# 7764-7800 W 130th St - Sprague Square Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

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Retail

## Property Summary

| | |
|---|---|
| Center Type | Neighborhood Center |
| GLA (% Leased) | 32,080 SF (66.5%) |
| Built | 1984 |
| Tenancy | Multiple |
| Available | 1,200 - 10,760 SF |
| Max Contiguous | 4,800 SF |
| Asking Rent | $10.50 - 14.50 SF/Year/NNN |
| Frontage | 677' on 130th St |
| Frontage | 171' on Sprague Rd |
| Parking Spaces | 3.90/1,000 SF; 151 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.25 AC (141,570 SF) | Zoning | GD, Middleburg Heigh |
| Building FAR | 0.23 | Parcel | 374-26-008 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 4 | % Leased | 66.5% |
| Smallest Space | 1,200 SF | Asking Rent | $10.50 - 14.50 SF/Year |
| Max Contiguous | 4,800 SF | Service Type | Triple Net |
| Vacant | 10,760 SF | Retail Available | 10,760 SF |

## Amenities

- Pylon Sign
- Signage
- Signalized Intersection

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 7786 | Retail | Direct | 4,800 | 4,800 | 4,800 | $12.00 NNN | Vacant | Negotiable |
| P 1 | 7772 | Retail | Direct | 2,380 | 2,380 | 2,380 | $10.50 NNN | Vacant | Negotiable |
| P 1 | 7770 | Retail | Direct | 2,380 | 2,380 | 2,380 | $10.50 NNN | Vacant | Negotiable |
| P 1 | 7780 | Retail | Direct | 1,200 | 1,200 | 1,200 | $14.50 NNN | Vacant | 5 Years |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 1/4/2008 | Sale Type | Investment |
| Pro Forma Cap Rate | 9.0% | Comp Status | Research Complete |
| Sale Price | $3,300,000 | Actual Cap Rate | 7.9% |
| Comp ID | 1473452 | | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.90/1,000 SF; 151 Surface Spaces | |
| Traffic Volume | 12,929 on W Sprague Rd (2026); 11,477 on W 130th St (2026); 13,513 on W 130th St (2026); 12,952 on W Sprague Rd (2026); 11,055 on Cherokee Trl (2026); 2,223 on W Sprague Rd (2026); 3,604 on W 130th St (2026); 8,823 on Gardenside Dr (2026); 101 on Wendy Drive (2026); 12,576 on Bagley Rd (2026) | |
| Frontage | 677' on 130th St; 171' on Sprague Rd | |
| Airport | Cleveland-Hopkins International | 18 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 50 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 0 - Not friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Helen Foot Spa Inc | 1 | 32,080 | - | Apr 2026 | - |
| Dollar General | 1 | 7,925 | 7 | Mar 2006 | - |
| Rock Creek Kitchen & Bar | 1 | 4,800 | 17 | Jul 2008 | - |
| Bistro on 130 | 1 | 2,400 | 16 | Sep 2016 | - |
| Edward Jones | 1 | 1,500 | 2 | May 2010 | - |

Showing 5 of 7 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Cuyahoga County | Cleveland, OH 44115 | (216) 698-2299 |
| True Owner | Fields Investments | Agoura Hills, CA 91301 | (818) 719-8618 |
| Property Management | Fields Investments | Agoura Hills, CA 91301 | (818) 719-8618 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 2 18660 E Bagley Rd - Middleburg Medical Arts I

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

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Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 31,932 SF (72.2%) |
| Built | 1976 |
| Stories | 5 |
| Elevators | 2 passenger |
| Typical Floor | 5,140 SF |
| Tenancy | Multiple |
| Available | 471 - 8,879 SF |
| Max Contiguous | 2,724 SF |
| Asking Rent | $21.00 SF/Year/MG |
| Parking Spaces | 3.00/1,000 SF; 90 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.12 AC (92,347 SF) | Zoning | Commercial |
| Building FAR | 0.35 | Parcel | 371-09-004 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 7 | % Leased | 72.2% |
| Smallest Space | 471 SF | Asking Rent | $21.00 SF/Year |
| Max Contiguous | 2,724 SF | Service Type | Modified Gross |
| Vacant | 8,879 SF | Office/Medical Available | 8,879 SF |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 3 | 302 | Office/Medical | Direct | 958 | 2,717 | 2,717 | $21.00 MG | Vacant | Negotiable |
| P 3 | 303 | Office/Medical | Direct | 951 | 2,717 | 2,717 | $21.00 MG | Vacant | Negotiable |
| P 3 | 301 | Office/Medical | Direct | 808 | 2,717 | 2,717 | $21.00 MG | Vacant | Negotiable |
| P 3 | 305 | Office/Medical | Direct | 794 | 794 | 794 | $21.00 MG | Vacant | Negotiable |
| P 4 | 404 | Office/Medical | Direct | 2,644 | 2,644 | 2,644 | $21.00 MG | Vacant | Negotiable |
| P 4 | 401 | Office/Medical | Direct | 2,253 | 2,724 | 2,724 | $21.00 MG | Vacant | Negotiable |
| P 4 | 402 | Office/Medical | Direct | 471 | 2,724 | 2,724 | $21.00 MG | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 2/11/2022 | Sale Type | Investment |
| Sale Price | Withheld | Comp Status | Research Complete |
| Comp ID | 5888606 | | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | |
|---|---|
| Parking Details | 3.00/1,000 SF; 90 Surface Spaces |
| Traffic Volume | 24,518 on Old Oak Blvd (2026); 20,979 on Engle Rd (2026); 14,306 on Bagley Rd (2026); 20,516 on Bagley Road (2026); 9,709 on Engle Rd (2026); 26,654 on I- 71 (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 19,383 on Eastland Rd (2026); 4,958 on Bagley Rd (2026) |
| Airport | Cleveland-Hopkins International — 14 min drive |
| Pedestrian Friendly | 60 - Moderately friendly |
| Cycling Friendly | 70 - Moderately friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Florence Kimbo MD, LLC | 4 | 2,470 | 16 | Dec 2000 | - |
| New Pathways Clinic | 1 | 1,734 | 3 | Aug 2020 | - |
| Associates In Dermatology | 5 | 1,732 | 11 | Jul 2024 | - |
| Kirlough Family Dentistry | 3 | 1,500 | 10 | Jan 1978 | - |
| Dr. Thomas J. Cyphert DDS | 5 | 700 | 2 | Jul 1987 | - |

Showing 5 of 7 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | ALTERA MIDDLEBURG MEDICAL ARTS LLC | Dallas, TX 75206 | - |
| True Owner | Altera Fund Advisors | Dallas, TX 75206 | (214) 207-4090 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 3 18780 E Bagley Rd - Middleburg Medical Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

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Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 75,000 SF (68.6%) |
| Built | 2007 |
| Stories | 3 |
| Elevators | 2 passenger |
| Typical Floor | 25,000 SF |
| Tenancy | Multiple |
| Available | 2,967 - 23,541 SF |
| Max Contiguous | 8,004 SF |
| Asking Rent | $29.00 SF/Year/MG |
| Parking Spaces | 4.88/1,000 SF; 366 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 5.78 AC (251,777 SF) | Owner Occupied | No |
| Building FAR | 0.30 | Zoning | OB |
| Slab to Slab | 9' | Parcel | 371-09-002 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 4 | % Leased | 68.6% |
| Smallest Space | 2,967 SF | Asking Rent | $29.00 SF/Year |
| Max Contiguous | 8,004 SF | Service Type | Modified Gross |
| Vacant | 23,541 SF | Office/Medical Available | 23,541 SF |

## Amenities

- Bus Line
- High Ceilings
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 2 | 210 | Office/Medical | Direct | 2,967 | 2,967 | 2,967 | $29.00 MG | Vacant | Negotiable |
| P 3 | 350 | Office/Medical | Direct | 3,965 - 8,004 | 8,004 | 8,004 | $29.00 MG | Vacant | Negotiable |
| P 3 | 310 | Office/Medical | Direct | 4,039 - 8,004 | 8,004 | 8,004 | $29.00 MG | Vacant | Negotiable |
| P 3 | 300 | Office/Medical | Direct | 4,566 | 4,566 | 4,566 | $29.00 MG | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 2/11/2022 | Sale Type | Investment |
| Sale Price | Withheld | Comp Status | Research Complete |
| Comp ID | 5888606 | | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | |
|---|---|
| Parking Details | 4.88/1,000 SF; 366 Surface Spaces |
| Traffic Volume | 24,518 on Old Oak Blvd (2026); 20,979 on Engle Rd (2026); 14,306 on Bagley Rd (2026); 20,516 on Bagley Road (2026); 19,383 on Eastland Rd (2026); 4,998 on E Bagley Rd (2026); 5,540 on Bonds Pkwy (2026); 4,245 on E Bagley Rd (2026); 20,899 on East Bagley Road (2026); 9,709 on Engle Rd (2026) |
| Airport | Cleveland-Hopkins International 14 min drive |
| Pedestrian Friendly | 60 - Moderately friendly |
| Cycling Friendly | 70 - Moderately friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Southwest General | 1–3 | 75,000 | 45 | Feb 2016 | - |
| GSA Great Lakes Region 5 | 2 | 13,404 | 89 | Aug 2022 | Aug 2032 |
| Cleveland Urology | 1 | - | 30 | Jun 2026 | - |
| Premier Rheumatology Group & Infusion Llc | 1 | - | 25 | Oct 2025 | - |

Showing 4 of 4 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Altera Middleburg Medical Cent | Dallas, TX 75206 | - |
| True Owner | Altera Fund Advisors | Dallas, TX 75206 | (214) 207-4090 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 4 6751 Engle Rd - Airport Executive Park

