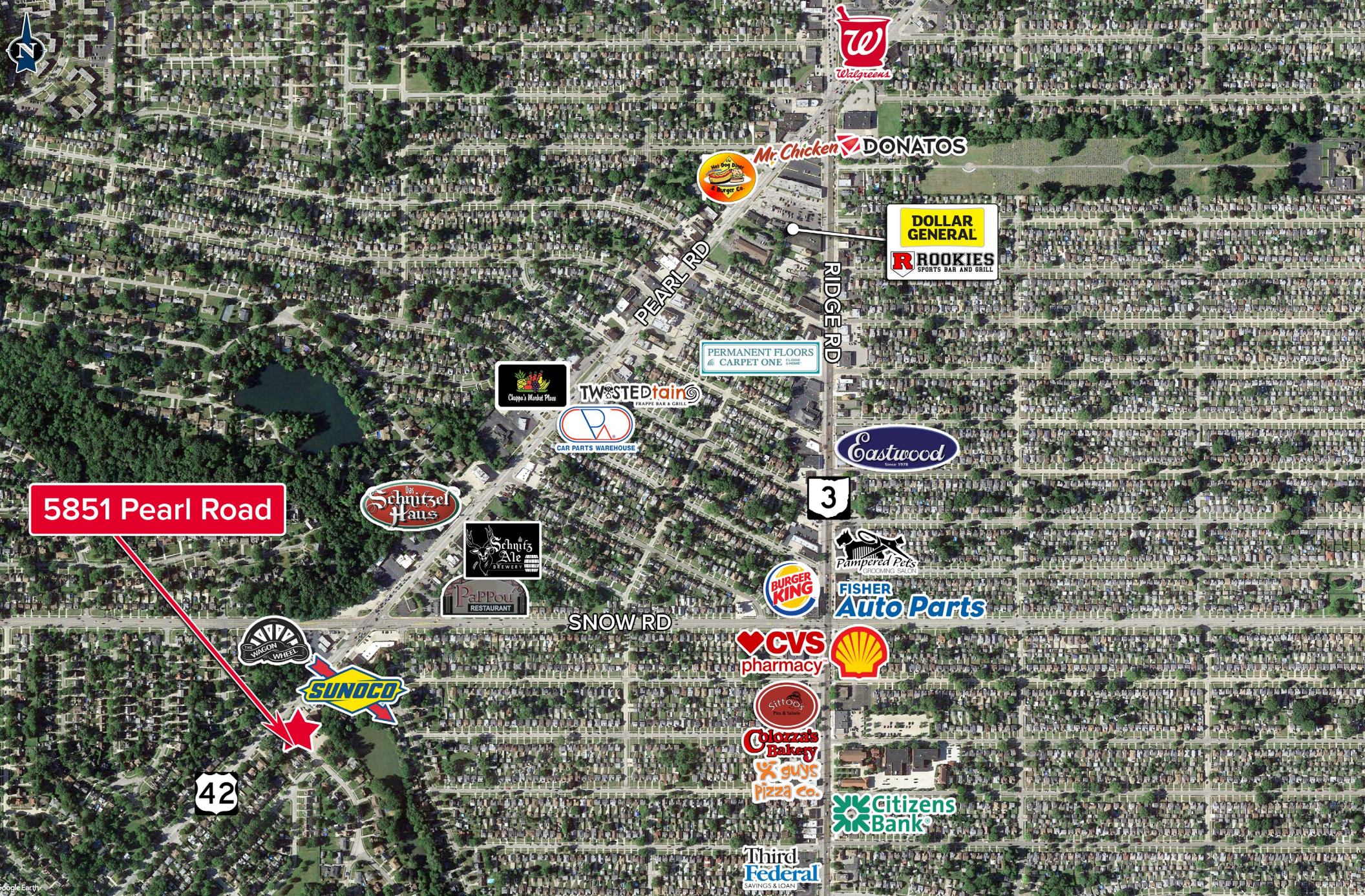
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Not to Scale



5851 Pearl Road

294,774
Population
(2023 | 5 Mile)

39.1
Median Age
(2023 | 5 Mile)

128,550
Households
(2023 | 5 Mile)

\$78,925
HH Income
(2023 | 5 Mile)

9,305
Businesses
(2023 | 5 Mile)

121,869
Total Employees
(2023 | 5 Mile)



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