



CUSHMAN &  
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Real Estate



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# MEDICAL ARTS BUILDING I SUITES FOR LEASE

6900 PEARL ROAD, MIDDLEBURG HEIGHTS , OHIO 44130





# MEDICAL ARTS BUILDING I

## 6900 PEARL ROAD

- Rare in-place medical office space ready for immediate outpatient use
- Minutes from Parma Hospital and Southwest General Hospital
- Nationally recognized medical office building ownership with ability to fund improvement costs

### SUITE 100

- 2,180 SF for immediate availability
- Five (5) exam rooms
- One (1) lab area
- Two (2) record & supply storage areas
- Two (2) offices, break room, and large waiting room

[CLICK FOR VIRTUAL TOUR](#)

### SUITE 300

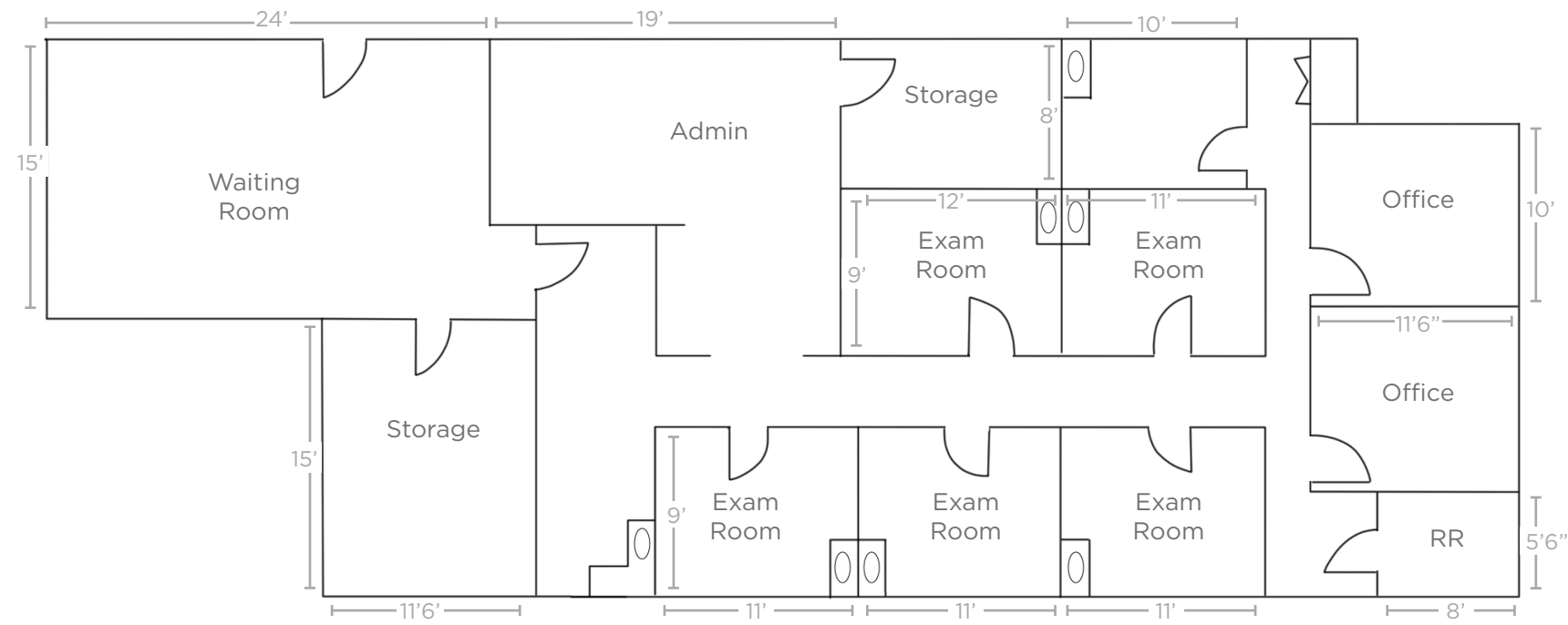
- 5,931 SF for immediate availability
- 11 exam rooms
- One (1) procedure room & 1 lab room
- Record storage & clean supply areas
- Two (2) offices, conference room, break room, and large waiting room