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

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Flex

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 28,214 SF (81.9%) |
| Built | 1990 |
| Tenancy | Multiple |
| Available | 1,100 - 5,100 SF |
| Max Contiguous | 2,000 SF |
| Asking Rent | $12.00 SF/Year/MG |
| Clear Height | 14' |
| Drive Ins | 14 total/8' w x 10' h |
| Docks | None |
| Levelers | None |
| Parking Spaces | 3.57/1,000 SF; 100 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 4.00 AC (174,029 SF) | Power | 200a/208v 3p |
| Building FAR | 0.16 | Zoning | GI |
| Crane | None | Parcel | 371-19-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 3 | % Leased | 81.9% |
| Smallest Space | 1,100 SF | Asking Rent | $12.00 SF/Year |
| Max Contiguous | 2,000 SF | Service Type | Modified Gross |
| Total Available | 5,100 SF | Office Available | 1,100 SF |
| Vacant | 5,100 SF | Industrial Available | 4,000 SF |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | F | Industrial | Direct | 2,000/1,420 Office | 2,000 | 2,000 | $12.00 MG | Vacant | Negotiable |
| P 1 | K | Industrial | Direct | 2,000/500 Office | 2,000 | 2,000 | $12.00 MG | Vacant | Negotiable |
| P 1 | B | Office | Direct | 1,100/1,420 Office | 1,100 | 1,100 | Withheld | Vacant | Negotiable |

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.57/1,000 SF; 100 Surface Spaces | |
| Traffic Volume | 108,368 on Sheldon Rd (2026); 14,831 on Englewood Dr (2026); 304 on Forest Oval (2026); 11,563 on Sheldon Rd (2026); 7,497 on Engle Rd (2026); 2,364 on Sheldon Rd (2026); 6,896 on Grosse Dr (2026); 10,532 on Independence Ct (2026); 106,782 on Southway Dr (2026); 8,094 on Emerald Pt (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly | |
| Cycling Friendly | 20 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Transit Friendly | 0 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Breaking Through Intensive Therapy | 1 | 5,000 | 3 | Oct 2024 | Oct 2029 |
| Apis, Inc. | 1 | 2,000 | 4 | Jan 1992 | - |
| Chester Industries | 1 | 2,000 | 10 | Nov 2013 | - |
| Scioto Services | 1 | 1,500 | 3 | Dec 2017 | - |
| Cooling Systems, Inc. | 1 | 562 | 3 | Jan 2025 | - |

Showing 5 of 5 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |
| Recorded Owner | Airport Executive Park LLC | - | - |
| True Owner | Amsdell Companies | Cleveland, OH 44135 | (216) 458-0670 |
| Property Management | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 119,600 SF (100%) |
| Built | 1968 |
| Tenancy | Multiple |
| Available | 24,025 - 72,225 SF |
| Max Contiguous | 48,200 SF |
| Asking Rent | $5.25 SF/Year/NNN |
| Clear Height | 18'7" |
| Drive Ins | 6 total |
| Docks | 15 exterior |
| Levelers | None |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.85 AC (124,146 SF) | Power | Yes |
| Building FAR | 0.96 | Zoning | GI |
| Column Spacing | 40'w x 40'd | Parcel | 371-14-006 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 2 | % Leased | 100% |
| Smallest Space | 24,025 SF | Asking Rent | $5.25 SF/Year |
| Max Contiguous | 48,200 SF | Service Type | Triple Net |
| Vacant | 0 SF | Industrial Available | 72,225 SF |

## Amenities

- Signage

## Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term | Docks | Drive Ins |
|---|---|---|---|---|---|---|---|---|---|
| 6800 Engle | Industrial | Direct | 48,200/7,200 Office | 48,200 | $5.25 NNN | 30 Days | Negotiable | 5 | 1 |
| 6898 \| End Unit | Industrial | Direct | 24,025/3,500 Office | 24,025 | $5.25 NNN | 30 Days | Negotiable | 2 | 1 |

## Transportation

| | | |
|---|---|---|
| Traffic Volume | 14,831 on Englewood Dr (2026); 108,368 on Sheldon Rd (2026); 11,563 on Sheldon Rd (2026); 6,896 on Grosse Dr (2026); 7,497 on Engle Rd (2026); 304 on Forest Oval (2026); 10,532 on Independence Ct (2026); 14,306 on Bagley Rd (2026); 9,709 on Engle Rd (2026); 2,364 on Sheldon Rd (2026) | |
| Airport | Cleveland-Hopkins International | 11 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 0 - Not friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| AmeriMark Direct, LLC | 1–2 | 52,647 | 249 | Jan 1985 | - |
| AMD Distribution | 1 | 48,200 | 20 | May 2024 | May 2027 |

Showing 2 of 2 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | ENGLEWOOD PARK II LTD | Solon, OH 44139 | - |
| True Owner | Chelm Properties Incorporated | Solon, OH 44139 | (440) 349-4300 |
| Property Management | Chelm Properties Incorporated | Solon, OH 44139 | (440) 349-4300 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 7055 Engle Rd - Bldg 6

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

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Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 9,885 SF (100%) |
| Built | 1986 |
| Stories | 1 |
| Typical Floor | 9,885 SF |
| Tenancy | Multiple |
| Available | 80 - 6,005 SF |
| Max Contiguous | 1,295 SF |
| Asking Rent | Withheld |
| Parking Spaces | 4.05/1,000 SF; 40 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.98 AC (173,369 SF) | Zoning | Commercial |
| Building FAR | 0.06 | Parcel | 371-22-806C (+1 more) |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 8 | % Leased | 100% |
| Smallest Space | 80 SF | Asking Rent | Withheld |
| Max Contiguous | 1,295 SF | Office Available | 6,005 SF |
| Vacant | 0 SF | | |

## Amenities

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

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | Open Plan for +15 | Office | Coworking | 1,075 - 1,295 | 1,295 | 1,295 | Withheld | - | - |
| P 1 | Open Plan for +10 | Office | Coworking | 480 - 1,185 | 1,185 | 1,185 | Withheld | - | - |
| P 1 | Office for 5 | Office | Coworking | 325 - 800 | 800 | 800 | Withheld | - | - |
| P 1 | Office for 3 | Office | Coworking | 150 - 650 | 650 | 650 | Withheld | - | - |
| P 1 | Office for 4 | Office | Coworking | 215 - 650 | 650 | 650 | Withheld | - | - |
| P 1 | Office for 1 | Office | Coworking | 80 - 550 | 550 | 550 | Withheld | - | - |
| P 1 | | Office | Coworking | 100 - 550 | 550 | 550 | Withheld | - | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Available Spaces (Continued)

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| Office for 2 | | | | | | | | | |
| P 1 | Cowork-ing | Office | Coworking | 100 - 325 | 325 | 325 | Withheld | - | - |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 9/15/2023 | Comp ID | 6523327 |
| Sale Price | Withheld | Comp Status | Public Record |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.05/1,000 SF; 40 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 9,709 on Engle Rd (2026); 20,516 on Bagley Road (2026); 8,861 on I- 71 (2026); 26,654 on I- 71 (2026); 20,979 on Engle Rd (2026); 20,899 on I 71 (2026); 22,637 on I- 71 (2026); 8,349 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 20 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Regus | 1 | 8,825 | - | Sep 2024 | - |
| Anago Cleaning Systems | 1 | 1,978 | 13 | Oct 2011 | - |

Showing 2 of 2 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Robert L Gross | - | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 7 7251 Engle Rd - Plaza South I

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 56,320 SF (63.9%) |
| Built | 1981 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 14,080 SF |
| Tenancy | Multiple |
| Available | 668 - 20,356 SF |
| Max Contiguous | 14,029 SF |
| Asking Rent | $14.50 - 16.00 SF/Year/FS |
| Parking Spaces | 4.17/1,000 SF; 676 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.95 AC (128,502 SF) | Owner Occupied | No |
| Building FAR | 0.44 | Zoning | OB |
| Core Factor | 10% | Parcel | 373-23-022 |
| Slab to Slab | 10' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 5 | % Leased | 63.9% |
| Smallest Space | 668 SF | Asking Rent | $14.50 - 16.00 SF/Year |
| Max Contiguous | 14,029 SF | Service Type | Full Service |
| Vacant | 20,356 SF | Office Available | 20,356 SF |

## Amenities

- 24 Hour Access
- Conferencing Facility
- Fitness Center

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 105 | Office | Direct | 700 | 700 | 700 | $16.00 FS | Vacant | Negotiable |
| E 2 | 200 | Office | Direct | 14,029 | 14,029 | 14,029 | $14.50 FS | Vacant | Negotiable |
| P 3 | 301 | Office | Direct | 2,534 | 2,534 | 2,534 | $16.00 FS | Vacant | Negotiable |
| P 4 | 400 | Office | Direct | 2,425 | 2,425 | 2,425 | $16.00 FS | Vacant | Negotiable |
| P 4 | 401 | Office | Direct | 668 | 668 | 668 | $16.00 FS | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/9/2025 | Sale Type | Investment |
| Sale Price | $1,345,058 | Comp Status | Research Complete |
| Comp ID | 7485730 | Sale Conditions | Bulk/Portfolio Sale +1 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.17/1,000 SF; 676 Surface Spaces | |
| Traffic Volume | 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 20,516 on Bagley Road (2026); 26,654 on I- 71 (2026); 4,958 on Bagley Rd (2026); 7,134 on I- 71 (2026); 6,397 on I- 71 (2026); 20,979 on Engle Rd (2026); 20,899 on I 71 (2026); 14,306 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 13 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Verantis Environmental Solutions Group | 3 | 9,533 | 63 | Oct 2016 | - |
| Hearing Doctors Of Ohio | 1 | 4,328 | 5 | Sep 2010 | - |
| McManus Dosen & Co | 4 | 3,800 | 14 | Jan 1987 | - |
| Sage Partners | 1 | 3,166 | 4 | Oct 2013 | - |
| Smith Marshall, LLP | 4 | 3,000 | 4 | Dec 2019 | - |

Showing 5 of 11 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 7251 Engle Rd. LLC | Twinsburg, OH 44087 | - |
| True Owner | 7251 Engle Rd. LLC | Twinsburg, OH 44087 | - |
| Property Management | Flair Group | Brecksville, OH 44141 | (440) 838-1400 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 8 7271 Engle Rd - Plaza South III

