

Property Summary Report

7010 Engle Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	Jan 1987
Year Renov	2004
RBA	11,910 SF
Stories	1
Typical Floor	11,910 SF
Core Factor	5%
Construction	Masonry

LAND

Land Acres	1.70 AC
Zoning	OB, Middleburg Heights
Parcels	371-12-011

BUILDING AMENITIES

- Property Manager on Site

FOR LEASE

Smallest Space	3,743 SF	Office/Med Avail	3,743 SF
Max Contiguous	3,743 SF		
# of Spaces	1		
Vacant	3,743 SF		
% Leased	68.6%		
Rent	\$17.00		
Service Type	Plus All Utilities		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Med	Direct	3,743	3,743	3,743	\$17.00/+UTIL	Vacant	7 - 10 Years

Property Summary Report

7010 Engle Rd



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRANSPORTATION	
Sold Price	\$948,514 (\$79.64/SF) - Part of Portfolio	Parking	80 available (Surface);Ratio of 6.96/1,000 SF
Date	Apr 2019	Airport	12 min drive to Cleveland Hopkins International Airport
Sale Type	Investment	Walk Score	Car-Dependent (44)
Cap Rate	7.44%		
Properties	19		
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: \$15,200,000/-		

TENANTS			
Cleveland Clinic	11,094 SF	Thomas E McLaughlin, Dds	816 SF

PROPERTY CONTACTS			
True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Recorded Owner	Jefferson Medical Properties LP
			
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Tres Properties LLC 18151 Jefferson Park Rd Middleburg Heights, OH 44130 (440) 239-1946 (p)
			
Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)	Developer	Jefferson Park Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (216) 464-2292 (p) (216) 464-7997 (f)
Property Manager	Jefferson Park Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (216) 464-2292 (p) (216) 464-7997 (f)		

BUILDING NOTES	
Included with building are a paved lot, janitorial services, landscaping, close shopping and abundant parking. Building is also only minutes from the Interstate.	

Property Summary Report

18660 E Bagley Rd - Middleburg Heights Building II



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1984
RBA	35,960 SF
Stories	4
Typical Floor	8,990 SF
Construction	Masonry

LAND

Land Acres	4.07 AC
Parcels	371-09-011

FOR LEASE

Smallest Space	660 SF	Office/Med Avail	11,020 SF
Max Contiguous	4,224 SF		
# of Spaces	7		
Vacant	11,020 SF		
% Leased	69.4%		
Rent	\$22.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Off/Med	Direct	2,492	4,224	4,224	\$22.00/MG	Vacant	Negotiable
P 2nd	204	Off/Med	Direct	1,197	1,197	1,197	\$22.00/MG	Vacant	Negotiable
P 2nd	201	Off/Med	Direct	1,732	4,224	4,224	\$22.00/MG	Vacant	Negotiable
P 3rd	306	Off/Med	Direct	660	660	660	\$22.00/MG	Vacant	Negotiable
P 3rd	301A	Off/Med	Direct	1,306	1,306	1,306	\$22.00/MG	Vacant	Negotiable
P 4th	405A	Off/Med	Direct	1,335	1,335	1,335	\$22.00/MG	Vacant	Negotiable
P 4th	407	Off/Med	Direct	2,298	2,298	2,298	\$22.00/MG	Vacant	Negotiable

Property Summary Report

18660 E Bagley Rd - Middleburg Heights Building II



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRANSPORTATION	
Sold Price	\$75,000,000 (\$264.24/SF) - Portfolio Price	Parking	106 available (Surface);Ratio of 2.95/1,000 SF
Date	Feb 2022	Airport	14 min drive to Cleveland Hopkins International Airport
Sale Type	Investment	Walk Score	Car-Dependent (49)
Properties	28		
Financing	1st Mortgage: Capital One, National Association Bal/Pmt: \$180,500,000/-		

TENANTS			
Premier Physicians	5,166 SF	Paramount Medical Research and Consulting	3,583 SF
North Star Medical Research	2,248 SF	Thomas & Thomas Ophthalmology, Inc.	1,750 SF
Smile Center USA	1,000 SF	Dr. James G. Epstein, MD	800 SF
Fusion 4 Athletes	500 SF	Quest Diagnostics	400 SF

PROPERTY CONTACTS			
True Owner	Altera Development 5910 N Central Expy Dallas, TX 75206 (214) 502-1886 (p)	Recorded Owner	ALTERA MIDDLEBURG MEDICAL ARTS LLC 5910 N Central Expy Dallas, TX 75206
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Crescendo Healthcare Realty Advisors 2 Summit Park Dr Cleveland, OH 44131 (877) 434-6998 (p)
Previous True Owner	Crescendo Holdings Llc		

BUILDING NOTES

Features landscaped grounds and paved lot. Located within close proximity to interstates, airport, nearby shopping and across from Southwest General Medical Center.

There are two multi-story medical office buildings catering to a variety of medical users. Utilities and Janitorial included in the rent. Ample surface parking. Operable windows, excellent location directly across the street from Southwest General Hospital, and affordable rental rates for medical space.

This Medical Office Building is conveniently located off of I-71 (at the Bagley Rd Interchange) and directly across the street from Southwest General Hospital. Retail, Office, and Medical all within direct proximity of building.

Property Summary Report

7764-7800 W 130th St



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Storefront (Neighborhood Center)
Tenancy	Multi
Year Built	1984
GLA	32,080 SF
Stories	1
Typical Floor	32,080 SF
Docks	None
Construction	Masonry

LAND

Land Acres	3.25 AC
Zoning	GD, Middleburg Heigh
Parcels	374-26-008

TENANTS

Dollar General	7,925 SF	Rock Creek Kitchen & Bar	4,800 SF
Bistro on 130	2,400 SF	Edward Jones	1,500 SF
Subway	1,200 SF		

BUILDING AMENITIES

- Pylon Sign
- Signage
- Signalized Intersection

FOR LEASE

Smallest Space	1,200 SF	Retail Avail	13,140 SF
Max Contiguous	2,400 SF		
# of Spaces	6		
Vacant	13,140 SF		
% Leased	59.0%		
Rent	\$10.50 - 13.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,380	2,380	2,380	Withheld	Vacant	Negotiable
P 1st	7772	Retail	Direct	2,380	2,380	2,380	\$10.50/NNN	Vacant	Negotiable
P 1st	7792	Retail	Direct	1,200	1,200	1,200	\$13.00/NNN	Vacant	Negotiable
P 1st	7790	Retail	Direct	2,400	2,400	2,400	\$12.00/NNN	Vacant	Negotiable
P 1st	7786	Retail	Direct	2,400	2,400	2,400	\$12.00/NNN	Vacant	Negotiable
P 1st	7770	Retail	Direct	2,380	2,380	2,380	\$10.50/NNN	Vacant	Negotiable

Property Summary Report

7764-7800 W 130th St



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRAFFIC & FRONTAGE	
Sold Price	\$3,300,000 (\$102.87/SF)	Traffic Volume	11,265 on W 130th St & W Sprague Rd S (2022)
Date	Jan 2008		14,471 on West Sprague Road & W 130th St W (2020)
Sale Type	Investment	Frontage	677' on 130th St
Cap Rate	7.85%		171' on Sprague Rd
Financing	Down Payment of \$825,000 (25%) 1st Mortgage: Imperial Capital Bank	Made with TrafficMetrix Products	

TRANSPORTATION	
Parking	151 available (Surface);Ratio of 3.90/1,000 SF
Airport	16 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (36)

PROPERTY CONTACTS			
True Owner	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)	Recorded Owner	Cuyahoga County 2079 E Ninth St Cleveland, OH 44115 (216) 698-2299 (p)
Previous True Owner	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)	Previous True Owner	Sprague Square Center Llc 22736 Vanowen St West Hills, CA 91307 (818) 719-8618 (p)
Previous True Owner	JDS Properties 19107 Old Detroit Rd Rocky River, OH 44116 (440) 356-1511 (p) (440) 356-1512 (f)	Property Manager	Fields Investments 28038 Dorothy Dr Agoura Hills, CA 91301 (818) 719-8618 (p)

BUILDING NOTES

Neighborhood Shopping Center with Dollar General as Anchor Tenant. Great visibility and frontage. We have many other shopping centers. Please visit our website or call for more information.

Located at the high traffic intersection of West 130th Street and Sprague Avenue. Easy Highway access to I-71 and I-80.

* Multiple spaces available. Please call for more information.

Property Summary Report

6825 Engle Rd

Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	4 Star Industrial Warehouse
Tenancy	Multi
Year Built	Sep 2021
RBA	269,422 SF
Stories	1
Typical Floor	269,422 SF
Ceiling Ht	32'
Columns	50'w x 50'd
Construction	Reinforced Concrete

LAND

Land Acres	21.00 AC
Zoning	Commercial
Parcels	371-19-002

POWER & UTILITIES

Power	2,000a/480v 3p 4w Heavy
Utilities	Gas, Heating, Lighting, Sewer, Water

FOR LEASE

Smallest Space	31,000 SF	Industrial Avail	31,000 SF
Max Contiguous	31,000 SF		
# of Spaces	1		
Vacant	31,000 SF		
% Leased	88.5%		
Rent	\$6.50		
Service Type	Triple Net		

LOADING

Docks	30 ext	Drive Ins	10 tot./12' w x 14' h
Cross Docks	None	Rail Spots	None

AMENITIES

- Air Conditioning

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	31,000	31,000	31,000	\$6.50/NNN	Vacant	Negotiable

TRANSPORTATION

Parking	148 available (Surface);Ratio of 0.77/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (26)

Property Summary Report

6825 Engle Rd



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

Amazon	120,000 SF	Executive Class Relocation	1,500 SF
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PROPERTY CONTACTS

True Owner	Harsax Management Company 9565 Midwest Ave Garfield Heights, OH 44125 (440) 243-5500 (p) (440) 243-5031 (f)	Developer	JKR Development 6908 Engle Rd Middleburg Heights, OH 44130 (216) 736-3347 (p)
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Property Summary Report

7055 Engle Rd - Bldg 6



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	1986
RBA	9,885 SF
Stories	1
Typical Floor	9,885 SF
Construction	Masonry

LAND

Land Acres	3.98 AC
Zoning	Commercial
Parcels	371-22-806C, 371-22-808C

BUILDING AMENITIES

- 24 Hour Access
- Central Heating
- Partitioned Offices
- Air Conditioning
- Courtyard

FOR LEASE

Smallest Space	8,825 SF	Office Avail	8,825 SF
Max Contiguous	8,825 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$15.00		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	601	Office	Direct	8,825	8,825	8,825	\$15.00/+UTIL	30 Days	Negotiable

SALE

Sold Price	Not Disclosed
Date	Sep 2023

TRANSPORTATION

Parking	40 available (Surface);Ratio of 4.05/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (40)

TENANTS

Boundary Systems Inc	3,352 SF	Anago Cleaning Systems	1,978 SF
Lice Centers of America	815 SF	Ohio Northern Companies	500 SF

Property Summary Report

7055 Engle Rd - Bldg 6



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Recorded Owner	Robert L Gross	Previous True Owner	Brent Mehall
			7055 Engle Rd
			Middleburg Heights, OH 44130
			(440) 234-6500 (p)

BUILDING NOTES

The Courtyard Office Park is a beautiful complex of six, single-story buildings ranging from 5,000 to 12,000 square feet surrounded by walkways, parking areas, and extensively landscaped courtyards. Each office has its own entrance, self-contained rest rooms, sophisticated zoned heating and air-conditioning. The building design characteristics provide maximum flexibility in office layout and space utilization. Ample parking is available within a few steps of each suite. This property is in good condition and is available immediately.

The park is located just north of the intersection of Bagley and Engle roads very near the Bagley Road exit at I-71. This park is minutes away from I-71, I-480, I-80, Cleveland Hopkins International Airport, and Southwest General Health Center, an affiliate of University Hospitals.

