



**OFFICE SPACE FOR LEASE**  
6886 PEARL ROAD, MIDDLEBURG HEIGHTS , OHIO 44130



# 6886 PEARL ROAD MIDDLEBURG HEIGHTS, OHIO

---

## HIGHLIGHTS

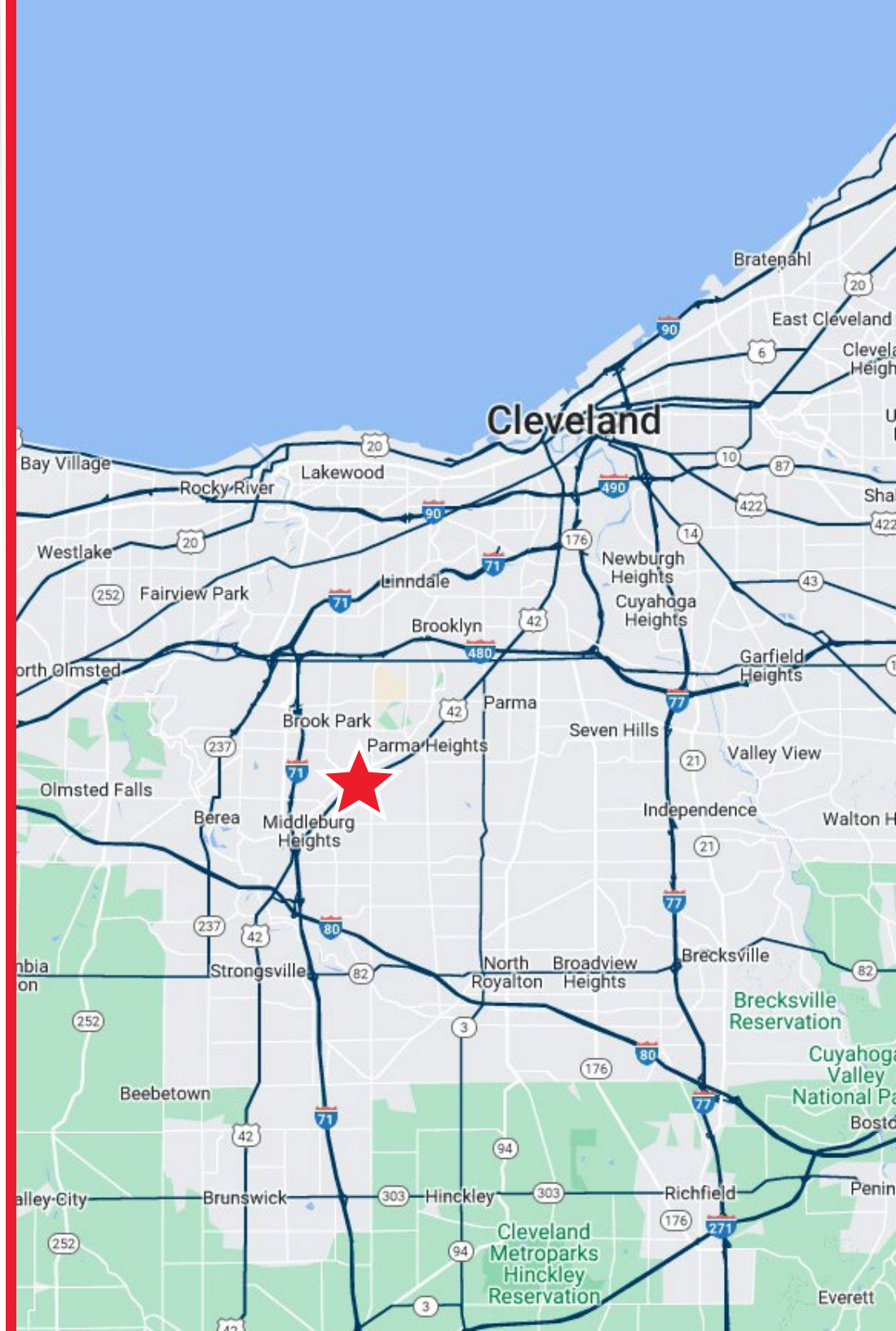
- Great frontage and visibility along Pearl Road (21,000 vpd)
- First floor space with front and rear entrance
- Large parking in rear and front spaces
- Great for medical office/clinic
- Across from Giant Eagle shopping center
- Easy access to I-71