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# FLOOR PLANS

## MEDICAL ARTS BUILDING | 6900 PEARL ROAD

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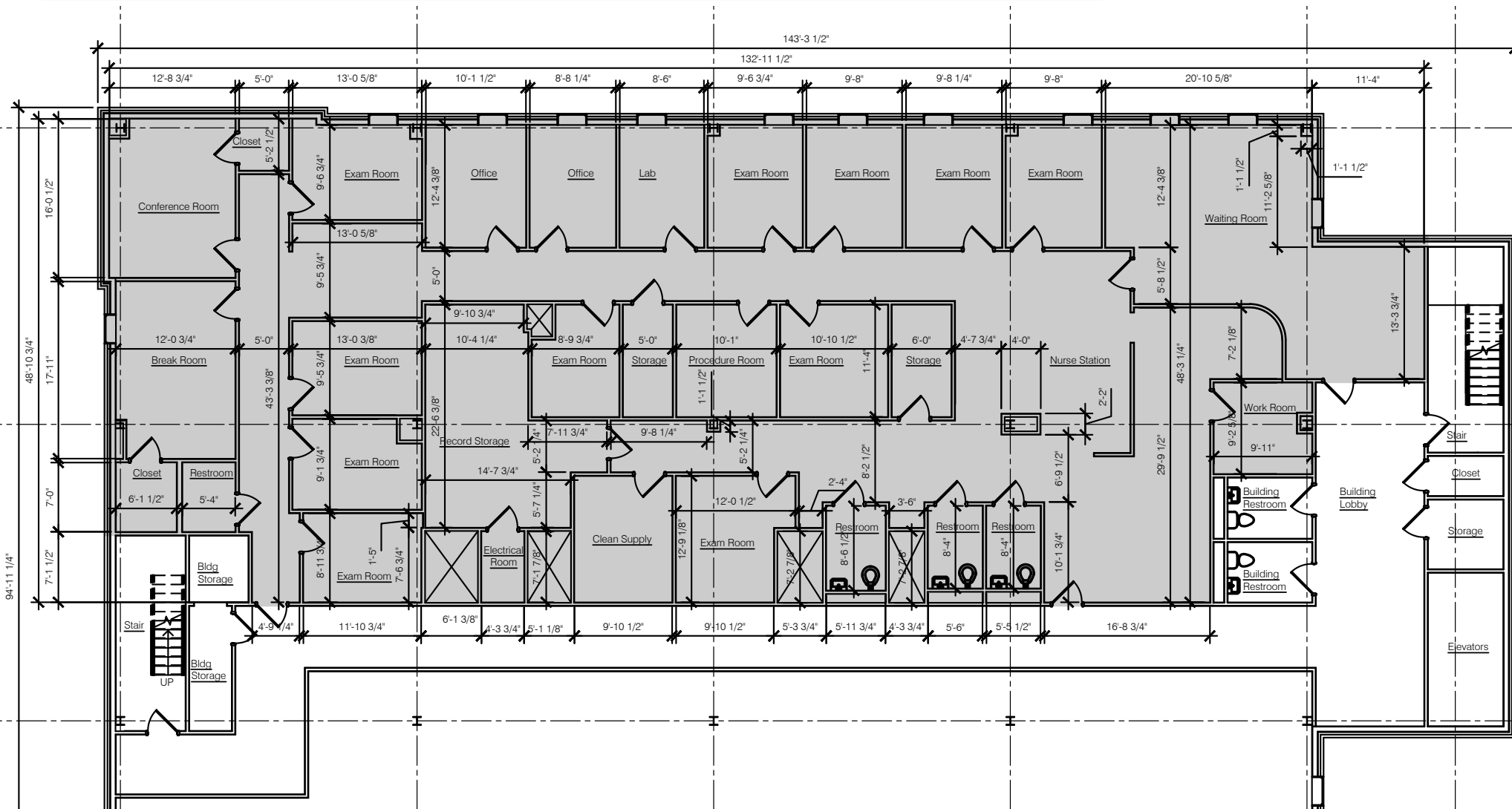
**SUITE 100 | 2,180 SF**



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# FLOOR PLANS

## MEDICAL ARTS BUILDING | 6900 PEARL ROAD



**SUITE 300 | 5,931 SF**



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

YORKTOWN LANES  
**PENN STATION**  
EAST COAST SUBS

**Wendy's**  
**DUNKIN'**

**McDonald's**  
Harry's Buffalo

**drug mart**  
**Huntington**

W 130TH ST

Pearl Plaza  
**at&t** **noodles**  
**ALDI** **Citizens Bank** **CHICK-FIL-EE**

**Starbucks**  
**McAlister's Deli**  
**wetGo**

PEARL RD

**AutoZone**  
**Wendy's**  
**Citizens Bank**

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

6900 Pearl Rd

**Dollar Bank**

**TACO BELL**  
**getGo** **BURGER KING**  
**Arby's**

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

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

**LINCOLN**  
**NTB**  
**PNC**  
**THE DRIVE SHOP**

42

Middleburg Hts Plaza  
**Gabe's** **CD**  
CAR PARTS WAREHOUSE

**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** **CATCO**  
**BANK OF AMERICA** **SAVINGS & LOAN**  
**MATTRESS FIRM** **mr. Hero** **P.O.C.**

**Cuyahoga Community College**

YORK RD





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