Property Summary Report

7251 Engle Rd - Plaza South I



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1981
RBA	56,320 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	9.34 AC
Zoning	Office
Parcels	373-23-022

BUILDING AMENITIES

- 24 Hour Access
- Conferencing Facility
- Fitness Center

FOR LEASE

Smallest Space	668 SF	Office Avail	22,611 SF
Max Contiguous	14,029 SF		
# of Spaces	5		
Vacant	22,611 SF		
% Leased	59.9%		
Rent	\$16.25		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	109	Office	Direct	1,709	1,709	1,709	\$16.25/FS	Vacant	Negotiable
P 2nd	200/201	Office	Direct	14,029	14,029	14,029	\$16.25/FS	Vacant	Negotiable
P 3rd	301	Office	Direct	2,534	2,534	2,534	\$16.25/FS	Vacant	Negotiable
P 4th	402	Office	Direct	3,671	3,671	3,671	\$16.25/FS	Vacant	Negotiable
P 4th	401	Office	Direct	668	668	668	\$16.25/FS	Vacant	Negotiable

SALE

For Sale	Part of a Portfolio - \$8,100,000 (\$50.31/SF)
Sale Type	Investment
Properties	3
Status	Active

TRANSPORTATION

Parking	676 available (Surface);Ratio of 4.17/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (37)

Property Summary Report

7251 Engle Rd - Plaza South I



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Verantis Environmental Solutions Group	9,533 SF	Hearing Doctors Of Ohio	4,328 SF
McManus Dosen & Co	3,800 SF	Sage Partners	3,166 SF
Smith Marshall, LLP	3,000 SF	CutterCroix LLC	2,013 SF
University Hospitals	985 SF		

PROPERTY CONTACTS

Sales Company	Newmark 1300 E 9th St Cleveland, OH 44114 (216) 861-3040 (p) (216) 453-3093 (f)	Sales Company	Newmark 1 E 4th St Cincinnati, OH 45202 (513) 241-2300 (p) (513) 241-2654 (f)
True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

BUILDING NOTES

Plaza South 1 includes a landscaped, park-like setting, a coffee shop, conference rooms, and a health club. Ample surface parking available.

SALE HIGHLIGHTS

- Three well-maintained four-story buildings totaling 159,304 SF on 9.03 acres.
- Strategically located in Middleburg Heights near I-71 providing immediate access to all major highways and Cleveland Hopkins International Airport.
- Prime location near a growing number of corporate headquarters for a variety of industries.

Property Summary Report

7261 Engle Rd - Plaza South II

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1983
Year Renov	1997
RBA	48,363 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	3.29 AC
Zoning	OB
Parcels	373-23-023

BUILDING AMENITIES

- Conferencing Facility
- Fitness Center

FOR LEASE

Smallest Space	1,700 SF	Office Avail	18,538 SF
Max Contiguous	8,106 SF		
# of Spaces	5		
Vacant	18,538 SF		
% Leased	61.7%		
Rent	\$16.50		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	1,951	1,951	1,951	\$16.50/FS	Vacant	Negotiable
P 2nd	200	Office	Direct	8,106	8,106	8,106	\$16.50/FS	Vacant	Negotiable
P 3rd	305	Office	Direct	2,502	2,502	2,502	\$16.50/FS	Vacant	Negotiable
P 3rd	300	Office	Direct	4,279	4,279	4,279	\$16.50/FS	Vacant	Negotiable
P 3rd	306	Office	Direct	1,700	1,700	1,700	\$16.50/FS	Vacant	Negotiable

Property Summary Report

7261 Engle Rd - Plaza South II



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRANSPORTATION	
For Sale	Part of a Portfolio - \$8,100,000 (\$50.31/SF)	Parking	220 available (Surface);Ratio of 4.54/1,000 SF
Sale Type	Investment	Airport	13 min drive to Cleveland Hopkins International Airport
Properties	3	Walk Score	Car-Dependent (34)
Status	Active		

TENANTS			
Beckett College	13,545 SF	Prometric	1,780 SF
Dante Solutions	1,600 SF	Powerseller	1,200 SF
Keystone Financial Planning	1,000 SF	Midland Recruiters	750 SF

PROPERTY CONTACTS			
Sales Company	Newmark	Sales Company	Newmark
	1300 E 9th St Cleveland, OH 44114 (216) 861-3040 (p) (216) 453-3093 (f)		1 E 4th St Cincinnati, OH 45202 (513) 241-2300 (p) (513) 241-2654 (f)
True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Plaza South Consolidated LLC 6960-7000 S Edgerton Rd Brecksville, OH 44141
Previous True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)

BUILDING NOTES
3 building business park with expansion capabilities. 2 conference rooms, a coffee shop and exercise area with men's and women's showers.

SALE HIGHLIGHTS
<ul style="list-style-type: none">Three well-maintained four-story buildings totaling 159,304 SF on 9.03 acres.Strategically located in Middleburg Heights near I-71 providing immediate access to all major highways and Cleveland Hopkins International Airport.Prime location near a growing number of corporate headquarters for a variety of industries.

Property Summary Report

7271 Engle Rd - Plaza South Three



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1986
RBA	56,320 SF
Stories	4
Typical Floor	14,080 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	2.84 AC
Zoning	Commercial
Parcels	373-23-025

FOR LEASE

Smallest Space	1,696 SF	Office Avail	21,582 SF
Max Contiguous	13,660 SF		
# of Spaces	5		
Vacant	21,582 SF		
% Leased	61.7%		
Rent	\$16.25		
Service Type	Full Service Gross		

BUILDING AMENITIES

- Conferencing Facility
- Food Service
- Fitness Center

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120	Office	Direct	2,480	2,480	2,480	\$16.25/FS	Vacant	Negotiable
P 1st	100	Office	Direct	1,771	1,771	1,771	\$16.25/FS	Vacant	Negotiable
P 3rd	309	Office	Direct	1,696	1,696	1,696	\$16.25/FS	Vacant	Negotiable
P 3rd	308	Office	Direct	1,975	1,975	1,975	\$16.25/FS	Vacant	Negotiable
P 4th	400	Office	Direct	13,660	13,660	13,660	\$16.25/FS	Vacant	Negotiable

SALE

For Sale	Part of a Portfolio - \$8,100,000 (\$50.31/SF)
Sale Type	Investment
Properties	3
Status	Active

TRANSPORTATION

Parking	250 available (Surface);Ratio of 4.75/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (34)

Property Summary Report

7271 Engle Rd - Plaza South Three



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Corporate Screening Services	14,080 SF	Crawford & Company Insurance Adjusters	9,210 SF
ExamOne	1,408 SF	Weinstein & Associates	1,408 SF
ViaQuest	704 SF	Richard J Stahl III Law Office	600 SF

PROPERTY CONTACTS

Sales Company	Newmark 1300 E 9th St Cleveland, OH 44114 (216) 861-3040 (p) (216) 453-3093 (f)	Sales Company	Newmark 1 E 4th St Cincinnati, OH 45202 (513) 241-2300 (p) (513) 241-2654 (f)
True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Plaza South Consolidated LLC 6940 Edgerton Rd Brecksville, OH 44141
Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

BUILDING NOTES

3 building park with expansion capabilities. Includes 2 conference rooms, coffee shop and exercise area with men's and women's showers.

SALE HIGHLIGHTS

- Three well-maintained four-story buildings totaling 159,304 SF on 9.03 acres.
- Strategically located in Middleburg Heights near I-71 providing immediate access to all major highways and Cleveland Hopkins International Airport.
- Prime location near a growing number of corporate headquarters for a variety of industries.

Property Summary Report

6886 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1927
RBA	17,068 SF
Stories	2
Typical Floor	8,534 SF
Construction	Masonry

LAND

Land Acres	1.07 AC
Zoning	C- Middleburg Height
Parcels	372-18-030

BUILDING AMENITIES

- 24 Hour Access
- Signage

FOR LEASE

Smallest Space	4,600 SF	Office Avail	4,600 SF
Max Contiguous	4,600 SF		
# of Spaces	1		
Vacant	4,600 SF		
% Leased	73.1%		
Rent	\$11.00		
Service Type	Modified Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	4,600	4,600	4,600	\$11.00/MG	Vacant	Negotiable

SALE

Sold Price	\$510,000 (\$29.88/SF)
Date	Jan 2020
Sale Type	Investment
Financing	Down Payment of \$98,027 (19.22%) 1st Mortgage: Huntington National Bank

TRANSPORTATION

Parking	100 available (Surface);Ratio of 5.68/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (60)

Property Summary Report

6886 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Metro Driving School	2,000 SF	Minuteman Press	600 SF
Standguard Security	600 SF	Marc Anthony's Painting LLC	-

PROPERTY CONTACTS

True Owner	Jbh Real Estate Holdings Llc 600 Vine St Cincinnati, OH 45202 (513) 698-5000 (p)	Recorded Owner	Dapawl Management Llc
Previous True Owner	Joe Ruggiero 12513 Saddlebrook Ln Strongsville, OH 44136 (440) 888-7850 (p)	Previous True Owner	6886 Pearl Road 14170 Walking Stick Way Strongsville, OH 44136 (440) 572-5247 (p)
Previous True Owner	Knowles Building Company (440) 543-1951 (p)	Previous True Owner	Knowles R F Building Co 16665 W Park Dr Chagrin Falls, OH 44023 (440) 488-0900 (p)
Previous True Owner	Realty Marketing Associates 100 Euclid Square Mall Euclid, OH 44132 (216) 403-1415 (p)	Previous True Owner	Knowles Building Company 8303 E Washington St Bainbridge Township, OH 44023 (440) 543-1951 (p)

Property Summary Report

6902 Pearl Rd - Southland Center



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1974
RBA	34,842 SF
Stories	5
Typical Floor	7,800 SF
Core Factor	10%
Construction	Reinforced Concrete

LAND

Land Acres	1.48 AC
Zoning	GB
Parcels	372-18-025

FOR LEASE

Smallest Space	440 SF	Office Avail	13,385 SF
Max Contiguous	2,907 SF		
# of Spaces	10		
Vacant	7,090 SF		
% Leased	79.7%		
Rent	\$12.00 - 13.00		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	1,787	1,787	1,787	\$12.00/+UTIL	30 Days	1 - 20 Years
P 3rd	315	Office	Direct	615	615	615	\$13.00/MG	Vacant	Negotiable
P 3rd	310	Office	Direct	440	440	440	\$13.00/MG	Vacant	Negotiable
P 3rd	300	Office	Direct	2,907	2,907	2,907	\$12.00/MG	Vacant	Negotiable
P 3rd	308	Office	Direct	890	890	890	\$12.00/+UTIL	30 Days	1 - 20 Years
P 3rd	311	Office	Direct	790	790	790	\$12.00/+UTIL	Vacant	1 - 20 Years
P 4th	400	Office	Direct	670	670	670	\$13.00/MG	Vacant	Negotiable
P 4th	425	Office	Direct	1,048	1,048	1,048	\$12.00/+UTIL	Negotiable	1 - 20 Years
P 4th	410	Office	Direct	1,668	1,668	1,668	\$12.00/+UTIL	Vacant	1 - 20 Years
P 5th	502	Office	Direct	2,570	2,570	2,570	\$12.00/+UTIL	30 Days	Negotiable

Property Summary Report

6902 Pearl Rd - Southland Center



Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	150 available (Surface);Ratio of 3.42/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (59)

TENANTS

A Working Mind	780 SF	LE LLC	780 SF
Northcost Family Foundation	780 SF	Payee Support Services	780 SF
The Brow Goddess	780 SF	Holistic Helpers Home Healthcare LLC	546 SF
Limitless	546 SF		

PROPERTY CONTACTS

True Owner	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)	Recorded Owner	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)
Property Manager	Developers Realty, Inc 30505 Bainbridge Rd Solon, OH 44139 (440) 349-4805 (p) (440) 349-1491 (f)		

BUILDING NOTES

There is an outlot adjacent parcel available that can be developed into a 20,000 (approx) office building. Can be built to suit any tenant interested.