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 56,320 SF (31.5%) |
| Built | 1986 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 14,080 SF |
| Tenancy | Multiple |
| Available | 1,211 - 38,593 SF |
| Max Contiguous | 13,360 SF |
| Asking Rent | $14.50 - 16.00 SF/Year/FS |
| Parking Spaces | 4.75/1,000 SF; 250 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.84 AC (123,710 SF) | Owner Occupied | No |
| Building FAR | 0.46 | Zoning | OB |
| Core Factor | 10% | Parcel | 373-23-025 |
| Slab to Slab | 10' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 8 | % Leased | 31.5% |
| Smallest Space | 1,211 SF | Asking Rent | $14.50 - 16.00 SF/Year |
| Max Contiguous | 13,360 SF | Service Type | Full Service |
| Vacant | 38,593 SF | Office Available | 38,593 SF |

## Amenities

- 24 Hour Access
- Conferencing Facility
- Fitness Center
- Food Service

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 100 | Office | Direct | 1,771 | 1,771 | 1,771 | $16.00 FS | Vacant | Negotiable |
| P 1 | 105 | Office | Direct | 1,673 | 1,673 | 1,673 | $16.00 FS | Vacant | Negotiable |
| P 1 | 101 | Office | Direct | 1,211 | 1,211 | 1,211 | $16.00 FS | Vacant | Negotiable |
| P 2 | 201 | Office | Direct | 9,966 | 9,966 | 9,966 | $16.00 FS | Vacant | Negotiable |
| P 3 | 307 | Office | Direct | 7,041 | 7,041 | 7,041 | $16.00 FS | Vacant | Negotiable |
| P 3 | 308 | Office | Direct | 1,975 | 1,975 | 1,975 | $16.00 FS | Vacant | Negotiable |
| P 3 | 309 | Office | Direct | 1,596 | 1,596 | 1,596 | $16.00 FS | Vacant | Negotiable |
| P 4 | 400 | Office | Direct | 13,360 | 13,360 | 13,360 | $14.50 FS | Vacant | Negotiable |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/9/2025 | Sale Type | Investment |
| Sale Price | $1,470,835 | Comp Status | Research Complete |
| Comp ID | 7485730 | Sale Conditions | Bulk/Portfolio Sale +1 |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.75/1,000 SF; 250 Surface Spaces | |
| Traffic Volume | 4,958 on Bagley Rd (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 4,815 on Bagley Rd (2026); 7,134 on I- 71 (2026); 6,397 on I- 71 (2026); 20,516 on Bagley Road (2026); 26,654 on I- 71 (2026); 20,979 on Engle Rd (2026); 20,899 on I 71 (2026) | |
| Airport | Cleveland-Hopkins International | 13 min drive |
| Pedestrian Friendly | 40 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 10 - Not friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| First Advantage | 2 | 4,114 | 27 | May 2019 | - |
| EMCR Cleveland | 3 | 1,975 | - | Jan 2026 | - |
| ExamOne | 1 | 1,408 | 9 | Jun 2017 | - |
| Weinstein & Associates | 1 | 1,408 | 9 | Jan 2019 | - |
| ViaQuest | 3 | 1,299 | 9 | Aug 2025 | - |

Showing 5 of 7 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 7251 Engle Rd. LLC | Twinsburg, OH 44087 | - |
| True Owner | 7251 Engle Rd. LLC | Twinsburg, OH 44087 | - |
| Property Management | Flair Group | Brecksville, OH 44141 | (440) 838-1400 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 6902 Pearl Rd - Southland Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 34,842 SF (83.3%) |
| Built | 1974 |
| Stories | 5 |
| Elevators | 2 passenger |
| Typical Floor | 7,800 SF |
| Tenancy | Multiple |
| Available | 456 - 12,116 SF |
| Max Contiguous | 2,907 SF |
| Asking Rent | $13.00 SF/Year |
| Parking Spaces | 3.42/1,000 SF; Surface Tandem Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; 150 Surface Spaces; Covered Spaces Available |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.48 AC (64,469 SF) | Owner Occupied | No |
| Building FAR | 0.54 | Zoning | GB |
| Core Factor | 10% | Parcel | 372-18-025 |
| Slab to Slab | 9' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 8 | % Leased | 83.3% |
| Smallest Space | 456 SF | Asking Rent | $13.00 SF/Year |
| Max Contiguous | 2,907 SF | Office Available | 12,116 SF |
| Vacant | 5,821 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 100 | Office | Direct | 1,787 | 1,787 | 1,787 | $13.00 +UTIL | 30 Days | 1 - 20 Years |
| P 1 | 103 | Office | Direct | 456 | 456 | 456 | $13.00 MG | Vacant | Negotiable |
| P 3 | 300 | Office | Direct | 2,907 | 2,907 | 2,907 | $13.00 MG | Vacant | Negotiable |
| P 3 | 308 | Office | Direct | 890 | 890 | 890 | $13.00 +UTIL | 30 Days | 1 - 20 Years |
| P 3 | 311 | Office | Direct | 790 | 790 | 790 | $13.00 +UTIL | Vacant | 1 - 20 Years |
| P 4 | 410 | Office | Direct | 1,668 | 1,668 | 1,668 | $13.00 +UTIL | Vacant | 1 - 20 Years |
| P 4 | 425 | Office | Direct | 1,048 | 1,048 | 1,048 | $13.00 +UTIL | 30 Days | 1 - 20 Years |
| P 5 | 502 | Office | Direct | 2,570 | 2,570 | 2,570 | $13.00 +UTIL | 30 Days | Negotiable |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.42/1,000 SF; Surface Tandem Spaces Available; Covered Tandem Spaces Available; Reserved Spaces Available; 150 Surface Spaces; Covered Spaces Available | |
| Traffic Volume | 8,259 on Smith Road (2026); 10,875 on S PkwyDr (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 6,155 on Smith Rd (2026); 6,479 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 18,834 on West 130th Street (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026) | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| LE LLC | 1 | 780 | - | Jun 2020 | - |
| Northcost Family Foundation | 5 | 780 | - | Jun 2020 | - |
| Payee Support Services | 2 | 780 | - | Jun 2020 | - |
| The Brow Goddess | 4 | 780 | - | Nov 2021 | - |
| Holistic Helpers Home Healthcare LLC | 3 | 546 | - | Nov 2021 | - |

Showing 5 of 7 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Developers Realty, Inc | Solon, OH 44139 | (440) 349-4805 |
| True Owner | Developers Realty, Inc | Solon, OH 44139 | (440) 349-4805 |
| Property Management | Developers Realty, Inc | Solon, OH 44139 | (440) 349-4805 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 10 7123 Pearl Rd - Commerce Place

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 72,856 SF (65.3%) |
| Built | 1980 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 18,214 SF |
| Tenancy | Multiple |
| Available | 895 - 25,314 SF |
| Max Contiguous | 10,975 SF |
| Asking Rent | $12.00 - 15.00 SF/Year/MG |
| Parking Spaces | 4.41/1,000 SF; 300 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.65 AC (158,994 SF) | Owner Occupied | No |
| Building FAR | 0.46 | Zoning | Commercial |
| Core Factor | 10% | Parcel | 374-02-096 |
| Slab to Slab | 9' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 8 | Asking Rent | $12.00 - 15.00 SF/Year |
| Smallest Space | 895 SF | Service Type | Modified Gross |
| Max Contiguous | 10,975 SF | Office Available | 22,860 SF |
| Total Available | 25,314 SF | Retail Available | 895 SF |
| Vacant | 25,314 SF | Office/Retail Available | 1,559 SF |
| % Leased | 65.3% | | |

## Amenities

- Conferencing Facility
- Fitness Center
- Food Service

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 109 | Office/Retail | Direct | 1,559 | 1,559 | 1,559 | $15.00 MG | Vacant | Negotiable |
| P 1 | 101 | Retail | Direct | 895 | 895 | 895 | $15.00 MG | Vacant | Negotiable |
| P 2 | 207 | Office | Direct | 2,685 | 4,720 | 4,720 | $12.00 MG | Vacant | Negotiable |
| P 2 | 203 | Office | Direct | 2,035 | 4,720 | 4,720 | $12.00 MG | Vacant | Negotiable |
| P 2 | 210 | Office | Direct | 1,528 | 1,528 | 1,528 | $12.00 MG | Vacant | Negotiable |
| P 3 | 305 | Office | Direct | 10,975 | 10,975 | 10,975 | $12.00 MG | Vacant | Negotiable |
| P 3 | 309A | Office | Direct | 1,577 | 1,577 | 1,577 | $12.00 MG | Vacant | Negotiable |
| P 4 | 450 | Office | Direct | 4,060 | 4,060 | 4,060 | $12.00 MG | Vacant | Negotiable |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 1/20/2015 | Comp Status | Research Complete |
| Sale Price | $1,657,800 | Actual Cap Rate | 13.6% |
| Comp ID | 3225881 | Sale Conditions | Auction Sale |
| Sale Type | Investment | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.41/1,000 SF; 300 Surface Spaces | |
| Traffic Volume | 19,286 on Bagley Rd (2026); 12,782 on Pearl Road (2026); 20,436 on Pearl Rd (2026); 21,272 on Big Creek Pkwy (2026); 20,283 on Pearl Road (2026); 6,202 on Bagley Rd (2026); 20,443 on Bagley Road (2026); 20,347 on Bagley Road (2026); 6,479 on Smith Rd (2026); 3,656 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 16 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Musical Theater Project | 1 | 4,000 | 7 | Jan 2021 | - |
| Anselmo & Co | 3 | 3,925 | 7 | Jun 2013 | - |
| Farmers Insurance | 1 | 3,925 | 26 | Mar 2011 | - |
| US Navy Officer Recruiting | 1 | 3,925 | 26 | Jun 2013 | - |
| Ditchey Geiger LLC | Unkwn | 3,108 | 5 | Jan 2019 | - |

Showing 5 of 17 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Commerce Place MH LLC | - | - |
| True Owner | AZ Management, Inc. | Beachwood, OH 44122 | (833) 497-5412 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 11 7554-7580 Pearl Rd - Georgetown Square

