

MIDDLEBURG

MEDICAL ARTS I & II 18660
BAGLEY

**MULTIPLE SUITES
AVAILABLE
471-2,860 SF**

18860 BAGLEY ROAD
MIDDLEBURG HEIGHTS, OHIO



WELCOME TO MIDDLEBURG MEDICAL ARTS I & II

BUILDING I AVAILABILITIES

| | |
|----------|----------|
| B1-301* | 808 SF |
| B1-302* | 958 SF |
| B1-303* | 951 SF |
| B1-305 | 794 SF |
| B1-401** | 2,253 SF |
| B1-402** | 471 SF |
| B1-404 | 2,644 SF |

* can be combined for up to 2,717 SF contiguous

** can be combined for 2,724 SF contiguous

BUILDING II AVAILABILITIES

| | |
|--------|----------|
| B2-201 | 1,737 SF |
| B2-204 | 1,185 SF |
| B2-301 | 1,528 SF |
| B2-401 | 2,478 SF |
| B2-407 | 2,860 SF |

Middleburg Medical Arts is a premier, two-building medical office campus that boasts exceptional visibility and is strategically located across from Southwest General Hospital on Bagley Road. Conveniently located less than one mile to I-71 and minutes to I-480 & I-80, Middleburg Medical Arts provides easy access to healthcare providers and the surrounding patient populations of southwest Cuyahoga and northern Medina counties.



**MULTIPLE SUITES AVAILABLE
UP TO 2,860 RSF**



**ATTRACTIVE COMMON AREAS, INTERIOR
FINISHES, COVERED DROP-OFF AREA
AND ABUNDANCE OF PARKING
(4.84/1,000 SF PARKING RATIO)**



**LESS THAN ONE MILE TO I-71 AND
CLOSE PROXIMITY TO I-480 & I-80**



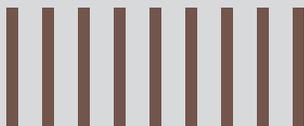
**SUBSTANTIAL NEW RETAIL AND
CONSUMER SERVICE DEVELOPMENT
IN THE IMMEDIATE AREA OFFERING
CONVENIENT AMENITIES FOR PATIENTS
AND STAFF**



**HIGH VISIBILITY ON BAGLEY ROAD,
CONVENIENTLY POSITIONED ACROSS
FROM SOUTHWEST GENERAL HOSPITAL**



**WELL-CAPITALIZED OWNERSHIP GROUP
WILLING TO PROVIDE SUBSTANTIAL
IMPROVEMENT PACKAGES AND
INCENTIVES FOR QUALIFIED TENANTS**



REPRESENTATIVE INTERIOR PHOTOS



UNBEATABLE LOCATION



2.68MSF

OFFICE SPACE

1,804

HOTEL ROOMS

TRADE AREA INFO

POPULATION
67,689

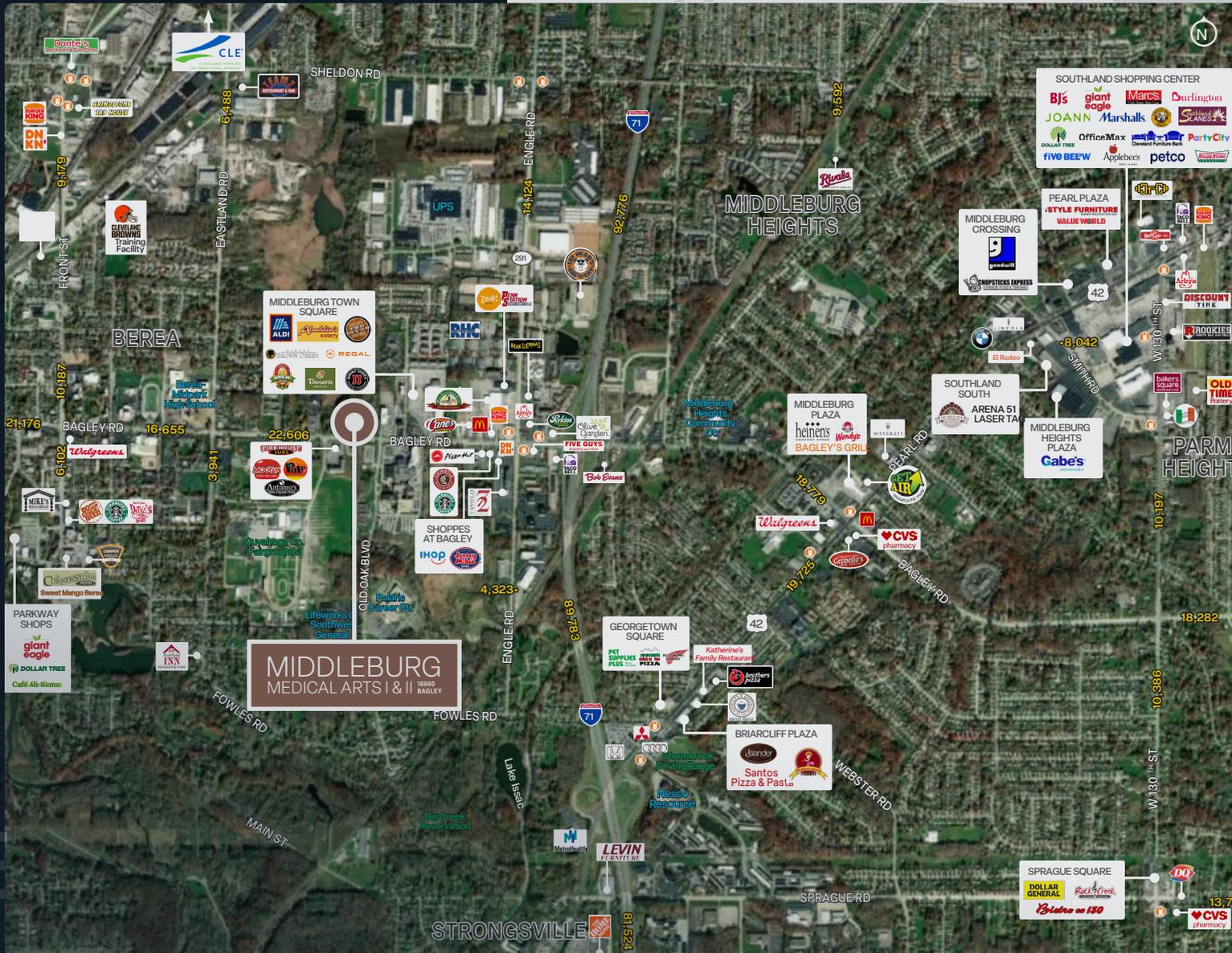
DAYTIME POPULATION
69,123

TOTAL HOUSEHOLDS
28,621

MEDIAN HH INCOME
\$62,054

TOTAL BUSINESSES
2,338

TOTAL EMPLOYEES
44,635



MAJOR EMPLOYERS



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AVAILABLE
471-2,860 SF

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BAGLEY

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