Property Summary Report

7123 Pearl Rd - Commerce Place

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1980
RBA	72,856 SF
Stories	4
Typical Floor	18,214 SF
Core Factor	10%
Construction	Reinforced Concrete

LAND

Land Acres	3.65 AC
Zoning	Commercial
Parcels	374-02-096

BUILDING AMENITIES

- Conferencing Facility
- Food Service
- Fitness Center

FOR LEASE

Smallest Space	514 SF	Office Avail	25,949 SF
Max Contiguous	10,692 SF	Office/Ret Avail	1,559 SF
# of Spaces	10	Total Avail	27,508 SF
Vacant	25,949 SF		
% Leased	64.4%		
Rent	\$12.00 - 15.00		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	109	Off/Ret	Direct	1,559	1,559	1,559	\$15.00/MG	May 2024	Negotiable
P 2nd	210	Office	Direct	1,528	1,528	1,528	\$12.00/MG	Vacant	Negotiable
P 2nd	203	Office	Direct	2,035	2,035	2,035	\$12.00/MG	Vacant	Negotiable
P 2nd	204-a	Office	Direct	1,846	10,692	10,692	\$12.00/MG	Vacant	Negotiable
P 2nd	204	Office	Direct	4,091 - 5,830	10,692	10,692	\$12.00/MG	Vacant	Negotiable
P 2nd	207	Office	Direct	2,685 - 3,016	10,692	10,692	\$12.00/MG	Vacant	Negotiable
P 3rd	307	Office	Direct	514	514	514	\$12.00/MG	Vacant	Negotiable
P 3rd	310	Office	Direct	2,073	2,073	2,073	\$12.00/MG	Vacant	Negotiable
P 3rd	309	Office	Direct	3,668	3,668	3,668	\$12.00/MG	Vacant	Negotiable
P 4th		Office	Direct	5,439	5,439	5,439	\$12.00/MG	Vacant	Negotiable

Property Summary Report

7123 Pearl Rd - Commerce Place



Middleburg Heights, OH 44130 - Southwest Submarket

SALE

Sold Price	\$1,657,800 (\$22.75/SF)
Date	Jan 2015
Sale Type	Investment
Cap Rate	13.57%

TRANSPORTATION

Parking	300 available (Surface);Ratio of 4.41/1,000 SF
Airport	16 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (58)

TENANTS

CHT	8,161 SF
Farmers Insurance	3,925 SF
Ditchey Geiger LLC	3,108 SF
Right At Home In Home Care & Assistance	2,000 SF
Compliant Health Care	1,350 SF
Brookside Tax & Financial Group	600 SF
Allied Security LLC	-
Brookside Tax Svc	-
Renaissance Counselling Service Inc	-

Anselmo & Co	3,925 SF
US Navy Officer Recruiting	3,925 SF
Always Best Care	2,000 SF
Kramer Homehealth	1,600 SF
Maverick Volleyball Club	900 SF
Diane's Coffee & Snack Shop	500 SF
Asc Group Inc	-
Reliable Skilled Care & Rehab	-
Tony Mason Insurance Agency Inc	-

PROPERTY CONTACTS

True Owner	AZ Management, Inc. 3439 W Brainard Rd Woodmere, OH 44122 (216) 831-9110 (p) (216) 292-7529 (f)
Previous True Owner	Mina Realty Investments Llc 386 Longspur Rd Highland Heights, OH 44143 (440) 605-9990 (p)
Previous True Owner	American Equity Investment Life Holding Company 6000 Westown Pky West Des Moines, IA 50266 (515) 221-0002 (p) (515) 221-9989 (f)

Recorded Owner	Commerce Place MH LLC
Previous True Owner	AERL, LLC 6000 Westown Pky West Des Moines, IA 50266 (515) 221-0002 (p) (515) 221-9947 (f)
Previous True Owner	Norman Adler & Associates 24700 Chagrin Blvd Beachwood, OH 44122 (216) 464-8181 (p)

Property Summary Report

18055 Bagley Rd - Pizza Hut



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Fast Food
Tenancy	Single
Year Built	1975
Year Renov	1985
GLA	2,702 SF
Stories	1
Typical Floor	2,702 SF
Docks	None
Construction	Masonry

LAND

Land Acres	3.38 AC
Zoning	GB
Parcels	373-03-005

TENANTS

Pizza Hut	2,520 SF
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BUILDING AMENITIES

- Bus Line
- Restaurant
- Pylon Sign
- Signage

FOR LEASE

Smallest Space	1 SF	Retail Avail	1 SF
Max Contiguous	1 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1	1	1	Withheld	30 Days	Negotiable

SALE

Sold Price	\$11,000,000,000 - Portfolio Price
Date	Nov 2021
Sale Type	Investment
Properties	3922

TRAFFIC & FRONTAGE

Traffic Volume	18,279 on Bagley Rd & Engle Rd E (2022)
	25,093 on Bagley Rd & I- 71 E (2022)
Frontage	104' on Bagley Rd (with 1 curb cuts)

Made with TrafficMatrix Products

Property Summary Report

18055 Bagley Rd - Pizza Hut



Middleburg Heights, OH 44130 - Southwest Submarket

TRANSPORTATION

Parking	40 available (Surface);Ratio of 14.80/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (46)

PROPERTY CONTACTS

True Owner	Realty Income Corporation 11995 El Camino Real San Diego, CA 92130 (877) 924-6266 (p) (760) 741-2235 (f)	Recorded Owner	ARC CAFEHLD001 LLC 106 Old York Rd Jenkintown, PA 19046
Previous True Owner	VEREIT, Inc. 2325 E Camelback Rd Phoenix, AZ 85016 (602) 778-6000 (p) (602) 778-8780 (f)		

Property Summary Report

6862-6864 Engle Rd - Englewood Mall
Middleburg Heights, OH 44130 - Airport Submarket



BUILDING	
Type	3 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1968
RBA	116,060 SF
Stories	2
Typical Floor	52,147 SF
Ceiling Ht	18'6"
Columns	40'w x 40'd
Construction	Reinforced Concrete

LAND	
Land Acres	5.68 AC
Zoning	GI
Parcels	371-14-006

LOADING			
Docks	15 ext	Drive Ins	None
Rail Spots	None		

FOR LEASE			
Smallest Space	8,000 SF	Flex Avail	104,000 SF
Max Contiguous	104,000 SF		
# of Spaces	1		
Vacant	104,000 SF		
% Leased	10.4%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES									
Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Direct	8,000 - 104,000	104,000	104,000	Withheld	Vacant	Negotiable

TRANSPORTATION	
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (30)

TENANTS	
AmeriMark Direct, LLC	116,060 SF

Property Summary Report

6862-6864 Engle Rd - Englewood Mall



Middleburg Heights, OH 44130 - Airport Submarket

PROPERTY CONTACTS

True Owner	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)	Recorded Owner	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)
Property Manager	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)		

BUILDING NOTES

Englewood Mall is in a perfect location in Middleburg Heights. The property offers excellent access to Interstates 71 and 480 and is less than 5 minutes from Cleveland Hopkins International Airport. The building, a 116,060 square foot facility is both a warehouse and multi-tenant office building. The office wing underwent a complete renovation in 1999 and is fully separate from the warehouse section. The office section has a separate entrance and lobby with elevator service.

DIRECTIONS: From the north take I-71 south. Exit at Snow Road. Make a right turn off the ramp, then a left turn on to Engle Road. Go past Holland and Sheldon Roads. The property is on the right at the intersection of Engle Road and Englewood Drive.
From the south take I-71 north. Exit at Bagley Road. Go west on Bagley to Engle Road. Make a right on Engle. The property is on the left at the intersection of Engle Road and Englewood Drive.

Property Summary Report

6908 Engle Rd - Englewood Plaza 1

Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Industrial Manufacturing
Tenancy	Multi
Year Built	1975
RBA	68,744 SF
Stories	1
Typical Floor	68,744 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	4.20 AC
Zoning	Industrial
Parcels	371-14-019

LOADING

Docks	16 ext	Drive Ins	1 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	3p
Utilities	Heating - Gas, Lighting - Fluorescent

FOR LEASE

Smallest Space	2,900 SF
Max Contiguous	2,900 SF
# of Spaces	1
Vacant	2,900 SF
% Leased	95.8%
Rent	Withheld - CoStar Est. Rent \$6 - 7 (Industrial)
CAM	Withheld

Industrial Avail	2,900 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	M	Industrial	Direct	2,900	2,900	2,900	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking	100 available (Surface);Ratio of 1.45/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (32)

Property Summary Report

6908 Engle Rd - Englewood Plaza 1



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

Continental Carbonic Products	7,000 SF	D-BAT	6,200 SF
Cleveland Premium Pallets	2,500 SF	New Heights ABA	1,000 SF

PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)
Previous True Owner	Ken Sacks 13333 Lorain Rd Cleveland, OH 44111 (239) 254-1178 (p)	Property Manager	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)

Property Summary Report

7095 Engle Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail Fast Food
Tenancy	Single
Year Built	2003
GLA	3,700 SF
Stories	1
Typical Floor	3,700 SF
Docks	None

LAND

Land Acres	1.23 AC
Zoning	Commercial
Parcels	371-22-001

TENANTS

Arby's	2,456 SF
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FOR LEASE

Smallest Space	3,700 SF	Retail Avail	3,700 SF
Max Contiguous	3,700 SF		
# of Spaces	1		
Vacant	3,700 SF		
% Leased	0%		
Rent	Withheld - CoStar Est. Rent \$12 - 15 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	3,700	3,700	3,700	Withheld	Vacant	Negotiable

Property Summary Report



7095 Engle Rd



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRAFFIC & FRONTAGE	
For Sale	Price Not Disclosed	Traffic Volume	13,000 on Engle Rd & Bagley Rd S (2022)
Sale Type	Investment or Owner User		25,093 on Bagley Rd & I- 71 E (2022)
Status	Active	Frontage	Bagley Rd
Last Sale			32' on Engle Rd (with 2 curb cuts)
Sold Price	\$2,035,000 (\$550.00/SF)	Made with TrafficMetrix Products	
Date	Mar 2016		
Sale Type	Investment		
Cap Rate	6.98%		
Financing	Down Payment of \$814,000 (40%)		
	Unknown: Bank of the West		

TRANSPORTATION	
Parking	45 available (Surface);Ratio of 12.16/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (40)

PROPERTY CONTACTS			
Sales Company	Northmarq	Sales Company	Northmarq
	500 Newport Center Dr		6120 S Yale Ave
	Newport Beach, CA 92660		Tulsa, OK 74136
	(949) 717-5200 (p)		(918) 494-2690 (p)
True Owner	Jeffrey C & Linda N Solomon Trust		(918) 494-2691 (f)
	16 Silver Fir Rd	Recorded Owner	Jeffrey C & Linda N Solomon Trust
	Irvine, CA 92604		16 Silver Fir Rd
	(949) 552-7237 (p)		Irvine, CA 92604
Previous True Owner	Lou Ray Associates		(949) 552-7237 (p)
	1378-1380 Pearl Rd		
	Brunswick, OH 44212		
	(330) 220-1378 (p)		
	(330) 220-1378 (f)		

- SALE HIGHLIGHTS
- Excellent Demographics | The Property benefits from a large population of 188,237 (5-mi), earning an average household income of \$116,312 (1-mi)
 - Adjacent to Cleveland Clinic in Dense Medical Corridor | The Property is adjacent to Cleveland Clinic (Middleburg Heights)
 - Major Industrial Employers in Immediate Trade Area
 - Proximity to International Airport & 12 National Brand Hotels
 - Dominant Retail Trade Area | The Property is located in a highly concentrated commercial corridor of Middleburg Heights
 - Highly Trafficked Location, Excellent Interstate Access

Property Summary Report

17515 Engle Lake Dr



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1989
RBA	32,210 SF
Stories	1
Typical Floor	32,210 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	6.48 AC
Parcels	371-21-002

POWER & UTILITIES

Power	3p
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LOADING

Docks	7 ext	Drive Ins	15 tot./10' w x 12' h
Cranes	None	Rail Spots	None

FOR LEASE

Smallest Space	26,270 SF	Flex Avail	26,270 SF
Max Contiguous	26,270 SF		
# of Spaces	1		
Vacant	26,270 SF		
% Leased	18.4%		
Rent	Withheld - CoStar Est. Rent \$6 - 8 (Industrial)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Flex	Direct	26,270	26,270	26,270	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking	150 available (Surface);Ratio of 3.10/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (40)

TENANTS

Terminix	5,940 SF
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Property Summary Report

17515 Engle Lake Dr



Middleburg Heights, OH 44130 - Airport Submarket

PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Engle Road Associates II 6908 Engle Rd Cleveland, OH 44130
Property Manager	Engle Road Associates II 6908 Engle Rd Cleveland, OH 44130		



Property Summary Report

7550 Lucerne Dr - Islander I



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1978
RBA	55,236 SF
Stories	4
Typical Floor	13,448 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	7.46 AC
Zoning	Commercial
Parcels	374-15-001