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Retail

## Property Summary

| | |
|---|---|
| Center Type | Strip Center |
| GLA (% Leased) | 21,836 SF (100%) |
| Built | 1990 |
| Tenancy | Multiple |
| Available | 1,700 SF |
| Max Contiguous | 1,700 SF |
| Asking Rent | $16.00 SF/Year/MG |
| Frontage | 66' on Fowles Rd |
| Frontage | 188' on Pearl Rd |
| Parking Spaces | Covered Tandem Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available; 80 Surface Spaces; Covered Spaces Available |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.60 AC (113,256 SF) | Zoning | GB |
| Building FAR | 0.19 | Parcel | 373-21-005 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 1,700 SF | Asking Rent | $16.00 SF/Year |
| Max Contiguous | 1,700 SF | Service Type | Modified Gross |
| Vacant | 0 SF | Retail Available | 1,700 SF |

## Amenities

- Pylon Sign
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Retail | Direct | 1,700 | 1,700 | 1,700 | $16.00 MG | 30 Days | Negotiable |

## For Sale Summary

| | | | |
|---|---|---|---|
| Asking Price | $4,100,000 ($187.76/SF) | Land | 2.60 AC |
| Status | Active | Built | 1990 |
| Cap Rate | 7.4% | On Market | 369 Days |
| Sale Type | Investment | Last Update | October 8, 2026 |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 9/9/2026 | Sale Type | Investment |
| Sale Price | Withheld | Comp Status | In Progress |
| Comp ID | 7835446 | | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | |
|---|---|
| Parking Details | Covered Tandem Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available; 80 Surface Spaces; Covered Spaces Available |
| Traffic Volume | 24,036 on Fowles Rd (2026); 7,513 on Pearl Rd (2026); 20,283 on Pearl Road (2026); 21,172 on Webster Rd (2026); 4,813 on Lanier Dr (2026); 9,349 on I- 71 (2026); 3,112 on Brookside Pkwy (2026); 2,144 on Barriemore Ave (2026); 20,283 on Pearl Road (2026); 10,183 on Pearl Rd (2026) |
| Frontage | 66' on Fowles Rd; 188' on Pearl Rd |
| Airport | Cleveland-Hopkins International 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 50 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Pet Supplies Plus | 1 | 6,500 | 15 | Apr 2005 | - |
| Umi Sushi | 1 | 3,400 | 7 | Apr 2017 | - |
| OneMain Financial | 1 | 2,000 | 5 | Nov 2016 | - |
| Absolute Chiropractic, Inc | 1 | 1,800 | 2 | Dec 2015 | - |
| Celtronics Smoke & Vape | 1 | 1,615 | - | Mar 2022 | - |

Showing 5 of 9 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Georgetown Square Properties | Middleburg Heights, OH 44130 | - |
| True Owner | Georgetown Square Prop | GATES MILLS, OH 44040 | (216) 389-0597 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 12 16600 Sprague Rd - Interstate Plaza

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 60,000 SF (59.8%) |
| Built | 1974 |
| Stories | 5 |
| Elevators | 2 passenger |
| Typical Floor | 12,000 SF |
| Tenancy | Multiple |
| Available | 307 - 28,694 SF |
| Max Contiguous | 5,525 SF |
| Asking Rent | $16.00 SF/Year/MG |
| Parking Spaces | 3.88/1,000 SF; 176 Surface Spaces; 57 Covered Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.63 AC (158,123 SF) | Owner Occupied | No |
| Building FAR | 0.38 | Zoning | Commercial |
| Core Factor | 10% | Parcel | 374-18-007 |
| Slab to Slab | 9' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 19 | % Leased | 59.8% |
| Smallest Space | 307 SF | Asking Rent | $16.00 SF/Year |
| Max Contiguous | 5,525 SF | Service Type | Modified Gross |
| Vacant | 24,095 SF | Office Available | 28,694 SF |

## Amenities

- Conferencing Facility
- Food Service
- Property Manager on Site

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P GRND | 35 | Office | Direct | 2,955 | 2,955 | 2,955 | $16.00 MG | Vacant | 3 - 5 Years |
| P GRND | 90 | Office | Direct | 2,000 | 2,000 | 2,000 | $16.00 MG | Vacant | 3 - 10 Years |
| P GRND | 85 | Office | Direct | 1,108 | 1,108 | 1,108 | $16.00 MG | Vacant | 3 - 5 Years |
| P 1 | 120 | Office | Direct | 3,917 | 3,917 | 3,917 | $16.00 MG | Vacant | 3 - 10 Years |
| P 1 | 165 | Office | Direct | 748 | 748 | 748 | $16.00 MG | Vacant | 1 - 5 Years |
| P 2 | 225 | Office | Direct | 1,350 | 1,811 | 1,811 | $16.00 MG | Vacant | 1 - 5 Years |
| P 2 | 211 | Office | Direct | 570 | 877 | 877 | $16.00 MG | Vacant | 1 - 10 Years |
| P 2 | 260 | Office | Direct | 500 | 830 | 830 | $16.00 MG | Vacant | 1 - 3 Years |
| P 2 | 212 | Office | Direct | 461 | 1,811 | 1,811 | $16.00 MG | Vacant | 1 - 10 Years |
| P 2 | 255 | Office | Direct | 330 | 830 | 830 | $16.00 MG | Vacant | 1 - 3 Years |

## Available Spaces (Continued)

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 2 | 215 | Office | Direct | 307 | 877 | 877 | $16.00 MG | Vacant | 1 - 10 Years |
| P 3 | 345 + 390 | Office | Direct | 701 - 4,599 | 5,525 | 5,525 | $16.00 MG | 30 Days | 1 - 5 Years |
| P 3 | 365 | Office | Direct | 1,550 | 1,550 | 1,550 | $16.00 MG | Vacant | 1 - 5 Years |
| P 3 | 380 | Office | Direct | 836 | 836 | 836 | $16.00 MG | Vacant | 1 - 5 Years |
| P 3 | 385 | Office | Direct | 495 | 5,525 | 5,525 | $16.00 MG | Vacant | 1 - 5 Years |
| P 3 | 360 | Office | Direct | 431 | 5,525 | 5,525 | $16.00 MG | Vacant | 1 - 5 Years |
| P 4 | 410 + 435 | Office | Direct | 522 - 3,361 | 3,361 | 3,361 | $16.00 MG | Vacant | 1 - 5 Years |
| P 4 | 400 | Office | Direct | 2,820 | 2,820 | 2,820 | $16.00 MG | Vacant | Negotiable |
| P 4 | 425 | Office | Direct | 356 | 356 | 356 | $16.00 MG | Vacant | 1 - 3 Years |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 1/31/2020 | Sale Type | Investment |
| Sale Price | $1,250,000 | Comp Status | Research Complete |
| Comp ID | 5040980 | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.88/1,000 SF; 176 Surface Spaces; 57 Covered Spaces | |
| Traffic Volume | 13,329 on FwyCir (2026); 15,252 on Mohawk Dr (2026); 5,757 on Pearl Rd (2026); 10,810 on Pearl Rd (2026); 8,824 on Pearl Rd (2026); 33,625 on W Sprague Rd (2026); 30,569 on I- 71 (2026); 34,076 on Pearl Road (2026); 34,076 on Pearl Road (2026) | |
| Airport | Cleveland-Hopkins International | 16 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 20 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| J A Doran & Associates Inc | GRND | 3,900 | 46 | Jul 2016 | - |
| Corporate Screening Services Inc | 3 | 3,898 | 11 | Oct 2016 | - |
| Fourth Dimension Wealth | 4 | 3,526 | 5 | Apr 2021 | - |
| Reliable Solutions Group | 1 | 1,551 | - | May 2019 | - |
| The Estate Planning Team | 4 | 1,551 | 10 | Apr 2021 | - |

Showing 5 of 13 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Optimus Development, LLC | Strongsville, OH 44149 | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Contacts (Continued)

| Type | Name | Location | Phone |
|---|---|---|---|
| True Owner | Optimus Dev LLC | Strongsville, OH 44149 | (440) 572-9444 |
| Property Management | Mike Hudak | - | (440) 655-2897 |

# 13 7010 Engle Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,910 SF (69.4%) |
| Built/Renovated | 1987/2004 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,910 SF |
| Tenancy | Multiple |
| Available | 730 - 3,649 SF |
| Max Contiguous | 2,919 SF |
| Asking Rent | Withheld |
| Parking Spaces | 6.96/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.70 AC (74,052 SF) | Owner Occupied | No |
| Building FAR | 0.16 | Zoning | OB, Middleburg Heights |
| Core Factor | 5% | Parcel | 371-12-011 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 2 | % Leased | 69.4% |
| Smallest Space | 730 SF | Asking Rent | Withheld |
| Max Contiguous | 2,919 SF | Office/Medical Available | 3,649 SF |
| Vacant | 3,649 SF | | |

## Amenities

- Property Manager on Site

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 101 | Office/Medical | Direct | 2,919 | 2,919 | 2,919 | Withheld | Vacant | Negotiable |
| P 1 | 100A | Office/Medical | Direct | 730 | 730 | 730 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $675,904 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

| | | |
|---|---|---|
| Parking Details | 6.96/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 9,709 on Engle Rd (2026); 20,516 on Bagley Road (2026); 20,979 on Engle Rd (2026); 14,831 on Englewood Dr (2026); 8,861 on I- 71 (2026); 26,654 on I- 71 (2026); 20,899 on I 71 (2026); 8,349 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 50 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Cleveland Clinic | 1 | 11,094 | 20 | Jul 2014 | - |

Showing 1 of 1 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | Jefferson Park Properties | Warrensville Heights, OH 44128 | (216) 464-2292 |
| Recorded Owner | Jupiter Jefferson Llc | Frisco, TX 75035 | (940) 331-5148 |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 14 6900 Pearl Rd - Medical Arts