## AVAILABLE SPACE

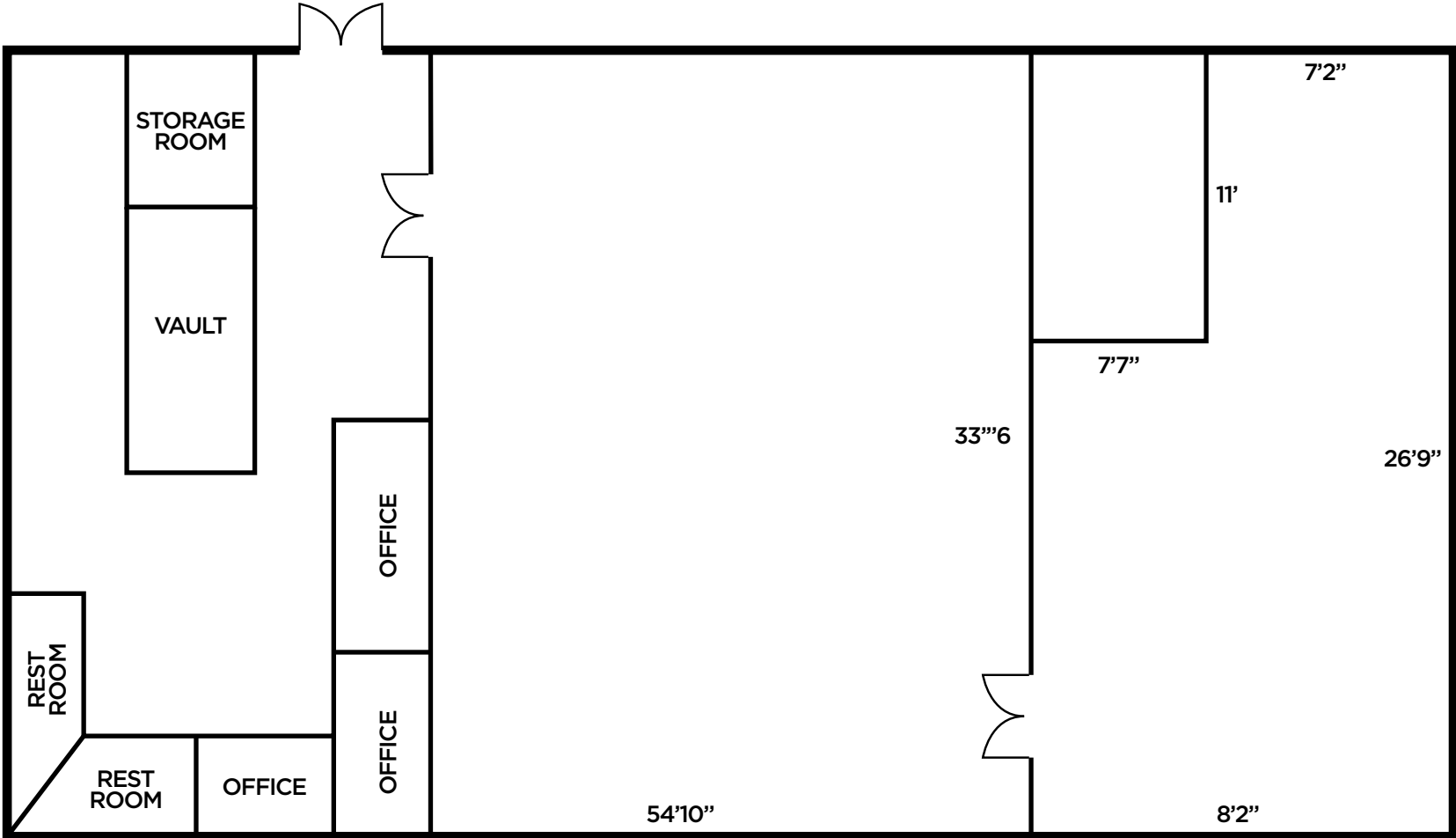
4,600 SF

## ASKING PRICE

\$11.00/SF MG



# FLOOR PLAN



\*All dimensions are approximate.







Pearl S.C.  
**BIG LOTS!**  
**KeyBank**  
**OHIO SAVINGS BANK**

**YORKTOWN LANES**  
*East Coast*  
SUNSHINE DRIVE IN

**PENN STATION**  
EAST COAST SUBS

**W**  
*Waldgreens*

**DUNKIN'**

**M**  
*Harry's Buffalo*

**drug mart**

**Huntington**

W 130TH ST

Pearl Plaza  
**at&t** **noodles & COMPANY**  
**ALDI** **Citizens Bank** **CHILI PEPPER**

**Starbucks**  
**McALISTER'S DELI**  
**WetGo** CAR WASH

**Ford** **Auto Wendy's**  
**Citizens Bank**

PEARL RD

Middleburg Crossing  
**Goodwill** **Firestone**

**Dollar Bank**

**TACO BELL**  
**getGo** CASES MARKET  
**BURGER KING**  
**Arbys**

Oakwood Plaza  
**SHERWIN WILLIAMS** **SUBWAY**  
**PAPA JOHN'S**

**FBI**  
**FIFTH THIRD BANK**  
**DISCOUNT TIRE**

42

**LINCOLN**  
**BMW**

**NTB**  
TIRE & SERVICE CENTERS

**PNC**

**THE BRYAN OVEN**

**UNITED STATES POSTAL SERVICE**

**OLD TIME**  
Pottery

**bakers square**  
RESTAURANT & BAKERY

Southland S.C.

**giant eagle** **Marc's** **Marshalls**  
**JOANN** **Office Max** **DOLLAR TREE**  
**petco** **Tuesday Morning** **Applebee's**  
**BJS** **Party City** **Cleveland Furniture Bank**  
**WHOLESALE CLUB** **Third Federal** **CAFO**  
**BANK OF AMERICA** **SAVINGS & LOAN** **mr. Hero** **P.O.C.**

Middleburg Hts Plaza  
**Gabes** **CR**  
CAR PARTS WAREHOUSE

**Cuyahoga Community College**

YORK RD





# OFFICE SPACE FOR LEASE

6886 PEARL ROAD, MIDDLEBURG HEIGHTS , OHIO 44130

**Maureen Anter-Ressler**  
Vice President  
mressler@crescorealestate.com  
+1 216 525 1494

**Isabel DeRoberts**  
Vice President  
+1 216 232 4103  
ideroberts@crescorealestate.com

**Cushman & Wakefield | CRESCO Real Estate**  
6100 Rockside Woods Blvd, Suite 200,  
Cleveland, OH 44131  
crescorealestate.com