BUILDING AMENITIES

- Conferencing Facility
- Kitchen
- Signage
- Fitness Center
- Security System

FOR LEASE

Smallest Space	796 SF	Office Avail	24,106 SF
Max Contiguous	5,562 SF		
# of Spaces	12		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	115	Office	Direct	1,374	5,562	5,562	Withheld	30 Days	Negotiable
P 1st	110	Office	Direct	2,911	5,562	5,562	Withheld	30 Days	Negotiable
P 1st	106	Office	Direct	1,277	5,562	5,562	Withheld	30 Days	Negotiable
P 1st	103	Office	Direct	1,100	1,100	1,100	Withheld	30 Days	Negotiable
P 2nd	205	Office	Direct	2,960	2,960	2,960	Withheld	30 Days	Negotiable
P 2nd	203	Office	Direct	1,102	1,102	1,102	Withheld	30 Days	Negotiable
P 3rd	303	Office	Direct	1,674	3,570	3,570	Withheld	30 Days	Negotiable
P 3rd	302	Office	Direct	1,896	3,570	3,570	Withheld	30 Days	Negotiable
P 3rd	301	Office	Direct	796	796	796	Withheld	30 Days	Negotiable
P 4th	407	Office	Direct	1,156	5,155	5,155	Withheld	30 Days	Negotiable
P 4th	405	Office	Direct	3,999	5,155	5,155	Withheld	30 Days	Negotiable
P 4th	401	Office	Direct	3,861	3,861	3,861	Withheld	30 Days	Negotiable

Property Summary Report

7550 Lucerne Dr - Islander I



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRANSPORTATION	
Sold Price	\$1,100,000 (\$19.91/SF)	Parking	150 available (Surface);Ratio of 4.11/1,000 SF
Date	Dec 2012	Airport	15 min drive to Cleveland Hopkins International Airport
		Walk Score	Car-Dependent (46)

TENANTS

US Defense Criminal Investigative	4,665 SF	PrincetonOne	3,315 SF
US Air Force Recruiting Office	3,315 SF	Nesco Resource	3,000 SF
Cross Country Mortgage	2,689 SF	Baldwin Group	1,896 SF
Wasacz & Skvoretz Llc	1,800 SF	EPA	1,344 SF
HY-Tek Material Handling	1,344 SF	US Army Medical Recruiting Station	1,344 SF
Guardian Title & Guaranty Agency, Inc.	1,200 SF	Glowacki & Imbrigiotta, L.P.A.	750 SF
Northern Ohio Paint & Taping	600 SF		

PROPERTY CONTACTS

True Owner	True North Energy 10346 Brecksville Rd Brecksville, OH 44141 (440) 792-4200 (p) (440) 792-4130 (f)	Recorded Owner	True North Energy 10346 Brecksville Rd Brecksville, OH 44141 (440) 792-4200 (p) (440) 792-4130 (f)
Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

Property Summary Report

18660 E Bagley Rd - Middleburg Med Arts Building 1



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING	
Type	2 Star Office
Tenancy	Multi
Year Built	1976
RBA	31,932 SF
Stories	5
Typical Floor	5,140 SF
Construction	Masonry

LAND	
Land Acres	2.12 AC
Zoning	Commercial
Parcels	371-09-004

FOR LEASE

Smallest Space	265 SF	Office Avail	808 SF
Max Contiguous	2,038 SF	Office/Med Avail	8,475 SF
# of Spaces	11	Total Avail	9,283 SF
Vacant	9,283 SF		
% Leased	70.9%		
Rent	\$22.00		
Service Type	Modified Gross		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	207	Off/Med	Direct	265	265	265	\$22.00/MG	Vacant	Negotiable
P 2nd	205	Off/Med	Direct	614	614	614	\$22.00/MG	Vacant	Negotiable
P 2nd	204	Off/Med	Direct	506	506	506	\$22.00/MG	Vacant	Negotiable
P 2nd	203	Off/Med	Direct	510	510	510	\$22.00/MG	Vacant	Negotiable
P 2nd	201	Off/Med	Direct	1,557	1,557	1,557	\$22.00/MG	Vacant	Negotiable
P 3rd	301	Office	Direct	808	808	808	\$22.00/MG	Vacant	Negotiable
P 3rd	306	Off/Med	Direct	708	708	708	\$22.00/MG	Vacant	Negotiable
P 3rd	303	Off/Med	Direct	947	947	947	\$22.00/MG	Vacant	Negotiable
P 3rd	302	Off/Med	Direct	896	896	896	\$22.00/MG	Vacant	Negotiable
P 4th	402	Off/Med	Direct	434	434	434	\$22.00/MG	Vacant	Negotiable
P 4th	401	Off/Med	Direct	2,038	2,038	2,038	\$22.00/MG	Vacant	Negotiable

Property Summary Report

18660 E Bagley Rd - Middleburg Med Arts Building 1



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRANSPORTATION	
Sold Price	\$75,000,000 (\$264.24/SF) - Portfolio Price	Parking	90 available (Surface);Ratio of 3.00/1,000 SF
Date	Feb 2022	Airport	14 min drive to Cleveland Hopkins International Airport
Sale Type	Investment	Walk Score	Somewhat Walkable (52)
Properties	28		
Financing	1st Mortgage: Capital One, National Association Bal/Pmt: \$180,500,000/-		

TENANTS			
Florence Kimbo MD, LLC	2,470 SF	New Pathways Clinic	1,734 SF
Kirlough Family Dentistry	1,500 SF	Dr. Thomas J. Cyphert DDS	700 SF
Brian J. Weiss, DPM	257 SF		

PROPERTY CONTACTS			
True Owner	Altera Development 5910 N Central Expy Dallas, TX 75206 (214) 502-1886 (p)	Recorded Owner	ALTERA MIDDLEBURG MEDICAL ARTS LLC 5910 N Central Expy Dallas, TX 75206
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Crescendo Healthcare Realty Advisors 2 Summit Park Dr Cleveland, OH 44131 (877) 434-6998 (p)
Previous True Owner	Crescendo Holdings Llc		

BUILDING NOTES	
Features landscaped grounds and paved lot. Located within close proximity to interstates, airport, nearby shopping and across from Southwest General Medical Center.	

Property Summary Report

6749 Eastland Rd - Vitanza Rental Properties II



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	May 1998
RBA	28,800 SF
Stories	1
Typical Floor	28,800 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	3.04 AC
Zoning	Industrial
Parcels	371-04-002

LOADING

Docks	None	Drive Ins	3 tot./10' w x 14' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/120 - 208v 3p
Utilities	Heating - Gas

FOR LEASE

Smallest Space	12,000 SF
Max Contiguous	12,000 SF
# of Spaces	1
Vacant	12,000 SF
% Leased	58.3%
Rent	\$5.95
Service Type	Triple Net

Medical Avail	12,000 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Medical	Direct	12,000	12,000	12,000	\$5.95/NNN	Vacant	Negotiable

TRANSPORTATION

Parking	60 available (Surface);Ratio of 2.08/1,000 SF
Airport	10 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (16)

Property Summary Report

6749 Eastland Rd - Vitanza Rental Properties II



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

Trapped! Escape Room	500 SF	AIT Worldwide Logistics	-
Cdc Middleburg Heights	-		

PROPERTY CONTACTS

True Owner	Salvatore A. & Basil Vitanza 6640 Engle Rd Middleburg Heights, OH 44130 (330) 558-0096 (p)	Recorded Owner	Salvatore A. & Basil Vitanza 6640 Engle Rd Middleburg Heights, OH 44130 (330) 558-0096 (p)
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BUILDING NOTES

Features fluorescent lighting, easy access to I-71 & I-480, paved lot and overhead gas heating. Will build out office space to suit. Will build out docks and drive-ins to suit.
6,000 SF/ 4,000 SF Office/ 2,000 SF Warehouse
Attractive one story modern brick facility with double glass door entrance.
Executive Conference Room
Spacious Team Rooms
Two loading docks
16 Foot clear ceiling
One drive in door

Located in the Prestigious City of Middleburg Heights Ohio
Minutes from I-71 Interchange
High Profile Signage
Excellent Surface Parking
Minutes from I-71 Interchange

Property Summary Report

6745 Engle Rd - The Parkview Building



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1995
Year Renov	2003
RBA	47,075 SF
Stories	3
Typical Floor	15,692 SF
Core Factor	1%
Construction	Steel

LAND

Land Acres	2.50 AC
Zoning	OB
Parcels	371-17-034

FOR LEASE

Smallest Space	4,970 SF	Office Avail	43,132 SF
Max Contiguous	29,131 SF		
# of Spaces	3		
Vacant	43,132 SF		
% Leased	8.4%		
Rent	\$16.25		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100/120	Office	Direct	4,970	4,970	4,970	\$16.25/MG	Vacant	Negotiable
P 2nd	200	Office	Direct	9,031	9,031	9,031	\$16.25/MG	Vacant	Negotiable
E 3rd		Office	Direct	29,131	29,131	29,131	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking	125 available (Surface);Ratio of 2.66/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (26)

TENANTS

Zin Technologies Inc	47,076 SF
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Property Summary Report

6745 Engle Rd - The Parkview Building



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

True Owner	Amsdell Companies 20445 Emerald Pky Cleveland, OH 44135 (216) 458-0670 (p) (216) 458-0671 (f)	Recorded Owner	Airport Executive Park LLC 20445 Emerald Parkway Dr Cleveland, OH 44135
			
Previous True Owner	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)	Developer	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)
			
Property Manager	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)		
			

Property Summary Report

6751 Engle Rd - Bldg 4



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1990
Year Renov	2000
RBA	25,264 SF
Stories	1
Typical Floor	25,264 SF
Ceiling Ht	14'
Construction	Masonry

LAND

Land Acres	4.00 AC
Zoning	GI
Parcels	371-19-001

LOADING

Docks	None	Drive Ins	14 tot./8' w x 10' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/208v 3p
Utilities	Gas, Heating

FOR LEASE

Smallest Space	1,000 SF
Max Contiguous	3,000 SF
# of Spaces	3
Vacant	6,000 SF
% Leased	76.3%
Rent	\$11.40 - 12.00
Service Type	Modified Gross

Flex Avail	5,000 SF
Industrial Avail	1,000 SF
Total Avail	6,000 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	E	Flex	Direct	2,000/800 ofc	2,000	2,000	\$11.40/MG	Vacant	3 Years
P 1st	C, D	Flex	Direct	3,000/3,000 ofc	3,000	3,000	\$12.00/MG	Vacant	Negotiable
P 1st	A-1	Industrial	Direct	1,000	1,000	1,000	\$12.00/MG	Vacant	Negotiable

Property Summary Report

6751 Engle Rd - Bldg 4



Middleburg Heights, OH 44130 - Airport Submarket

TRANSPORTATION

Parking	100 available (Surface);Ratio of 3.57/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (24)

TENANTS

Allround	2,526 SF	3M	2,000 SF
Apis Inc	2,000 SF	Chester Industries Inc	2,000 SF
Great Lakes Light Works LLC	2,000 SF	O2 Safe Solutions	2,000 SF
Scioto Services	1,500 SF	CBC National Bank	500 SF
US Department Of Homeland Security	-		

PROPERTY CONTACTS

True Owner	Amsdell Companies 20445 Emerald Pky Cleveland, OH 44135 (216) 458-0670 (p) (216) 458-0671 (f)	Recorded Owner	Airport Executive Park LLC
			
Previous True Owner	CubeSmart, LP 5 Old Lancaster Rd Malvern, PA 19355 (610) 535-5000 (p) (216) 274-1360 (f)	Previous True Owner	Barry L Amsdell 880 Coventry St Boca Raton, FL 33487 (561) 995-7339 (p)
			
Previous True Owner	Amsdell Loretta Trust 880 Coventry St Boca Raton, FL 33487 (844) 946-8255 (p)	Developer	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)
			
Property Manager	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)		
			

Property Summary Report

6755 Engle Rd - North Pointe II

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	Jun 2000
RBA	12,196 SF
Stories	1
Typical Floor	12,196 SF
Construction	Masonry

LAND

Land Acres	5.13 AC
Zoning	Commercial
Parcels	371-17-003

FOR LEASE

Smallest Space	1,716 SF
Max Contiguous	4,728 SF
# of Spaces	1
Vacant	4,728 SF
% Leased	61.2%
Rent	\$16.00
Service Type	Full Service Gross

Office Avail	4,728 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A-B	Office	Direct	1,716 - 4,728	4,728	4,728	\$16.00/FS	Vacant	3 - 10 Years

TRANSPORTATION

Parking	100 available (Surface);Ratio of 8.16/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (23)

TENANTS

Schenker, Inc.	7,317 SF	Travelers Alliance Group	2,439 SF
Airport Executive Amsdell	500 SF	Industry Origami Inc	500 SF
Safety Onsite Llc	500 SF		

Property Summary Report

6755 Engle Rd - North Pointe II



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

Recorded Owner	Amsdell & Amsdell Berea, OH (440) 234-0700 (p)	Architect	Kaczmar Architects Inc 1468 W 9th St Cleveland, OH 44113 (216) 687-1555 (p)
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BUILDING NOTES

Features a paved lot.