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 38,370 SF (74.0%) |
| Built | 2008 |
| Stories | 3 |
| Typical Floor | 12,790 SF |
| Tenancy | Multiple |
| Available | 3,028 - 9,967 SF |
| Max Contiguous | 6,939 SF |
| Asking Rent | Withheld |
| Parking Spaces | 5.00/1,000 SF; 178 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.37 AC (146,797 SF) | Owner Occupied | No |
| Building FAR | 0.26 | Zoning | GB |
| Slab to Slab | 10' | Parcel | 372-18-026 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 2 | % Leased | 74.0% |
| Smallest Space | 3,028 SF | Asking Rent | Withheld |
| Max Contiguous | 6,939 SF | Office/Medical Available | 9,967 SF |
| Vacant | 9,967 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 100 | Office/Medical | Direct | 3,028 | 3,028 | 3,028 | Withheld | Vacant | Negotiable |
| P 3 | 300 | Office/Medical | Direct | 6,939 | 6,939 | 6,939 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 10/27/2022 | Comp Status | Research Complete |
| Sale Price | $9,659,939 | Actual Cap Rate | 6.4% |
| Comp ID | 6206032 | Sale Conditions | Bulk/Portfolio Sale |
| Sale Type | Investment | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | 5.00/1,000 SF; 178 Surface Spaces | |
| Traffic Volume | 8,259 on Smith Road (2026); 10,875 on S PkwyDr (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 6,155 on Smith Rd (2026); 6,479 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 18,834 on West 130th Street (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026) | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Southwest Urology | 2 | 10,000 | 50 | Jun 2013 | - |
| Pearl Road Surgery Center | 1 | 8,820 | 17 | Jun 2013 | - |
| Helios Clinical Research | 3 | 3,091 | 3 | Dec 2013 | - |
| Sunrise Medical Laboratories | 3 | 978 | 1 | Jul 2021 | - |

Showing 4 of 4 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 6900 Pearl Road Owner LLC | Jupiter, FL 33458 | - |
| True Owner | CalSTRS | West Sacramento, CA 95605 | (800) 228-5453 |
| True Owner | Rendina Development Company of America | Jupiter, FL 33458 | (561) 630-5055 |
| Property Management | Altair Real Estate Services | Erie, PA 16501 | (814) 833-2741 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 15 6933 Pearl Rd - Southland South

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Retail

## Property Summary

| | |
|---|---|
| GLA (% Leased) | 7,900 SF (24.1%) |
| Built | 1973 |
| Tenancy | Multiple |
| Available | 6,000 SF |
| Max Contiguous | 6,000 SF |
| Asking Rent | Withheld |
| Frontage | 100' on Pearl Road |




## Property Details

| | |
|---|---|
| Parcel | 372-30-013 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 24.1% |
| Smallest Space | 6,000 SF | Asking Rent | Withheld |
| Max Contiguous | 6,000 SF | Retail Available | 6,000 SF |
| Vacant | 6,000 SF | | |

## Amenities

- Drive Thru
- Pylon Sign
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Retail | Direct | 6,000 | 6,000 | 6,000 | Withheld | Vacant | Negotiable |

## For Sale Summary

| | | | |
|---|---|---|---|
| Asking Price | Withheld | Built | 1973 |
| Status | Active | On Market | 40 Days |
| Sale Type | Investment or Owner User | Last Update | September 30, 2026 |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 6/24/2022 | Comp ID | 6095781 |
| Sale Price | $500,000 | Comp Status | Public Record |

## Transportation

| | | |
|---|---|---|
| Traffic Volume | 8,259 on Smith Road (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 10,875 on S PkwyDr (2026); 6,155 on Smith Rd (2026); 6,479 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 11,253 on Smith Rd (2025); 18,834 on West 130th Street (2026); 11,219 on West 130th Street (2026) | |
| Frontage | 100' on Pearl Road | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| NTB-National Tire & Battery | 1 | 6,000 | 11 | Jun 2009 | - |
| Top Level Gaming | 1 | 6,000 | - | Aug 2018 | - |
| The Keyless Shop | 1 | 1,900 | 2 | Oct 2017 | - |

Showing 3 of 3 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 6933 Pearl Road Llc | - | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 16 7088 W 130th St - State Farm

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 19,241 SF (100%) |
| Built | 1985 |
| Stories | 1 |
| Typical Floor | 19,241 SF |
| Tenancy | Multiple |
| Available | 19,241 SF |
| Max Contiguous | 19,241 SF |
| Asking Rent | $9.00 SF/Year/NNN |
| Parking Spaces | 4.10/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 5.41 AC (235,660 SF) | Zoning | Commercial |
| Building FAR | 0.08 | Parcel | 374-01-019 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 19,241 SF | Asking Rent | $9.00 SF/Year |
| Max Contiguous | 19,241 SF | Service Type | Triple Net |
| Vacant | 19,241 SF | Office Available | 19,241 SF |

## Amenities

- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| E 1 | - | Office | Sublet | 19,241 | 19,241 | 19,241 | $9.00 NNN | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/20/2016 | Comp ID | 3957252 |
| Sale Price | Withheld | Comp Status | Public Record |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.10/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 11,219 on West 130th Street (2026); 11,253 on Smith Rd (2025); 14,837 on West 130th Street (2026); 10,462 on West 130th Street (2026); 9,786 on N Linden Ln (2024); 13,352 on Bagley Road (2026); 8,259 on Smith Road (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 19,181 on Oakwood Rd (2026) | |
| Airport | Cleveland-Hopkins International | 17 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 50 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Transit Friendly | 30 - Somewhat friendly |

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 7088 West 130th Street Llc | Bedford Heights, OH 44146 | - |
| True Owner | McCarthy, Burgess & Wolff | Bedford Heights, OH 44146 | (440) 735-5100 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 17 18660 E Bagley Rd - Middleburg Medical Arts II

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 35,960 SF (72.8%) |
| Built | 1984 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 8,990 SF |
| Tenancy | Multiple |
| Available | 1,185 - 9,788 SF |
| Max Contiguous | 2,860 SF |
| Asking Rent | $21.00 SF/Year/MG |
| Parking Spaces | 2.95/1,000 SF; 106 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 4.07 AC (177,289 SF) | Zoning | OB |
| Building FAR | 0.20 | Parcel | 371-09-011 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 5 | % Leased | 72.8% |
| Smallest Space | 1,185 SF | Asking Rent | $21.00 SF/Year |
| Max Contiguous | 2,860 SF | Service Type | Modified Gross |
| Vacant | 9,788 SF | Office/Medical Available | 9,788 SF |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 2 | 201 | Office/Medical | Direct | 1,737 | 1,737 | 1,737 | $21.00 MG | Vacant | Negotiable |
| P 2 | 204 | Office/Medical | Direct | 1,185 | 1,185 | 1,185 | $21.00 MG | Vacant | Negotiable |
| P 3 | 301 | Office/Medical | Direct | 1,528 | 1,528 | 1,528 | $21.00 MG | Vacant | Negotiable |
| P 4 | 407 | Office/Medical | Direct | 2,860 | 2,860 | 2,860 | $21.00 MG | Vacant | Negotiable |
| P 4 | 401 | Office/Medical | Direct | 2,478 | 2,478 | 2,478 | $21.00 MG | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 2/11/2022 | Sale Type | Investment |
| Sale Price | Withheld | Comp Status | Research Complete |
| Comp ID | 5888606 | | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | | |
|---|---|---|
| Parking Details | 2.95/1,000 SF; 106 Surface Spaces | |
| Traffic Volume | 24,518 on Old Oak Blvd (2026); 20,979 on Engle Rd (2026); 14,306 on Bagley Rd (2026); 20,516 on Bagley Road (2026); 9,709 on Engle Rd (2026); 26,654 on I- 71 (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 19,383 on Eastland Rd (2026); 4,958 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 14 min drive |
| Pedestrian Friendly | 60 - Moderately friendly | |
| Cycling Friendly | 70 - Moderately friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Premier Physicians | 1 | 5,166 | 8 | Jun 1997 | - |
| Paramount Medical Research and Consulting | 1–3 | 3,583 | 11 | Dec 2013 | - |
| North Star Medical Research | 2 | 2,248 | 3 | Jun 2013 | - |
| Thomas & Thomas Ophthalmology, Inc. | 3 | 1,750 | 9 | Jun 1998 | - |
| Smile Center USA | 4 | 1,000 | 3 | Jun 2013 | - |

Showing 5 of 8 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | ALTERA MIDDLEBURG MEDICAL ARTS LLC | Dallas, TX 75206 | - |
| True Owner | Altera Fund Advisors | Dallas, TX 75206 | (214) 207-4090 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 16560 Commerce Ct

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 3,600 SF (100%) |
| Built | 1995 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 3,600 SF |
| Tenancy | Single |
| Available | 1,800 - 3,600 SF |
| Max Contiguous | 3,600 SF |
| Asking Rent | $15.75 SF/Year/+UTIL |
| Parking Spaces | 6.39/1,000 SF; 23 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 0.82 AC (35,719 SF) | Zoning | Commercial |
| Building FAR | 0.10 | Parcel | 374-18-006 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | Asking Rent | $15.75 SF/Year |
| Smallest Space | 1,800 SF | Service Type | Plus Utilities |
| Max Contiguous | 3,600 SF | CAM | $0.25/SF |
| Vacant | 0 SF | Office Available | 3,600 SF |
| % Leased | 100% | | |

## Amenities

- Air Conditioning
- Bus Line
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| E 1 | - | Office | Direct | 1,800 - 3,600 | 3,600 | 3,600 | $15.75 +UTIL | 30 Days | 1 - 10 Years |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/25/2007 | Sale Type | Investment or Owner User |
| Sale Price | Withheld | Comp Status | Research Complete |
| Comp ID | 1309796 | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | 6.39/1,000 SF; 23 Surface Spaces | |
| Traffic Volume | 15,252 on Mohawk Dr (2026); 13,329 on FwyCir (2026); 5,757 on Pearl Rd (2026); 10,810 on Pearl Rd (2026); 8,824 on Pearl Rd (2026); 33,625 on W Sprague Rd (2026); 30,569 on I- 71 (2026); 34,076 on Pearl Road (2026); 34,076 on Pearl Road (2026) | |
| Airport | Cleveland-Hopkins International | 16 min drive |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 50 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Autism Learning Center | 1 | 3,600 | - | Jan 2020 | - |

Showing 1 of 1 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | OMNI Smart Living | Solon, OH 44139 | (216) 514-1950 |
| Recorded Owner | Kayser Real Estate Development Llc | Newbury, OH 44065 | - |
| True Owner | The Jeffery S. Watson Law Firm LTD. | Conneaut, OH 44030 | (440) 599-2827 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 19 6745 Engle Rd - The Parkview Building

