

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

MIDDLEBURG

MEDICAL ARTS

18660 BAGLEY ROAD | MIDDLEBURG HEIGHTS, OHIO

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 **ALTERA**
FUND ADVISORS

CBRE

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AVAILABILITIES

BUILDING 1

UNIT(S)	SIZE (SF)
B1-201	1,557
B1-203*	510
B1-204*	506
B1-205*	614
B1-207*	265
B1-302	896
B1-303	947
B1-306	708
B1-401	2,038
B1-402	434
TOTAL	8,475 (SF)

*Suites 203-207 have a contiguous square footage of 1,895 SF.

BUILDING 2

UNIT(S)	SIZE (SF)
B2-201	1,285
B2-204	1,197
B2-301A	1,306
B2-306	660
B2-407	2,298
TOTAL	6,746 (SF)

PROPERTY HIGHLIGHTS



Two-building medical office campus directly across from Southwest General Health Center, a 352-bed hospital home to nationally recognized physicians, state-of-the-art technology and a full range of medical, surgical and emergency services



Flexible suite options available from 506 – 2,298 SF to accommodate a variety of medical users



Robust tenant roster of medical specialties including dermatology, ophthalmology, pulmonology, internal medicine, rheumatology, dental, lab services, and many others



Aggressive new ownership planning extensive common area and exterior renovations



Generous tenant improvement allowances and leasing incentives

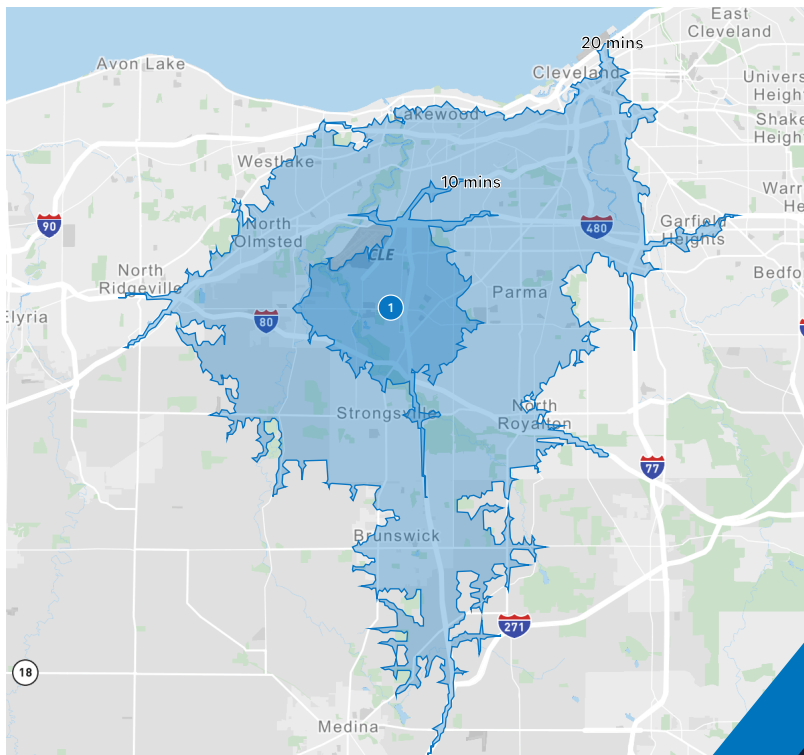


TRADE AREA MAP



Property Location

15/20-MINUTE DRIVE TIME MAP



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