Property Summary Report

6801 Engle Rd - Bldg 1



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Flex
Tenancy	Multi
Year Built	1985
RBA	28,000 SF
Stories	1
Typical Floor	28,000 SF
Ceiling Ht	12'6"
Construction	Masonry

LAND

Land Acres	2.53 AC
Zoning	Commercial
Parcels	371-19-007

LOADING

Docks	None	Drive Ins	16 tot./10' w x 12' h
Cranes	None	Rail Spots	None

POWER & UTILITIES

Power	200a/480v 3p
Utilities	Gas, Heating

FOR LEASE

Smallest Space	1,750 SF
Max Contiguous	1,750 SF
# of Spaces	2
Vacant	3,500 SF
% Leased	87.5%
Rent	\$9.60 - 9.94
Service Type	Modified Gross

Industrial Avail	3,500 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	O	Industrial	Direct	1,750	1,750	1,750	\$9.60/MG	Vacant	Negotiable
P 1st	E	Industrial	Direct	1,750	1,750	1,750	\$9.94/MG	Vacant	Negotiable

TRANSPORTATION

Parking	200 available (Surface);Ratio of 7.14/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (29)

Property Summary Report

6801 Engle Rd - Bldg 1



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

Hott Associates Inc	3,692 SF	Edward Kasputis Law Firm LLC	3,105 SF
Area Wide Protection	3,000 SF	Mural Mike Bldg Contractors Inc	3,000 SF
Truphone	2,800 SF	MSG Software	2,000 SF
RSN Properties	1,500 SF	Payteck	500 SF
Usascooters	-		

PROPERTY CONTACTS

True Owner	Amsdell Companies 20445 Emerald Pky Cleveland, OH 44135 (216) 458-0670 (p) (216) 458-0671 (f)	Recorded Owner	Amsdell & Amsdell 1360 9th St Cleveland, OH 44114
Previous True Owner	CubeSmart, LP 5 Old Lancaster Rd Malvern, PA 19355 (610) 535-5000 (p) (216) 274-1360 (f)	Developer	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)
Property Manager	CubeSmart 6745 Engle Rd Middleburg Heights, OH 44130 (440) 234-0700 (p)		

Property Summary Report

6930 Engle Rd



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1996
RBA	38,106 SF
Stories	1
Typical Floor	38,106 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	6.23 AC
Zoning	Industrial
Parcels	371-14-004

LOADING

Docks	12 ext	Drive Ins	10 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	100a/208v 3p
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FOR LEASE

Smallest Space	3,600 SF
Max Contiguous	6,480 SF
# of Spaces	3
Vacant	19,380 SF
% Leased	64.1%
Rent	\$6.00
Service Type	Modified Gross
CAM	Withheld

Flex Avail	10,080 SF
Industrial Avail	3,600 SF
Total Avail	13,680 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	R	Industrial	Direct	3,600/675 ofc	3,600	3,600	Withheld	Vacant	Negotiable
P 1st		Flex	Direct	6,480	6,480	6,480	\$6.00/MG	Vacant	3 Years
P 1st	s	Flex	Direct	3,600	3,600	3,600	\$6.00/MG	Vacant	3 Years

Property Summary Report

6930 Engle Rd



Middleburg Heights, OH 44130 - Airport Submarket

TRANSPORTATION

Parking	100 available (Surface);Ratio of 2.58/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (32)

TENANTS

TransCore	6,500 SF	MSM Distribution	3,810 SF
Numerical Control Technologies	3,600 SF	Imperial Vending Company	3,240 SF
Seasonstone Quartz	2,500 SF	Famiky Entertainment Group	1,000 SF

PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Englewood Plaza South LTD 6908 Engle Rd Cleveland, OH 44130
Property Manager	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)		

BUILDING NOTES

- Suburban Flex Space
- 3,240 SF Available
 - Office Area: 1,400 SF / Warehouse Area: 1,840 SF
 - 1 Dock & 1 Drive-in
 - Construction: Brick/Block
 - Year Constructed: 1996
 - Ceiling Height: 17'
 - Roof: Built Up
 - Air Conditioning: Office
 - Heat: Gas
 - Lighting: Fluorescent
 - Power: 208V/100A/3 Phase
 - Parking: 150 Spaces

Immediately off I-71 in Middleburg Hts.

Property Summary Report

6940 Engle Rd - Englebrook Phase 2



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Flex
Tenancy	Single
Year Built	1987
RBA	46,000 SF
Stories	1
Typical Floor	46,000 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	3.16 AC
Zoning	GI
Parcels	371-14-002

POWER & UTILITIES

Power	100a/208v 3p
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LOADING

Docks	16 ext	Drive Ins	3 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

FOR LEASE

Smallest Space	46,000 SF
Max Contiguous	46,000 SF
# of Spaces	1
Vacant	46,000 SF
% Leased	0%
Rent	\$6.00
Service Type	Modified Gross
CAM	\$1.30/SF

Flex Avail	46,000 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Direct	46,000	46,000	46,000	\$6.00/MG	Vacant	5 Years

TRANSPORTATION

Parking	100 available (Surface);Ratio of 2.17/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (36)

Property Summary Report

6940 Engle Rd - Englebrook Phase 2



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

UPS Supply Chain Solutions	46,000 SF
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PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Englewood Plaza South LTD 6908 Engle Rd Cleveland, OH 44130
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Property Summary Report

7050 Engle Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1987
Year Renov	1989
RBA	16,000 SF
Stories	1
Typical Floor	15,956 SF

LAND

Land Acres	1.65 AC
Zoning	OB, Middleburg Heights
Parcels	371-12-018

BUILDING AMENITIES

- Bus Line
- Signage

FOR LEASE

Smallest Space	5,960 SF	Office Avail	5,960 SF
Max Contiguous	5,960 SF		
# of Spaces	1		
Vacant	5,960 SF		
% Leased	62.8%		
Rent	\$17.00		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Office	Direct	5,960	5,960	5,960	\$17.00/+UTIL	Vacant	5 - 10 Years

SALE

Sold Price	\$1,858,930 (\$116.18/SF) - Part of Portfolio
Date	Apr 2019
Sale Type	Investment
Cap Rate	7.44%
Properties	19
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: \$15,200,000/-

TRANSPORTATION

Parking	80 available (Surface);Ratio of 5.01/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (44)

Property Summary Report

7050 Engle Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

USA Vein Clinics	1,655 SF	Humanistic Counseling Center	1,500 SF
Crystal Earth Magic	1,081 SF	Renewed Vitality Clinic	1,000 SF
Advanced Chemical Concepts Inc	750 SF	Essential Elements Massage	500 SF
Ez2insure	500 SF		

PROPERTY CONTACTS

True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Recorded Owner	Jefferson Medical Properties LP
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)
Previous True Owner	S & A Macedonia LLC 7385 McShu Ln Hudson, OH 44236 (216) 351-3207 (p)	Property Manager	Tres Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (440) 785-0253 (p)

Property Summary Report

17450 Engle Lake Dr



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Industrial Distribution
Tenancy	Multi
Year Built	Mar 2018
RBA	126,504 SF
Stories	1
Typical Floor	126,504 SF
Ceiling Ht	31'
Columns	50'w x 50'd

LAND

Land Acres	9.23 AC
Parcels	371-21-006

POWER & UTILITIES

Power	225a/120 - 208v 3p
Utilities	Heating, Lighting

LOADING

Docks	10 ext	Drive Ins	1 tot./12' w x 14' h
Rail Spots	None		

FOR LEASE

Smallest Space	25,000 SF
Max Contiguous	25,000 SF
# of Spaces	1
Vacant	25,000 SF
% Leased	80.2%
Rent	\$6.50
Service Type	Triple Net
CAM	\$11.00/SF

Industrial Avail	25,000 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	25,000/4,500 ofc	25,000	25,000	\$6.50/NNN	Vacant	Negotiable

TRANSPORTATION

Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (28)

Property Summary Report

17450 Engle Lake Dr



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

Fat Head's Brewery & Saloon	76,504 SF	Delivered	25,000 SF
Renewal by Anderson	25,000 SF		

PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Interstate 71 Partners Llc 9565 Midwest Ave Garfield Heights, OH 44125
Developer	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)		

BUILDING NOTES

New Fat Heads facility in Middleburg Heights
Highly visible Location at Engle and Engle Lake Drive

Property Summary Report

17820 Englewood Dr - Englewood Centre II & IV

Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1982
RBA	91,948 SF
Stories	1
Typical Floor	91,948 SF
Ceiling Ht	16'
Construction	Masonry

LAND

Land Acres	12.00 AC
Zoning	Commercial
Parcels	371-14-005, 371-14-010

LOADING

Docks	26 ext	Drive Ins	27 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	200a/110 - 208v 3p
Utilities	Gas - Natural, Heating - Gas, Lighting - Fluorescent

AMENITIES

- Air Conditioning

FOR LEASE

Smallest Space	2,200 SF	Industrial Avail	2,200 SF
Max Contiguous	2,200 SF		
# of Spaces	1		
Vacant	2,200 SF		
% Leased	100.0%		
Rent	\$9.00		
Service Type	Full Service Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5-6	Industrial	Sublet	2,200/2,200 ofc	2,200	2,200	\$9.00/FS	Vacant	Thru Aug 2025

Property Summary Report

17820 Englewood Dr - Englewood Centre II & IV



Middleburg Heights, OH 44130 - Airport Submarket

SALE	
Sold Price	\$3,805,763 (\$41.39/SF) - Part of Portfolio
Date	Dec 2008
Sale Type	Investment
Cap Rate	9.70%
Properties	2
Financing	1st Mortgage: Wells Fargo Bank Bal/Pmt: \$5,475,000/-
TENANTS	
Kintetsu World Express USA Inc	30,824 SF
Certified Packing & Training	6,000 SF
DSJ Express	2,500 SF
PROPERTY CONTACTS	
True Owner	Harold J Belkin Trust 4920 E Washington Blvd Los Angeles, CA 90040 (323) 268-1288 (p)
Recorded Owner	Hjb Holdings Llc 4920 E Washington Blvd Commerce, CA 90040

TRANSPORTATION	
Parking	140 available (Surface);Ratio of 1.53/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (27)
ClevPRIME Volleyball Club	8,900 SF
PLI Staffing	5,000 SF
Recorded Owner	HJB Holdings, LLC 4920 E Washington Blvd Commerce, CA 90040 (323) 268-3391 (p)
Previous True Owner	Best Metals Properties Co. 7620-7640 Tyler Blvd Mentor, OH 44060

Property Summary Report

17851 Englewood Dr - Englewood Plaza 2

Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1978
RBA	32,940 SF
Stories	1
Typical Floor	32,940 SF
Ceiling Ht	20'
Construction	Masonry

LAND

Land Acres	2.85 AC
Zoning	Industrial-Flex
Parcels	371-14-016

POWER & UTILITIES

Power	3p
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LOADING

Docks	11 ext	Drive Ins	3 tot.
Cross Docks	None	Rail Spots	None

FOR LEASE

Smallest Space	3,600 SF
Max Contiguous	3,600 SF
# of Spaces	1
Vacant	3,600 SF
% Leased	89.1%
Rent	\$5.50
Service Type	Modified Gross
CAM	Withheld

Industrial Avail	3,600 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	G-I	Industrial	Direct	3,600	3,600	3,600	\$5.50/MG	Vacant	Negotiable