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 44,522 SF (60.6%) |
| Built/Renovated | 1995/2003 |
| Stories | 3 |
| Elevators | None |
| Typical Floor | 14,840 SF |
| Tenancy | Multiple |
| Available | 1,253 - 27,872 SF |
| Max Contiguous | 9,054 SF |
| Asking Rent | $16.50 SF/Year/FS |
| Parking Spaces | 1.95/1,000 SF; 125 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.49 AC (108,464 SF) | Owner Occupied | No |
| Building FAR | 0.41 | Zoning | OB |
| Core Factor | 1% | Parcel | 371-17-034 |
| Slab to Slab | 9' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 7 | % Leased | 60.6% |
| Smallest Space | 1,253 SF | Asking Rent | $16.50 SF/Year |
| Max Contiguous | 9,054 SF | Service Type | Full Service |
| Vacant | 17,565 SF | Office Available | 27,872 SF |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 105 | Office | Direct | 5,348 | 5,348 | 5,348 | $16.50 FS | Vacant | Negotiable |
| P 1 | 115 | Office | Direct | 3,307 | 3,307 | 3,307 | $16.50 FS | Vacant | Negotiable |
| P 1 | 120 | Office | Direct | 1,512 | 1,512 | 1,512 | $16.50 FS | Vacant | Negotiable |
| P 2 | 200 | Office | Sublet | 9,054 | 9,054 | 9,054 | Withheld | 30 Days | Thru Dec 2030 |
| P 2 | 205 | Office | Direct | 5,628 | 5,628 | 5,628 | $16.50 FS | Vacant | Negotiable |
| P 2 | 215 | Office | Direct | 1,770 | 1,770 | 1,770 | $16.50 FS | Vacant | Negotiable |
| P 2 | 210 | Office | Sublet | 1,253 | 1,253 | 1,253 | Withheld | 30 Days | Thru Dec 2030 |

## Transportation

| | | |
|---|---|---|
| Parking Details | 1.95/1,000 SF; 125 Surface Spaces | |
| Traffic Volume | 304 on Forest Oval (2026); 11,563 on Sheldon Rd (2026); 7,497 on Engle Rd (2026); 108,368 on Sheldon Rd (2026); 6,896 on Grosse Dr (2026); 10,532 on Independence Ct (2026); 2,364 on Sheldon Rd (2026); 14,831 on Englewood Dr (2026); 106,782 on Southway Dr (2026); 8,094 on Emerald Pt (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Pedestrian Friendly | 30 - Somewhat friendly |
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 0 - Not friendly |

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |
| Recorded Owner | Airport Executive Park LLC | Cleveland, OH 44135 | - |
| True Owner | Amsdell Companies | Cleveland, OH 44135 | (216) 458-0670 |
| Property Management | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |

# 20 6801 Engle Rd - Airport Executive Park

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

★★★☆☆

Industrial

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 28,000 SF (93.8%) |
| Built | 1987 |
| Tenancy | Multiple |
| Available | 1,750 SF |
| Max Contiguous | 1,750 SF |
| Asking Rent | $10.63 SF/Year/MG |
| Clear Height | 12'6" |
| Drive Ins | 16 total/10' w x 8' h |
| Levelers | None |
| Parking Spaces | 200 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.53 AC (110,255 SF) | Zoning | Commercial |
| Building FAR | 0.25 | Parcel | 371-19-007 |
| Power | 200a/ | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 93.8% |
| Smallest Space | 1,750 SF | Asking Rent | $10.63 SF/Year |
| Max Contiguous | 1,750 SF | Service Type | Modified Gross |
| Vacant | 1,750 SF | Industrial Available | 1,750 SF |

## Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term | Docks | Drive Ins |
|---|---|---|---|---|---|---|---|---|---|
| E | Industrial | Direct | 1,750 | 1,750 | $10.63 MG | Vacant | Negotiable | - | - |

## Transportation

| | | |
|---|---|---|
| Parking Details | 200 Surface Spaces | |
| Traffic Volume | 14,831 on Englewood Dr (2026); 108,368 on Sheldon Rd (2026); 11,563 on Sheldon Rd (2026); 304 on Forest Oval (2026); 7,497 on Engle Rd (2026); 6,896 on Grosse Dr (2026); 10,532 on Independence Ct (2026); 2,364 on Sheldon Rd (2026); 106,782 on Southway Dr (2026); 9,709 on Engle Rd (2026) | |
| Airport | Cleveland-Hopkins International | 11 min drive |
| Pedestrian Friendly | 40 - Fairly friendly | |
| Cycling Friendly | 20 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 10 - Not friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Hott Associates Inc | 1 | 3,692 | 200 | Mar 2015 | - |

## Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Kasputis Law Firm | 1 | 3,105 | 4 | Sep 2016 | - |
| Mural Mike Bldg Contractors Inc | 1 | 3,000 | 13 | Sep 2016 | - |
| Tyger Remodeling | 1 | 3,000 | 6 | Jun 2024 | - |
| RSN Properties | 1 | 1,500 | 10 | Aug 2023 | - |

Showing 5 of 5 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |
| Recorded Owner | Amsdell & Amsdell | Cleveland, OH 44114 | - |
| True Owner | Amsdell Companies | Cleveland, OH 44135 | (216) 458-0670 |
| Property Management | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |

# 21 6930 Engle Rd - Englebrook Business Park

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

★★★☆☆

Light Manufacturing

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 38,106 SF (64.1%) |
| Built | 1996 |
| Tenancy | Multiple |
| Available | 3,600 - 13,680 SF |
| Max Contiguous | 6,480 SF |
| Asking Rent | $6.00 SF/Year/MG |
| Clear Height | 18' |
| Drive Ins | 10 total/10' w x 12' h |
| Docks | 12 exterior |
| Levelers | None |
| Parking Spaces | 2.58/1,000 SF; 100 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 6.23 AC (271,379 SF) | Power | 100a/208v 3p |
| Building FAR | 0.14 | Zoning | Industrial |
| Crane | None | Parcel | 371-14-004 |
| Cross Docks | None | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 3 | % Leased | 64.1% |
| Smallest Space | 3,600 SF | Asking Rent | $6.00 SF/Year |
| Max Contiguous | 6,480 SF | Service Type | Modified Gross |
| Total Available | 13,680 SF | Industrial Available | 3,600 SF |
| Vacant | 13,680 SF | Flex Available | 10,080 SF |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Flex | Direct | 6,480 | 6,480 | 6,480 | $6.00 MG | Vacant | 3 Years |
| P 1 | R | Industrial | Direct | 3,600/675 Office | 3,600 | 3,600 | Withheld | Vacant | Negotiable |
| P 1 | s | Flex | Direct | 3,600 | 3,600 | 3,600 | $6.00 MG | Vacant | 3 Years |

## Transportation

| | | |
|---|---|---|
| Parking Details | 2.58/1,000 SF; 100 Surface Spaces | |
| Traffic Volume | 14,831 on Englewood Dr (2026); 14,306 on Bagley Rd (2026); 108,368 on Sheldon Rd (2026); 9,709 on Engle Rd (2026); 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 8,861 on I- 71 (2026); 26,654 on I- 71 (2026); 11,563 on Sheldon Rd (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Transit Friendly | 0 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Family Entertainment Group | 1 | 5,700 | 15 | Apr 2024 | - |
| Imperial Vending Co. | 1 | 3,240 | 10 | Mar 2010 | - |
| Seasonstone Quartz | 1 | 2,500 | 5 | Dec 2017 | - |

Showing 3 of 3 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Englewood Plaza South LTD | Cleveland, OH 44130 | - |
| True Owner | Harsax, Inc. | Garfield Heights, OH 44125 | (440) 243-5500 |
| Property Management | Harsax, Inc. | Garfield Heights, OH 44125 | (440) 243-5500 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 22 6940 Engle Rd - Englebrook Business Park

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

★★★☆☆

Flex

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 46,000 SF (60.2%) |
| Built | 1987 |
| Tenancy | Multiple |
| Available | 18,321 SF |
| Max Contiguous | 18,321 SF |
| Asking Rent | $6.00 SF/Year/MG |
| Clear Height | 18' |
| Drive Ins | 3 total/10' w x 12' h |
| Docks | 16 exterior |
| Levelers | None |
| Parking Spaces | 2.17/1,000 SF; 100 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.16 AC (137,650 SF) | Power | 100a/208v 3p |
| Building FAR | 0.33 | Zoning | GI |
| Crane | None | Parcel | 371-14-002 |
| Cross Docks | None | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | Asking Rent | $6.00 SF/Year |
| Smallest Space | 18,321 SF | Service Type | Modified Gross |
| Max Contiguous | 18,321 SF | CAM | $1.30/SF |
| Vacant | 18,321 SF | Flex Available | 18,321 SF |
| % Leased | 60.2% | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Flex | Direct | 18,321 | 18,321 | 18,321 | $6.00 MG | Vacant | 5 Years |

## Transportation

| | | |
|---|---|---|
| Parking Details | 2.17/1,000 SF; 100 Surface Spaces | |
| Traffic Volume | 14,831 on Englewood Dr (2026); 14,306 on Bagley Rd (2026); 108,368 on Sheldon Rd (2026); 9,709 on Engle Rd (2026); 20,516 on Bagley Road (2026); 20,979 on Engle Rd (2026); 8,861 on I- 71 (2026); 26,654 on I- 71 (2026); 20,899 on I 71 (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 40 - Fairly friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 10 - Not friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Health Aid Of Ohio Inc | 1 | 15,000 | 60 | Nov 2024 | - |
| Gha Equipment & Supply | 1 | - | 3 | Jun 2026 | - |
| Gha Medical Equipment & Supplies Llc | 1 | - | - | Jun 2026 | - |

Showing 3 of 3 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Englewood Plaza South LTD | Cleveland, OH 44130 | - |
| True Owner | Harsax, Inc. | Garfield Heights, OH 44125 | (440) 243-5500 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 23 7261 Engle Rd - Plaza South II

