

# 2ND GENERATION MEDICAL OFFICE



**9945 Vail Dr., Suite 106**  
Twinsburg, OH

## Property Features

- Total Available Space: 1,500 SF
- Well-Suited for Orthodontic Practice
- Turn-Key Space with Complimentary Co-Tenants
- Amenities Within Walking Distance includes Heinens and Aaron & Moses Restaurant
- Tenant Improvement Allowance Available through Strong Ownership Group
- Park-like Setting with Adjacent Golf Course



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## Photos



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## Map



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**NAI**Pleasant Valley

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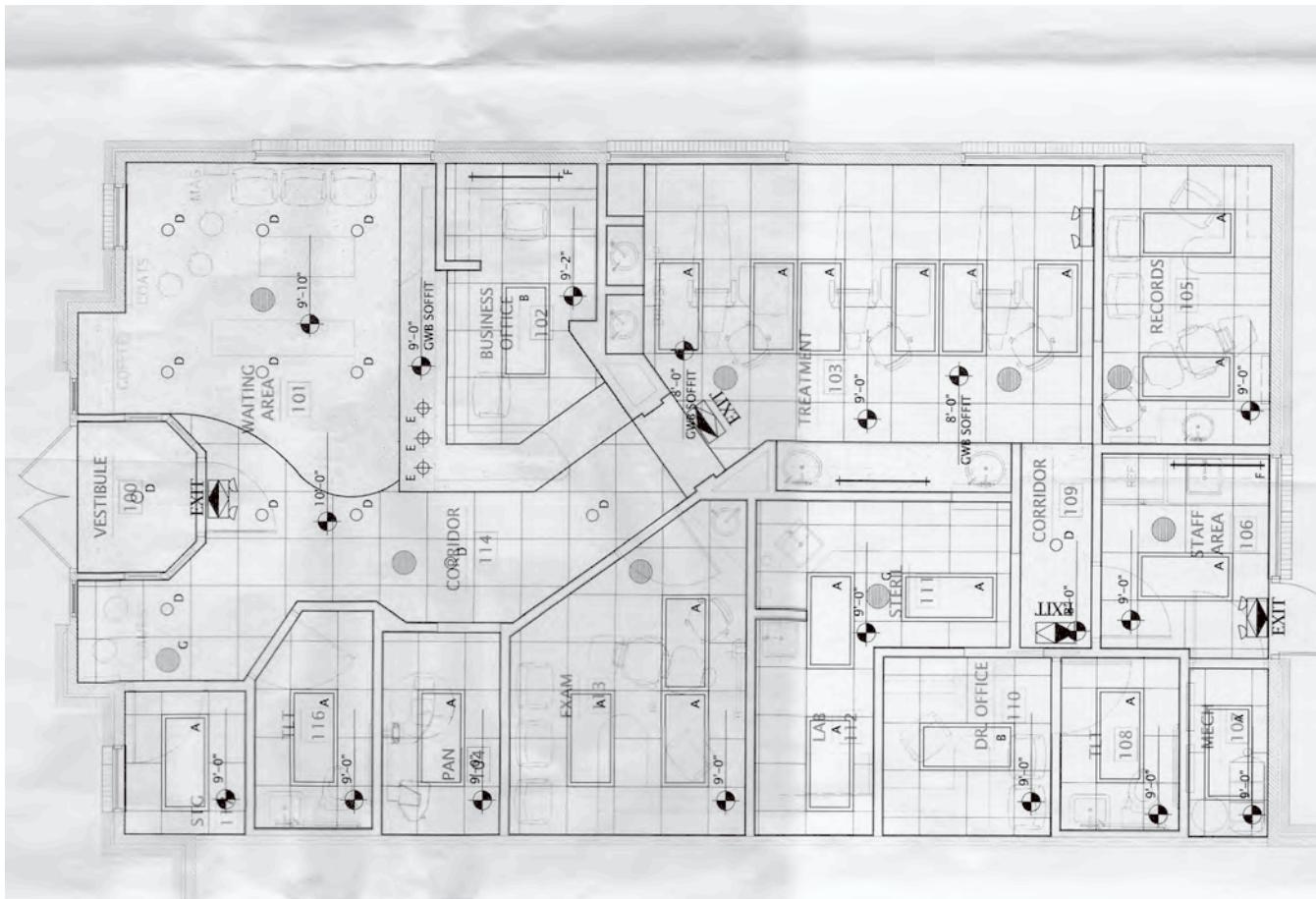
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## Floor Plan



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## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	9945 Vail Drive, Suite 106, Twinsburg, OH 44087
<b>SPACE AVAILABLE:</b>	1,500 SF
<b>MINIMUM DIVISIBLE:</b>	1,500 SF
<b>CONSTRUCTION:</b>	Masonry
<b>ZONING:</b>	Commercial
<b>PARKING:</b>	Abundant dedicated parking
<b>LEASE RATE:</b>	\$14/SF NNN
<b>OPEX:</b>	\$5.70/SF
<b>SECURITY SYSTEM:</b>	Yes
<b>COMMENTS:</b>	Turnkey medical office space well-suited for an Orthodontist, Periodontist, Endodontist, etc. There is an exclusion to traditional Dental practice due to an existing tenant. Owned and operated by a strong ownership group with strong amenities within walking distance. Recent property upgrades include repaving and restriping of parking area.

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