TRANSPORTATION

Parking	50 available (Surface);Ratio of 1.52/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (22)

Property Summary Report

17851 Englewood Dr - Englewood Plaza 2



Middleburg Heights, OH 44130 - Airport Submarket

TENANTS

Total Plastics	8,600 SF	Fidelitone	500 SF
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PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)
Property Manager	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)		

Property Summary Report

17900 Jefferson Park Rd

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	Nov 1990
RBA	11,910 SF
Stories	1
Typical Floor	11,910 SF
Core Factor	5%
Construction	Masonry

LAND

Land Acres	1.33 AC
Zoning	OB, Middleburg Heights
Parcels	371-12-013

FOR LEASE

Smallest Space	1,198 SF	Office Avail	3,049 SF
Max Contiguous	3,049 SF		
# of Spaces	1		
Vacant	3,049 SF		
% Leased	74.4%		
Rent	\$17.00		
Service Type	Plus All Utilities		
CAM	Withheld		

BUILDING AMENITIES

- Property Manager on Site

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	105	Office	Direct	1,198 - 3,049	3,049	3,049	\$17.00/+UTIL	Vacant	5 - 10 Years

SALE

Sold Price	\$1,346,901 (\$113.09/SF) - Part of Portfolio
Date	Apr 2019
Sale Type	Investment
Cap Rate	7.44%
Properties	19
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: \$15,200,000/-

TRANSPORTATION

Parking	77 available (Surface);Ratio of 6.42/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (43)

Property Summary Report

17900 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Community Fund Management Foundation	3,000 SF	SearchLight Family Therapy	1,546 SF
The Bare Solutions	1,200 SF	Boston Orthotics & Prosthetics	1,000 SF
Muhammad Raza, M.D.	500 SF		

PROPERTY CONTACTS

True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Recorded Owner	Jefferson Medical Properties LP
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Tres Properties LLC 18151 Jefferson Park Rd Middleburg Heights, OH 44130 (440) 239-1946 (p)
Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)	Property Manager	Jefferson Park Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (216) 464-2292 (p) (216) 464-7997 (f)

BUILDING NOTES

This building contains ample parking, paved lot, and a beautiful landscape. Also includes janitorial services. Just minutes to Interstate.

Property Summary Report

17951 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	Jul 1990
RBA	11,910 SF
Stories	1
Typical Floor	11,910 SF
Core Factor	8%
Construction	Masonry

LAND

Land Acres	1.25 AC
Zoning	OB, Middleburg Heights
Parcels	371-12-016

FOR LEASE

Smallest Space	3,910 SF
Max Contiguous	3,910 SF
# of Spaces	1
Vacant	3,910 SF
% Leased	67.2%
Rent	\$17.00
Service Type	Plus All Utilities

Office/Med Avail	3,910 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Off/Med	Direct	3,910	3,910	3,910	\$17.00/+UTIL	Vacant	5 - 10 Years

SALE

Sold Price	\$1,407,421 (\$118.17/SF) - Part of Portfolio
Date	Apr 2019
Sale Type	Investment
Cap Rate	7.44%
Properties	19
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: \$15,200,000/-

TRANSPORTATION

Parking	80 available (Surface);Ratio of 6.67/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (43)

Property Summary Report

17951 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Stella Luna	5,970 SF	Thriveworks	2,030 SF
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PROPERTY CONTACTS

True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Recorded Owner	Jefferson Medical Properties LP
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Jefferson Park Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (216) 464-2292 (p) (216) 464-7997 (f)
Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)	Developer	Bart Simon OH

BUILDING NOTES

Ample parking included with building.

Property Summary Report

18051 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1992
RBA	11,910 SF
Stories	1
Typical Floor	11,910 SF
Construction	Masonry

LAND

Land Acres	1.28 AC
Zoning	OB, Middleburg Heights
Parcels	371-12-015

FOR LEASE

Smallest Space	1,030 SF
Max Contiguous	1,030 SF
# of Spaces	1
Vacant	1,030 SF
% Leased	91.4%
Rent	\$17.00
Service Type	Plus All Utilities
CAM	Withheld

Office Avail	1,030 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	1,030	1,030	1,030	\$17.00/+UTIL	Vacant	3 - 5 Years

SALE

Sold Price	\$1,358,686 (\$114.08/SF) - Part of Portfolio
Date	Apr 2019
Sale Type	Investment
Cap Rate	7.44%
Properties	19
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: \$15,200,000/-

TRANSPORTATION

Parking	80 available (Surface);Ratio of 4.44/1,000 SF
Airport	12 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (45)

Property Summary Report

18051 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

DonorPoint	3,603 SF	Strategic Real Estate Coach	3,602 SF
Cuyahoga County Homebuyers	1,792 SF	Genesis Recovery & Wellness	1,178 SF

PROPERTY CONTACTS

True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Recorded Owner	Jefferson Medical Properties LP
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)
Property Manager	Jefferson Park Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (216) 464-2292 (p) (216) 464-7997 (f)		

Property Summary Report

18100 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	Sep 1997
RBA	11,910 SF
Stories	1
Typical Floor	11,910 SF
Core Factor	8%
Construction	Masonry

LAND

Land Acres	1.10 AC
Zoning	Office Building
Parcels	371-12-003

FOR LEASE

Smallest Space	1,520 SF
Max Contiguous	2,141 SF
# of Spaces	2
Vacant	1,520 SF
% Leased	87.2%
Rent	\$17.00
Service Type	Modified Gross
CAM	Withheld

Medical Avail	3,661 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Medical	Direct	1,520	1,520	1,520	\$17.00/MG	Vacant	2 - 10 Years
P 1st	101	Medical	Direct	2,141	2,141	2,141	\$17.00/MG	30 Days	2 - 10 Years

SALE

Sold Price	\$1,319,554 (\$110.79/SF) - Part of Portfolio
Date	Apr 2019
Sale Type	Investment
Cap Rate	7.44%
Properties	19
Financing	1st Mortgage: Barclays Capital Real Estate, Inc. Bal/Pmt: \$15,200,000/-

TRANSPORTATION

Parking	80 available (Surface);Ratio of 6.72/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (46)

Property Summary Report

18100 Jefferson Park Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Addus HomeCare	2,353 SF	Cleveland Sleep Research Center	2,141 SF
Recovery U	2,141 SF	Vitalant	1,000 SF
Allstar Surety Bonds	865 SF		

PROPERTY CONTACTS

True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Recorded Owner	Jefferson Medical Properties LP
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	Tres Properties LLC 18151 Jefferson Park Rd Middleburg Heights, OH 44130 (440) 239-1946 (p)
Previous True Owner	Petros Development 10474 Broadview Rd Broadview Heights, OH 44147 (440) 546-9000 (p)	Property Manager	Jefferson Park Properties 4635 Richmond Rd Warrensville Heights, OH 44128 (216) 464-2292 (p) (216) 464-7997 (f)

BUILDING NOTES

Single story in campus park setting. Generous parking at your doorstep- private entrances available. Owner managed for prompt services. Operable windows with mini-blinds. Beautifully landscaped grounds. Close to all freeways, airport, shopping, and restaurants.

Property Summary Report

7029 Pearl Rd - Shawnee office complex



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1990
RBA	13,500 SF
Stories	1
Typical Floor	13,500 SF
Construction	Masonry

LAND

Land Acres	3.41 AC
Zoning	office/medical
Parcels	372-32-008

FOR LEASE

Smallest Space	1,700 SF
Max Contiguous	1,700 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	\$12.50
Service Type	Modified Gross

Office Avail	1,700 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2	Office	Direct	1,700	1,700	1,700	\$12.50/MG	30 Days	3 - 5 Years

SALE

Sold Price	\$1,098,257 (\$81.35/SF) - Part of Portfolio
Date	Jan 2000
Sale Type	Investment
Properties	3
Financing	Down Payment of \$1,648,600 (53.18%) 1st Mortgage: PFL Life Insurance Co (Assumed)

TRANSPORTATION

Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (51)

Property Summary Report

7029 Pearl Rd - Shawnee office complex



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Brightstar Care Cuyahoga West	2,000 SF	CTAC	1,200 SF
Nations Lending Corp	1,050 SF	Morrison Express Corporation	1,000 SF
Terry J Reppa & Assoc Inc	500 SF		

PROPERTY CONTACTS

True Owner	Joseph D. Carney & Associates, LLC 139-159 Crocker Park Blvd Westlake, OH 44145 (440) 892-4900 (p) (440) 892-4146 (f)	Recorded Owner	Shawnee Office Associates 868 Corporate Way Westlake, OH 44145
Developer	Zaremba Management Company 22730 Fairview Center Dr Fairview Park, OH 44126 (440) 348-1850 (p) (440) 348-1835 (f)	Property Manager	Shawnee Office Associates 868 Corporate Way Westlake, OH 44145

Property Summary Report

7554-7580 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail (Strip Center)
Tenancy	Multi
Year Built	1990
GLA	18,000 SF
Stories	1
Typical Floor	18,000 SF
Docks	None
Construction	Masonry

LAND

Land Acres	2.78 AC
Zoning	GB
Parcels	373-21-005

TENANTS

• Pet Supplies Plus	8,000 SF	Umi Sushi	3,400 SF
OneMain Financial	2,000 SF	Absolute Chiropractic, Inc	1,800 SF
Allstate	1,800 SF	Jet's Pizza	1,200 SF
Randstad	500 SF		

• Anchor

BUILDING AMENITIES

- Pylon Sign
- Signage

FOR LEASE

Smallest Space	1,700 SF	Retail Avail	1,700 SF
Max Contiguous	1,700 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$16.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,700	1,700	1,700	\$16.00/NNN	30 Days	Negotiable

Property Summary Report

7554-7580 Pearl Rd



Middleburg Heights, OH 44130 - Southwest Submarket

TRAFFIC & FRONTAGE

Traffic Volume	21,007 on Pearl Rd & Fowles Rd SW (2022)
	21,167 on Pearl Rd & Lucerne Dr SW (2018)
Frontage	66' on Fowles Rd
	188' on Pearl Rd

Made with TrafficMetrix Products

TRANSPORTATION

Parking	80 available (Surface);Ratio of 4.44/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (64)

PROPERTY CONTACTS

True Owner	Georgetown Square Prop PO BOX 183 GATES MILLS, OH 44040 (216) 389-0597 (p)	Recorded Owner	Georgetown Square Prop PO BOX 183 GATES MILLS, OH 44040 (216) 389-0597 (p)
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Property Summary Report

18665-18753 Sheldon Rd - Sheldon Road Townhouse



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1972
RBA	221,440 SF
Stories	1
Typical Floor	221,440 SF
Ceiling Ht	22'
Columns	40'w x 33'd
Construction	Masonry

LAND

Land Acres	12.60 AC
Zoning	Light Ind
Parcels	371-15-005

LOADING

Docks	40 ext	Drive Ins	9 tot./12' w x 16' h
Cross Docks	None	Rail Spots	None

POWER & UTILITIES

Power	200a/240v 3p
Utilities	Heating - Gas, Lighting - Fluorescent

FOR LEASE

Smallest Space	5,226 SF
Max Contiguous	5,360 SF
# of Spaces	2
Vacant	21,306 SF
% Leased	95.2%
Rent	\$5.25
Service Type	Triple Net
CAM	\$1.94/SF

Industrial Avail	10,586 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	18753	Industrial	Direct	5,226/750 ofc	5,226	5,226	\$5.25/NNN	Vacant	Negotiable
P 1st	18751	Industrial	Direct	5,360/750 ofc	5,360	5,360	\$5.25/NNN	Vacant	Negotiable

Property Summary Report

18665-18753 Sheldon Rd - Sheldon Road Townhouse



Middleburg Heights, OH 44130 - Airport Submarket



TRANSPORTATION

Parking	200 available (Surface);Ratio of 0.90/1,000 SF
Airport	11 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (22)

TENANTS

Multiband Corp	40,000 SF	Eifler Coatings Technology	22,144 SF
Lifetouch National School Studios	22,144 SF	The Steel Store	22,144 SF
Marco Awards Group	20,000 SF	EIS, Inc.	18,905 SF
Magnetic Springs Bottled Water Company	13,360 SF	Dubose National Energy Services, Inc.	10,000 SF
Tantara Services	10,000 SF	Office Depot	8,857 SF
XPO Logistics	6,680 SF	The Berea Hardwoods Co. Inc.	5,000 SF
Waz Express Llc	500 SF		

PROPERTY CONTACTS

True Owner	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)	Recorded Owner	Sheldon Road Industrial Property & 31000 Aurora Rd Solon, OH 44139
		Property Manager	Chelm Properties Incorporated 31000 Aurora Rd Solon, OH 44139 (440) 349-4300 (p) (440) 349-4371 (f)
Recorded Owner	Sheldon Road Indl Assocs Llc 31000 Aurora Rd Solon, OH 44139		

BUILDING NOTES

This warehouse/distribution complex is on 12.6 acres just minutes from Cleveland Hopkins International Airport, I-71 and I-480. Units feature truck docks and/or drive-in doors, 22 foot clear height, monitored sprinklers and ample parking.