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 56,320 SF (64.2%) |
| Built/Renovated | 1983/1997 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 14,080 SF |
| Tenancy | Multiple |
| Available | 1,034 - 20,160 SF |
| Max Contiguous | 8,106 SF |
| Asking Rent | $16.00 - 17.00 SF/Year/FS |
| Parking Spaces | 4.54/1,000 SF; 220 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.29 AC (143,312 SF) | Owner Occupied | No |
| Building FAR | 0.39 | Zoning | OB |
| Core Factor | 10% | Parcel | 373-23-023 |
| Slab to Slab | 10' | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 7 | % Leased | 64.2% |
| Smallest Space | 1,034 SF | Asking Rent | $16.00 - 17.00 SF/Year |
| Max Contiguous | 8,106 SF | Service Type | Full Service |
| Vacant | 20,160 SF | Office Available | 20,160 SF |

## Amenities

- Conferencing Facility
- Fitness Center

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 100 | Office | Direct | 1,264 | 1,264 | 1,264 | $16.00 FS | Vacant | Negotiable |
| P 1 | 106 | Office | Direct | 1,034 | 1,034 | 1,034 | $17.00 FS | Vacant | Negotiable |
| P 2 | 200 | Office | Direct | 8,106 | 8,106 | 8,106 | $16.00 FS | Vacant | Negotiable |
| P 2 | 203 | Office | Direct | 1,951 | 1,951 | 1,951 | $16.00 FS | Vacant | Negotiable |
| P 2 | 201 | Office | Direct | 1,746 | 1,746 | 1,746 | $16.00 FS | Vacant | Negotiable |
| P 3 | 300 | Office | Direct | 4,279 | 4,279 | 4,279 | $16.00 FS | Vacant | Negotiable |
| P 3 | 306 | Office | Direct | 1,780 | 1,780 | 1,780 | $16.00 FS | Vacant | Negotiable |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/9/2025 | Sale Type | Investment |
| Sale Price | $1,484,106 | Comp Status | Research Complete |
| Comp ID | 7485730 | Sale Conditions | Bulk/Portfolio Sale +1 |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.54/1,000 SF; 220 Surface Spaces | |
| Traffic Volume | 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 4,958 on Bagley Rd (2026); 7,134 on I- 71 (2026); 6,397 on I-71 (2026); 26,654 on I- 71 (2026); 20,516 on Bagley Road (2026); 20,899 on I 71 (2026); 4,815 on Bagley Rd (2026); 20,979 on Engle Rd (2026) | |
| Airport | Cleveland-Hopkins International | 13 min drive |
| Pedestrian Friendly | 40 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Midwestern Career College | 4 | 12,090 | 80 | Oct 2024 | - |
| Essential Living Solutions | 3 | 2,502 | - | Jul 2026 | - |
| Larock Healthcare Academy | 4 | 1,990 | 13 | Sep 2025 | - |
| American Healthcare Services | 1 | 1,857 | - | Jun 2026 | - |
| Dante Solutions | 1 | 1,600 | 6 | Oct 2022 | - |

Showing 5 of 6 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 7251 Engle Rd. LLC | Twinsburg, OH 44087 | - |
| True Owner | 7251 Engle Rd. LLC | Twinsburg, OH 44087 | - |
| Property Management | Flair Group | Brecksville, OH 44141 | (440) 838-1400 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 24 7530 Lucerne Dr - Islander II

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 48,631 SF (90.1%) |
| Built | 1978 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 12,800 SF |
| Tenancy | Multiple |
| Available | 1,460 - 4,794 SF |
| Max Contiguous | 4,794 SF |
| Asking Rent | $17.00 SF/Year/FS |
| Parking Spaces | 3.08/1,000 SF; 150 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 7.46 AC (324,958 SF) | Owner Occupied | No |
| Building FAR | 0.15 | Zoning | Commercial |
| Core Factor | 10% | Parcel | 374-15-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 2 | % Leased | 90.1% |
| Smallest Space | 1,460 SF | Asking Rent | $17.00 SF/Year |
| Max Contiguous | 4,794 SF | Service Type | Full Service |
| Vacant | 11,335 SF | Office Available | 4,794 SF |

## Amenities

- Conferencing Facility
- Fitness Center
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 3 | 303 | Office | Direct | 3,334 | 4,794 | 4,794 | $17.00 FS | Vacant | Negotiable |
| P 3 | 302 | Office | Direct | 1,460 | 4,794 | 4,794 | $17.00 FS | Vacant | Negotiable |

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.08/1,000 SF; 150 Surface Spaces | |
| Traffic Volume | 8,824 on Pearl Rd (2026); 10,810 on Pearl Rd (2026); 20,283 on Pearl Road (2026); 20,283 on Pearl Road (2026); 5,757 on Pearl Rd (2026); 34,076 on Pearl Road (2026); 34,076 on I 71 (2026); 7,513 on Pearl Rd (2026); 5,357 on Pearl Rd (2026) | |
| Airport | Cleveland-Hopkins International | 16 min drive |
| Pedestrian Friendly | 40 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Ohio Education Association | 1 | 3,200 | 11 | Jun 2013 | - |
| Corvel | 4 | 3,000 | 3 | Sep 2022 | - |
| Mohawk Global | 4 | 2,900 | 19 | Jun 2017 | - |
| Phillips, Mille & Costabile Co., L.P.A. | 2 | 2,900 | 18 | Dec 1992 | - |
| Allen & Ramsey Co., LPA | 2 | 2,500 | 4 | Jan 2019 | - |

Showing 5 of 9 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | The Islander Company, LLC | Middleburg Heights, OH 44130 | - |
| Property Management | Western Reserve - The Islander | Middleburg Heights, OH 44130 | (440) 243-6222 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 7550 Lucerne Dr - Islander I

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 55,236 SF (68.7%) |
| Built | 1978 |
| Stories | 4 |
| Elevators | 2 passenger |
| Typical Floor | 13,448 SF |
| Tenancy | Multiple |
| Available | 1,560 - 17,270 SF |
| Max Contiguous | 5,776 SF |
| Asking Rent | $17.00 SF/Year |
| Parking Spaces | 4.11/1,000 SF; 150 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 7.46 AC (324,958 SF) | Owner Occupied | No |
| Building FAR | 0.17 | Zoning | Commercial |
| Core Factor | 10% | Parcel | 374-15-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 6 | % Leased | 68.7% |
| Smallest Space | 1,560 SF | Asking Rent | $17.00 SF/Year |
| Max Contiguous | 5,776 SF | Office Available | 17,270 SF |
| Vacant | 17,270 SF | | |

## Amenities

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

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 2 | 205 | Office | Direct | 2,960 | 2,960 | 2,960 | $17.00 FS | Vacant | Negotiable |
| P 2 | 204 | Office | Direct | 2,777 | 2,777 | 2,777 | $17.00 FS | Vacant | Negotiable |
| P 3 | 304 | Office | Direct | 1,896 | 1,896 | 1,896 | $17.00 FS | Vacant | Negotiable |
| P 4 | 405 | Office | Direct | 3,999 | 5,776 | 5,776 | $17.00 FS | Vacant | Negotiable |
| P 4 | 401 | Office | Direct | 1,560 - 3,861 | 3,861 | 3,861 | $17.00 FS | Vacant | Negotiable |
| P 4 | 407 | Office | Direct | 1,777 | 5,776 | 5,776 | $17.00 +ELEC | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/26/2012 | Comp ID | 2757050 |
| Sale Price | $1,100,000 | Comp Status | Research Complete |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | |
|---|---|
| Parking Details | 4.11/1,000 SF; 150 Surface Spaces |
| Traffic Volume | 8,824 on Pearl Rd (2026); 10,810 on Pearl Rd (2026); 5,757 on Pearl Rd (2026); 20,283 on Pearl Road (2026); 20,283 on Pearl Road (2026); 34,076 on Pearl Road (2026); 34,076 on I 71 (2026); 24,036 on Fowles Rd (2026); 7,513 on Pearl Rd (2026) |
| Airport | Cleveland-Hopkins International — 16 min drive |
| Pedestrian Friendly | 40 - Fairly friendly |
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Lauren A. Helbling, Chapter 13 Trustee | 1 | 5,562 | 52 | Jul 2025 | Jul 2028 |
| US Defense Criminal Investigative | 3 | 4,665 | 31 | Jan 2003 | - |
| Nesco Resource | 1 | 3,000 | 20 | Mar 2017 | - |
| Cross Country Mortgage | 2 | 2,689 | 6 | Feb 2022 | - |
| Baldwin Group | 3 | 1,896 | 12 | Jan 1990 | - |

Showing 5 of 15 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | The Islander Company, LLC | Middleburg Heights, OH 44130 | - |
| Property Management | Western Reserve - The Islander | Middleburg Heights, OH 44130 | (440) 243-6222 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 7003 Pearl Rd - Pearl Mohawk Professional Bldg

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 10,665 SF (94.6%) |
| Built/Renovated | 1975/2013 |
| Stories | 2 |
| Elevators | None |
| Typical Floor | 7,500 SF |
| Tenancy | Multiple |
| Available | 580 SF |
| Max Contiguous | 580 SF |
| Asking Rent | $14.00 SF/Year/+ELEC |
| Parking Spaces | 3.00/1,000 SF; 52 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 0.89 AC (38,768 SF) | Zoning | commercial |
| Building FAR | 0.28 | Parcel | 372-32-007 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 94.6% |
| Smallest Space | 580 SF | Asking Rent | $14.00 SF/Year |
| Max Contiguous | 580 SF | Service Type | Plus Electric |
| Vacant | 580 SF | Office Available | 580 SF |

## Amenities

- 24 Hour Access
- Property Manager on Site
- Security System
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Office | Direct | 580 | 580 | 580 | $14.00 +ELEC | Vacant | 3 - 10 Years |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/20/2017 | Comp ID | 4115331 |
| Sale Price | $575,000 | Comp Status | Public Record |