DIRECTIONS: From the north take I-71 south. Exit at Snow Road. Make a right turn off the ramp, then a left turn on Engle Road. Go past Holland Road. Make a right on Sheldon Road. From the south take I-71 north and exit at Bagley Road. Go west on Bagley to Engle Road. Make a right on Engle. Make a left on Sheldon Road. The property is on the left.

Property Summary Report

16600 Sprague Rd - Interstate Plaza



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1974
RBA	60,000 SF
Stories	5
Typical Floor	12,000 SF
Core Factor	10%
Construction	Steel

LAND

Land Acres	3.63 AC
Zoning	Commercial
Parcels	374-18-007

BUILDING AMENITIES

- Conferencing Facility
- Food Service
- Property Manager on Site

FOR LEASE

Smallest Space	330 SF	Office Avail	41,313 SF
Max Contiguous	8,500 SF		
# of Spaces	22		
Vacant	36,714 SF		
% Leased	38.8%		
Rent	\$14.25 - 16.25		
CAM	\$1.50/SF		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	90	Office	Direct	2,000	2,000	2,000	Withheld	Vacant	3 - 10 Years
P GRND	35	Office	Direct	2,955	2,955	2,955	\$14.75/MG	Vacant	3 - 5 Years
P GRND	85	Office	Direct	1,108	1,108	1,108	\$14.75/+E&C	Vacant	3 - 5 Years
P 1st	130	Office	Direct	1,605	1,605	1,605	Withheld	Vacant	1 - 5 Years
P 1st	120	Office	Direct	3,917	3,917	3,917	\$14.25/MG	Vacant	3 - 10 Years
P 1st	172	Office	Direct	1,500	1,500	1,500	\$14.75/+E&C	Vacant	Negotiable
P 2nd	210	Office	Direct	878	878	878	Withheld	Vacant	3 - 5 Years
P 2nd	285	Office	Direct	1,739	1,739	1,739	Withheld	Vacant	3 - 5 Years
P 2nd	255	Office	Direct	330	330	330	Withheld	Vacant	1 - 3 Years
P 2nd	260	Office	Direct	500	500	500	\$14.75/+E&C	Vacant	1 - 5 Years
P 2nd	212	Office	Direct	461	461	461	\$14.75/+E&C	Vacant	Negotiable
P 2nd	225	Office	Direct	1,350	1,350	1,350	\$14.75/+E&C	Vacant	Negotiable

Property Summary Report

16600 Sprague Rd - Interstate Plaza



Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	380	Office	Direct	836	836	836	\$14.25/MG	Vacant	1 - 5 Years
P 3rd	300-350	Office	Direct	8,500	8,500	8,500	\$14.75/+E&C	Vacant	5 - 10 Years
P 3rd	390	Office	Direct	3,898	3,898	3,898	\$14.75/+E&C	30 Days	Negotiable
P 3rd	345	Office	Direct	701	701	701	\$14.75/+E&C	30 Days	Negotiable
P 3rd	365	Office	Direct	1,550	1,550	1,550	\$14.75/+E&C	Vacant	Negotiable
P 3rd	360	Office	Direct	431	431	431	\$14.75/+E&C	Vacant	Negotiable
P 3rd	385	Office	Direct	495	495	495	\$14.75/+E&C	Vacant	Negotiable
P 4th	400	Office	Direct	2,820	2,820	2,820	Withheld	Vacant	1 - 10 Years
P 4th	410	Office	Direct	2,839	2,839	2,839	\$16.25/MG	Vacant	1 - 3 Years
P 4th	455	Office	Direct	900	900	900	\$14.75/+E&C	Vacant	1 - 10 Years

SALE

Sold Price	\$1,250,000 (\$20.83/SF)
Date	Jan 2020
Sale Type	Investment

TRANSPORTATION

Parking	176 available (Surface);57 available (Covered);Ratio of 6.67/1,000 SF
Airport	16 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (30)

TENANTS

Balanced Living Center	4,500 SF	J A Doran & Associates Inc	3,900 SF
Fourth Dimension Wealth	3,526 SF	HarmonyCares Hospice	3,000 SF
Herzog Automation Corp	2,900 SF	National Court Reporters Inc.	2,070 SF
LPL Financial	1,551 SF	MEDSEARCH Staffing	1,551 SF
Reliable Solutions Group	1,551 SF	The Estate Planning Team	1,551 SF
The Office Professionals	1,551 SF	Corporate Screening Services Inc	1,308 SF
TEK-Sources, Inc	1,290 SF	Gabriel Group Counseling, Llc	1,150 SF
American Family Insurance	1,000 SF	Lu-Lu's Bistro	834 SF
HarmonyCares Medical Group	600 SF	Key Insurance Group, Inc.	500 SF

Property Summary Report

16600 Sprague Rd - Interstate Plaza



Middleburg Heights, OH 44130 - Southwest Submarket

PROPERTY CONTACTS

True Owner	Optimus Dev LLC 13477 Prospect Rd Strongsville, OH 44149 (440) 572-9444 (p)	Recorded Owner	Optimus Development, LLC 13477 Prospect Rd Strongsville, OH 44149
Previous True Owner	Auto Owners Insurance Company 6101 Anacarpi Blvd Lansing, MI 48917 (517) 323-1200 (p)	Previous True Owner	Syed Hasanain 1 York Lake Ct Oak Brook, IL 60523 (630) 920-9078 (p)
Previous True Owner	OMNI Smart Living 33095 Bainbridge Rd Solon, OH 44139 (216) 514-1950 (p) (216) 514-3353 (f)	Property Manager	Mike Hudak (440) 655-2897 (p)

BUILDING NOTES

Building features underground parking and a deli. Conference room available.

Property Summary Report

18780 E Bagley Rd - Middleburg Medical Center

Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	4 Star Office
Tenancy	Multi
Year Built	2007
RBA	75,000 SF
Stories	3
Typical Floor	25,000 SF
Construction	Masonry

LAND

Land Acres	5.78 AC
Zoning	OB
Parcels	371-09-002

BUILDING AMENITIES

- Bus Line
- High Ceilings
- Signage

FOR LEASE

Smallest Space	2,967 SF	Office/Med Avail	10,971 SF
Max Contiguous	4,039 SF		
# of Spaces	3		
Vacant	10,971 SF		
% Leased	85.4%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	210	Off/Med	Direct	2,967	2,967	2,967	Withheld	Vacant	Negotiable
P 3rd	350	Off/Med	Direct	3,965	3,965	3,965	Withheld	Vacant	Negotiable
P 3rd	310	Off/Med	Direct	4,039	4,039	4,039	Withheld	Vacant	Negotiable

SALE

Sold Price	\$75,000,000 (\$264.24/SF) - Portfolio Price
Date	Feb 2022
Sale Type	Investment
Properties	28
Financing	1st Mortgage: Capital One, National Association Bal/Pmt: \$180,500,000/-

TRANSPORTATION

Parking	366 available (Surface);Ratio of 4.88/1,000 SF
Airport	14 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (52)

Property Summary Report

18780 E Bagley Rd - Middleburg Medical Center



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Southwest General	75,000 SF
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PROPERTY CONTACTS

True Owner	Altera Development 5910 N Central Expy Dallas, TX 75206 (214) 502-1886 (p)	Recorded Owner	Altera Middleburg Medical Cent 5910 N Central Ex Dallas, TX 75206
			
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)	Previous True Owner	18780 Bagley Properties
		Previous True Owner	Bagley Road Properties LLC 387 Medina Rd Medina, OH 44256 (330) 722-5081 (p)
Previous True Owner	Lauth Property Group 10 W Carmel Dr Carmel, IN 46032 (317) 848-6500 (p) (317) 848-6511 (f)		
			

BUILDING NOTES

Premier Medical Building deisgned to provide a full-service medical office facility that will attract patients requiring a wide variety of medical, dental and related care.

Across the street from UHHS Southwest General Health Center; 1/2 mile to the I-71 and Bagley Road interchange; Easily accessible to growing residential and retail developments.

Property Summary Report

6960 Engle Rd



Middleburg Heights, OH 44130 - Airport Submarket



BUILDING

Type	3 Star Flex
Tenancy	Multi
Year Built	1998
RBA	32,870 SF
Stories	1
Typical Floor	32,870 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	7.75 AC
Parcels	371-12-001

LOADING

Docks	11 ext	Drive Ins	5 tot./10' w x 12' h
Cranes	None	Rail Spots	None

FOR LEASE

Smallest Space	6,984 SF	Flex Avail	6,984 SF
Max Contiguous	6,984 SF		
# of Spaces	1		
Vacant	6,984 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Sublet	6,984/2,384 ofc	6,984	6,984	Withheld	Vacant	Thru Jul 2024

TRANSPORTATION

Parking	100 available (Surface);Ratio of 3.06/1,000 SF
Airport	13 min drive to Cleveland Hopkins International Airport
Walk Score	Car-Dependent (27)

TENANTS

EMO Trans	11,400 SF	Bollere Logistics	6,574 SF
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Property Summary Report

6960 Engle Rd



Middleburg Heights, OH 44130 - Airport Submarket

PROPERTY CONTACTS

True Owner	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)	Recorded Owner	Englewood Plaza South Ltd Part 6908 Engle Rd Cleveland, OH 44130
Property Manager	Harsax, Inc. 6908 Engle Rd Middleburg Heights, OH 44130 (440) 243-5500 (p) (440) 243-5031 (f)		

BUILDING NOTES

- 11,400 SF High-Image Flex Space Available
- 500 SF Office area
 - 10,900 Warehouse area
 - 18' Clear height
 - 2 Docks & 3 Drive-In doors
 - Sprinklered
 - Front door parking

Minutes to I-71 & I-80

Property Summary Report

7530 Lucerne Dr - Islander II



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1978
RBA	48,631 SF
Stories	4
Typical Floor	12,800 SF
Core Factor	10%
Construction	Masonry

LAND

Land Acres	7.46 AC
Zoning	Commercial
Parcels	374-15-001, 374-15-008

BUILDING AMENITIES

- Conferencing Facility
- Fitness Center
- Signage

FOR LEASE

Smallest Space	1,691 SF	Office Avail	18,936 SF
Max Contiguous	6,541 SF		
# of Spaces	6		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	2,730	2,730	2,730	Withheld	30 Days	Negotiable
P 3rd	305	Office	Direct	2,123	2,123	2,123	Withheld	30 Days	Negotiable
P 3rd	301	Office	Direct	1,881	1,881	1,881	Withheld	30 Days	Negotiable
P 3rd	300	Office	Direct	6,541	6,541	6,541	Withheld	30 Days	Negotiable
P 4th	420	Office	Direct	1,691	1,691	1,691	Withheld	30 Days	Negotiable
P 4th	415	Office	Direct	3,970	3,970	3,970	Withheld	30 Days	Negotiable

TRANSPORTATION

Parking	150 available (Surface);Ratio of 3.08/1,000 SF
Airport	16 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (57)

Property Summary Report

7530 Lucerne Dr - Islander II



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Ohio Education Association	3,200 SF	Mohawk Global Logistics	2,900 SF
Phillips, Mille & Costabile Co., L.P.A.	2,900 SF	Allen & Ramsey Co., LPA	2,500 SF
Fidato Wealth	2,500 SF	Computershare Investor Service	2,000 SF
CCA Promotions	1,280 SF	HW&Co. CPA's &. Advisors	1,280 SF
MCM	1,280 SF	Sottile & Barile, LLC Attorneys At law	1,280 SF
Corvel	500 SF	Sia Of Northern Ohio	500 SF

PROPERTY CONTACTS

True Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)	Recorded Owner	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)
Property Manager	Flair Group 7000 S Edderton Rd Brecksville, OH 44141 (440) 838-1400 (p) (440) 234-7522 (f)		

BUILDING NOTES

Tenants have access to the Islander party/exercise complex which includes a meeting room, indoor pool and men's and women's showers and saunas.

Property Summary Report

6786 Pearl Rd - Citizens Bank



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	4 Star Retail
Tenancy	Multi
Year Built	Oct 2023
GLA	9,052 SF
Stories	1
Typical Floor	9,052 SF

FOR LEASE

Smallest Space	1,605 SF	Retail Avail	1,605 SF
Max Contiguous	1,605 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est. Rent \$12 - 14 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,605	1,605	1,605	Withheld	60 Days	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	22,520 on Pearl Rd & Southland Dr NE (2022)
	18,760 on Pearl Rd & W 130th St SW (2022)

Made with TrafficMetrix Products

TRANSPORTATION

Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (66)

Property Summary Report

6801-6859 Pearl Rd - Building 1



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	4 Star Retail Retail Building (Power Center)
Tenancy	Multi
Year Built	1950
Year Renov	1998
GLA	27,900 SF
Stories	2
Typical Floor	27,900 SF
Docks	None
Construction	Masonry

LAND

Land Acres	50.00 AC
Zoning	GB, Middleburg
Parcels	372-29-001

TENANTS

UFC Gym	27,900 SF	Dollar Tree	11,500 SF
LensCrafters Inc	11,072 SF	Third Federal Savings & Loan	6,276 SF
Southland Lanes	5,536 SF	Eagle Financial Services	3,360 SF
Mr. Hero	2,940 SF	SVS Vision	2,500 SF
Clarkson Eyecare	2,000 SF	Sally Beauty	1,880 SF
Tease Salon	1,720 SF	Uptempo Dance	1,420 SF

BUILDING AMENITIES

- Restaurant
- Signalized Intersection

FOR LEASE

Smallest Space	990 SF	Retail Avail	64,937 SF
Max Contiguous	27,900 SF		
# of Spaces	12		
Vacant	27,900 SF		
% Leased	0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	28	Retail	Direct	5,400	5,400	5,400	Withheld	Vacant	Negotiable
P 1st	25	Retail	Direct	1,933	1,933	1,933	Withheld	Vacant	Negotiable
P 1st	22b	Retail	Direct	1,584	1,584	1,584	Withheld	Vacant	Negotiable

Property Summary Report

6801-6859 Pearl Rd - Building 1



Middleburg Heights, OH 44130 - Southwest Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	10	Retail	Direct	1,560	1,560	1,560	Withheld	Vacant	Negotiable
P 1st	07	Retail	Direct	6,095	6,095	6,095	Withheld	Vacant	Negotiable
P 1st	05	Retail	Direct	3,220	3,220	3,220	Withheld	Vacant	Negotiable
P 1st	4a	Retail	Direct	3,460	3,460	3,460	Withheld	Vacant	Negotiable
P 1st	6849B	Retail	Direct	27,900	27,900	27,900	Withheld	Vacant	Negotiable
P 1st	7	Retail	Direct	6,095	6,095	6,095	Withheld	Vacant	Negotiable
P 1st	19	Retail	Direct	990	990	990	Withheld	Vacant	Negotiable
P 1st	4	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1st	03	Retail	Direct	4,700	4,700	4,700	Withheld	Vacant	Negotiable

SALE		TRAFFIC & FRONTAGE	
Sold Price	\$9,300,000,000 - Portfolio Price	Traffic Volume	10,770 on W 130th St & Pearl Rd N (2022)
Date	Jun 2011		22,520 on Pearl Rd & Southland Dr NE (2022)
Sale Type	Investment	Frontage	246' on 130th St
Cap Rate	8.00%		744' on Pearl Rd
Properties	1610	Made with TrafficMetrix Products	
Financing	1st Mortgage: German American Capital Corporation Bal/Pmt: \$1,000,000,000/-		

TRANSPORTATION	
Parking	300 available (Surface);Ratio of 6.54/1,000 SF
Airport	16 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (68)

PROPERTY CONTACTS			
Recorded Owner	Brixmor Ga Southland Shopping Center Llc 450 Lexington Ave New York, NY 10017	Previous True Owner	Brixmor Property Group Inc. 22054-22128 Farmington Rd Farmington Hills, MI 48336 (248) 476-6672 (p) (248) 476-9504 (f)
Property Manager	Brixmor Property Group Inc. 8441-8503 Winton Rd Cincinnati, OH 45231 (513) 521-4350 (p) (513) 522-3180 (f)		

Property Summary Report

6879-6885 Pearl Rd - Building 4



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Retail (Power Center)
Tenancy	Multi
GLA	100,328 SF
Stories	1
Typical Floor	100,328 SF
Docks	2 ext

LAND

Parcels	372-30-008, 372-30-009
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TENANTS

Marshalls	28,004 SF	OfficeMax	20,954 SF
Party City	17,700 SF	Petco	16,255 SF
Southland Vision Care Inc	1,500 SF	Handmade Treasures	1,003 SF
Miracle-Ear	1,000 SF		

BUILDING AMENITIES

- Pylon Sign
- Signage

FOR LEASE

Smallest Space	2,263 SF	Retail Avail	100,229 SF
Max Contiguous	91,466 SF		
# of Spaces	4		
Vacant	100,229 SF		
% Leased	0.1%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	57	Retail	Direct	91,466	91,466	91,466	Withheld	Vacant	Negotiable
P 1st	27	Retail	Direct	2,263	2,263	2,263	Withheld	Vacant	Negotiable
P 1st	38	Retail	Direct	3,750	3,750	3,750	Withheld	Vacant	Negotiable
P 1st	39	Retail	Direct	2,750	2,750	2,750	Withheld	Vacant	Negotiable

Property Summary Report

6879-6885 Pearl Rd - Building 4



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRAFFIC & FRONTAGE	
Sold Price	\$9,300,000,000 - Portfolio Price	Traffic Volume	22,520 on Pearl Rd & Southland Dr NE (2022)
Date	Jun 2011		15,777 on Pearl Rd & Smith Rd NE (2022)
Sale Type	Investment	Frontage	210' on Pearl Rd (with 1 curb cuts)
Cap Rate	8.00%	Made with TrafficMetrix Products	
Properties	1610		
Financing	1st Mortgage: German American Capital Corporation		
	Bal/Pmt: \$1,000,000,000/-		

TRANSPORTATION

Parking	250 available (Surface);Ratio of 2.49/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (59)

PROPERTY CONTACTS

Property Manager	Brixxmor Property Group Inc.
	8441-8503 Winton Rd
	Cincinnati, OH 45231
	(513) 521-4350 (p)
	(513) 522-3180 (f)



Property Summary Report

6900 Pearl Rd - Medical Arts Bldg I



Middleburg Heights, OH 44130 - Southwest Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2008
RBA	30,000 SF
Stories	3
Typical Floor	10,000 SF
Construction	Masonry

LAND

Land Acres	3.09 AC
Zoning	Commercial
Parcels	372-18-026

FOR LEASE

Smallest Space	2,180 SF
Max Contiguous	5,931 SF
# of Spaces	2
Vacant	8,111 SF
% Leased	73.0%
Rent	Withheld - CoStar Est. Rent \$15 - 19 (Office)

Medical Avail	8,111 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Medical	Direct	2,180	2,180	2,180	Withheld	Vacant	Negotiable
P 3rd	300	Medical	Direct	5,931	5,931	5,931	Withheld	Vacant	Negotiable

SALE

Sold Price	\$11,746,253 (\$391.54/SF) - Part of Portfolio
Date	Oct 2022
Sale Type	Investment
Cap Rate	6.35%
Properties	16
Financing	1st Mortgage: Capital One, National Association Bal/Pmt: \$144,933,300/-

TRANSPORTATION

Parking	150 available (Surface);Ratio of 5.00/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (60)

Property Summary Report

6900 Pearl Rd - Medical Arts Bldg I



Middleburg Heights, OH 44130 - Southwest Submarket

TENANTS

Southwest Urology	10,000 SF	Helios Clinical Research	3,091 SF
Gorjanc Mary MD	2,500 SF	Obgyn Associates Llc	2,500 SF
The Surgery Center Pearl	2,500 SF	CT/X-Ray/Ultrasound	1,100 SF
Radiology/Imaging	1,100 SF	Pathology Laboratories, Inc	1,000 SF
Building Management	500 SF		

PROPERTY CONTACTS

True Owner	CalSTRS 100 Waterfront Pl West Sacramento, CA 95605 (800) 228-5453 (p) (916) 229-3790 (f)
True Owner	Rendina Healthcare Real Estate 101 Park Blvd E Plano, TX 75074 (469) 248-4999 (p)
Previous True Owner	White Oak Healthcare Finance 1736 Boulder St Denver, CO 80211 (415) 644-4100 (p)
Previous True Owner	White Oak Credit Services, LLC Three Embarcadero Ctr San Francisco, CA 94111 (415) 644-4100 (p) (415) 644-4199 (f)
Previous True Owner	Tim Sidor 6900 Pearl Rd Cleveland, OH 44130 (440) 845-0900 (p)

True Owner	Artemis Real Estate Partners 5404 Wisconsin Ave Chevy Chase, MD 20815 (202) 370-7450 (p)
Fund Name	Artemis Real Estate Partners Fund IV
Previous True Owner	Woodside Health 2 Summit Park Dr Independence, OH 44131 (440) 484-2200 (p) (440) 484-2210 (f)
Previous True Owner	Montecito Medical Real Estate 3807 Cleghorn Ave Nashville, TN 37215 (615) 921-3850 (p)
Property Manager	Altair Real Estate Services 1001 State St Erie, PA 16501 (814) 833-2741 (p)

Property Summary Report

7250 Pearl Rd - Endcap at the New Marathon Gas Station



Middleburg Heights, OH 44130 - Southwest Submarket

7250 PEARL ROAD, MIDDLEBURG HEIGHTS, OHIO 44130

FOR LEASE

1,150 SF RETAIL ENDCAP
WITH POTENTIAL DRIVE-THRU

Kevin Moss

First Vice President

216 363 6453

Vince Mingo

Senior Associate

216 535 0188

BUILDING

Type	3 Star Retail Service Station (Neighborhood Center)
Tenancy	Single
Year Built	1977
Year Renov	1983
GLA	2,030 SF
Stories	1
Typical Floor	2,030 SF
Docks	None
Construction	Reinforced Concrete

LAND

Land Acres	0.58 AC
Zoning	GB, Middleburg Hghts
Parcels	372-28-009

TENANTS

Gulf	2,500 SF	Pearl Bagley Gulf	-
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BUILDING AMENITIES

- 24 Hour Access
 - Signage
- Pylon Sign
 - Signalized Intersection

FOR LEASE

Smallest Space	1,150 SF	Retail Avail	1,150 SF
Max Contiguous	1,150 SF		
# of Spaces	1		
Vacant	1,150 SF		
% Leased	43.4%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,150	1,150	1,150	Withheld	Vacant	Negotiable

Property Summary Report

7250 Pearl Rd - Endcap at the New Marathon Gas Station



Middleburg Heights, OH 44130 - Southwest Submarket

SALE		TRAFFIC & FRONTAGE	
Sold Price	Not Disclosed	Traffic Volume	17,478 on Pearl Rd & Bagley Rd SW (2022)
Date	Nov 2022		21,076 on Pearl Road & Pine Hill Trl SW (2020)
		Frontage	129' on Bagley Rd
			161' on Pearl Rd
Made with TrafficMetrix Products			

TRANSPORTATION	
Parking	15 available (Surface);Ratio of 7.39/1,000 SF
Airport	15 min drive to Cleveland Hopkins International Airport
Walk Score	Somewhat Walkable (64)

PROPERTY CONTACTS			
Recorded Owner	Laith Llc	Previous True Owner	Jerome J. Gorczyca
			7250 Pearl Rd
			Middleburg Heights, OH 44130
			(440) 888-8087 (p)

BUILDING NOTES	
Location Corner: NW	
Property Description: Full Service Gas Station	