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.00/1,000 SF; 52 Surface Spaces | |
| Traffic Volume | 17,706 on Smith Rd (2025); 19,617 on Pearl Road (2026); 8,259 on Smith Road (2026); 10,875 on S PkwyDr (2026); 6,479 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 6,155 on Smith Rd (2026); 11,253 on Smith Rd (2025); 11,219 on West 130th Street (2026); 19,286 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 20 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Eye Center Of Middleburg Heights | 1 | 1,800 | 12 | Jul 2016 | - |
| Optical Inspirations | 1 | 1,500 | - | Jan 2022 | - |
| A.L.I.C.E. Home Care | 2 | 750 | - | Jan 2022 | - |
| Northeast Ohio Hearing Center | 1 | 750 | 2 | Jul 2016 | - |
| Best Tax & Accounting | LL | 525 | 2 | Jan 2017 | - |

Showing 5 of 9 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | 7003 Pearl Llc | Bay Village, OH 44140 | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 27 7029 Pearl Rd - Shawnee Office Park

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 13,500 SF (100%) |
| Built | 1990 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 13,500 SF |
| Tenancy | Multiple |
| Available | 1,700 SF |
| Max Contiguous | 1,700 SF |
| Asking Rent | $12.50 SF/Year/MG |
| Parking Spaces | Surface Spaces Available |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.78 AC (164,866 SF) | Zoning | office/medical |
| Building FAR | 0.08 | Parcel | 372-32-008 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 1,700 SF | Asking Rent | $12.50 SF/Year |
| Max Contiguous | 1,700 SF | Service Type | Modified Gross |
| Vacant | 0 SF | Office Available | 1,700 SF |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 2 | Office | Direct | 1,700 | 1,700 | 1,700 | $12.50 MG | 30 Days | 3 - 5 Years |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 8/4/2025 | Comp Status | Research Complete |
| Sale Price | $933,103 | Actual Cap Rate | 10.9% |
| Comp ID | 7307330 | Sale Conditions | Bulk/Portfolio Sale |
| Sale Type | Investment | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | Surface Spaces Available | |
| Traffic Volume | 17,706 on Smith Rd (2025); 19,617 on Pearl Road (2026); 6,479 on Smith Rd (2026); 8,259 on Smith Road (2026); 10,875 on S PkwyDr (2026); 10,915 on Sunnyside Ave (2026); 6,155 on Smith Rd (2026); 19,286 on Bagley Rd (2026); 6,202 on Bagley Rd (2026); 12,782 on Pearl Road (2026) | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 20 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| GardaWorld Security | 1 | 3,950 | 15 | May 2024 | - |
| Brightstar Care Cuyahoga West | 1 | 2,000 | 10 | Aug 2021 | - |
| CTAC | 1 | 1,200 | 6 | Nov 2022 | - |
| Nations Lending Corp | 1 | 1,050 | 7 | Jul 2016 | - |
| Morrison Express Corporation | 1 | 1,000 | 7 | Dec 2016 | - |

Showing 5 of 6 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | Zaremba Management Company | Fairview Park, OH 44126 | (440) 348-1850 |
| Recorded Owner | Pearl Road Office Suites Llc | - | - |
| True Owner | Paresh R Patel | Willoughby Hills, OH 44094 | (440) 585-5258 |
| Property Management | Shawnee Office Associates | Westlake, OH 44145 | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 7379 Pearl Rd

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 13,000 SF (100%) |
| Built | 1997 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 13,000 SF |
| Tenancy | Multiple |
| Available | 2,460 SF |
| Max Contiguous | 2,460 SF |
| Asking Rent | $12.20 SF/Year/MG |
| Parking Spaces | 3.08/1,000 SF; 40 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.10 AC (47,916 SF) | Zoning | OB |
| Building FAR | 0.27 | Parcel | 374-06-011 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 2,460 SF | Asking Rent | $12.20 SF/Year |
| Max Contiguous | 2,460 SF | Service Type | Modified Gross |
| Vacant | 0 SF | Office Available | 2,460 SF |

## Amenities

- Air Conditioning
- Property Manager on Site

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Office | Direct | 2,460 | 2,460 | 2,460 | $12.20 MG | 30 Days | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/2/2008 | Sale Type | Investment |
| Sale Price | $1,325,000 | Comp Status | Research Complete |
| Comp ID | 1628002 | Sale Conditions | Sale Leaseback +1 |

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.08/1,000 SF; 40 Surface Spaces | |
| Traffic Volume | 20,086 on Pine Hill Trl (2026); 20,859 on Bagley Rd (2026); 20,283 on Pearl Road (2026); 4,813 on Lanier Dr (2026); 12,782 on Pearl Road (2026); 21,172 on Webster Rd (2026); 21,272 on Big Creek Pkwy (2026); 20,436 on Pearl Rd (2026); 19,286 on Bagley Rd (2026); 20,443 on Bagley Road (2026) | |
| Airport | Cleveland-Hopkins International | 16 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Cycling Friendly | 50 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 20 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| J M Thornburg & Associates Insurance Agency | 1 | 3,000 | 20 | Jul 2016 | - |
| Dr. Donald Yezerski, DDS | 1 | 1,200 | 8 | Apr 2010 | - |
| David D Briller Law Offices | 1 | 1,000 | 8 | Dec 1997 | - |
| D Yezerski Inc | 1 | 900 | 6 | Jul 2016 | - |
| Machor Insurance | 1 | 600 | 5 | Apr 2003 | - |

Showing 5 of 9 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Grace Christian & Missionary Alliance Church | Middleburg Heights, OH 44130 | (440) 243-4885 |
| True Owner | Grace Christian & Missionary Alliance Church | Middleburg Heights, OH 44130 | (440) 243-4885 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 17535 Rosbough Dr - Corporate Center of Middleburg Hts

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 39,228 SF (58.8%) |
| Built/Renovated | 1976/2010 |
| Stories | 2 |
| Elevators | Yes |
| Typical Floor | 19,614 SF |
| Tenancy | Multiple |
| Available | 1,150 - 16,150 SF |
| Max Contiguous | 15,000 SF |
| Asking Rent | $16.00 SF/Year/FS |
| Parking Spaces | 4.69/1,000 SF; Covered Spaces Available; 163 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.14 AC (93,218 SF) | Zoning | Commercial |
| Building FAR | 0.42 | Parcel | 371-22-004 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 2 | % Leased | 58.8% |
| Smallest Space | 1,150 SF | Asking Rent | $16.00 SF/Year |
| Max Contiguous | 15,000 SF | Service Type | Full Service |
| Vacant | 16,150 SF | Office Available | 16,150 SF |

## Amenities

- Monument Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 1st Floor | Office | Direct | 1,150 | 1,150 | 1,150 | $16.00 FS | Vacant | Negotiable |
| P 2 | 2nd Floor | Office | Direct | 1,250 - 15,000 | 15,000 | 15,000 | $16.00 FS | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 12/12/2025 | Sale Type | Investment |
| Sale Price | $1,200,000 | Comp Status | Research Complete |
| Comp ID | 7455817 | Sale Conditions | High Vacancy Property |

## Transportation

| | |
|---|---|
| Parking Details | 4.69/1,000 SF; Covered Spaces Available; 163 Surface Spaces |
| Traffic Volume | 14,306 on Bagley Rd (2026); 9,709 on Engle Rd (2026); 20,516 on Bagley Road (2026); 26,654 on I- 71 (2026); 8,861 on I- 71 (2026); 20,979 on Engle Rd (2026); 20,899 on I 71 (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026) |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | | |
|---|---|---|
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Revolution Wellness Center | 2 | - | - | May 2025 | - |

Showing 1 of 1 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Scioto Properties Sp-16 Llc | Powell, OH 43065 | - |
| True Owner | Scioto Properties LLC | Powell, OH 43065 | (614) 889-5191 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 30 15050-15300 Bagley Rd - Middleburg Plaza

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Retail

## Property Summary

| | |
|---|---|
| Center Type | Neighborhood Center |
| GLA (% Leased) | 86,000 SF (100%) |
| Built | 1979 |
| Tenancy | Multiple |
| Available | 3,200 SF |
| Max Contiguous | 3,200 SF |
| Asking Rent | Withheld |
| Frontage | 545' on Bagley Rd |
| Frontage | 200' on Pearl Rd |
| Parking Spaces | 4.07/1,000 SF; 350 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.99 AC (86,501 SF) | Zoning | GB |
| Building FAR | 0.99 | Parcel | 372-28-007 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 3,200 SF | Asking Rent | Withheld |
| Max Contiguous | 3,200 SF | Retail Available | 3,200 SF |
| Vacant | 0 SF | | |

## Amenities

- Pylon Sign
- Signage
- Signalized Intersection

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Retail | Direct | 3,200 | 3,200 | 3,200 | Withheld | 30 Days | Negotiable |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.07/1,000 SF; 350 Surface Spaces | |
| Traffic Volume | 20,436 on Pearl Rd (2026); 21,272 on Big Creek Pkwy (2026); 19,286 on Bagley Rd (2026); 12,782 on Pearl Road (2026); 20,283 on Pearl Road (2026); 20,443 on Bagley Road (2026); 6,202 on Bagley Rd (2026); 3,656 on Bagley Rd (2026); 20,583 on Bagley Road (2026); 20,859 on Bagley Rd (2026) | |
| Frontage | 545' on Bagley Rd; 200' on Pearl Rd | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Heinen's Grocery Stores | 1 | 36,309 | 100 | Oct 2020 | - |
| Better Bargains | 1 | 10,400 | - | Aug 2021 | - |
| Wah Fu Chinese | 1 | 3,238 | 10 | Oct 2007 | - |
| SalonCentric | 1 | 3,200 | 2 | Jun 2012 | - |
| Neon Beach Tan | 1 | 2,580 | - | Dec 2017 | - |

Showing 5 of 9 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Middleburg Plaza Entrp Ltd | Middleburg Heights, OH 44130 | - |
| True Owner | Middleburg Plaza Enterprise, Ltd | Willoughby Hills, OH 44092 | (216) 410-6251 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 18055 Bagley Rd

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Retail

## Property Summary

| | |
|---|---|
| GLA (% Leased) | 2,520 SF (0.0%) |
| Built/Renovated | 1975/1985 |
| Tenancy | Single |
| Available | 2,520 SF |
| Max Contiguous | 2,520 SF |
| Asking Rent | Withheld |
| Frontage | 104' on Bagley Rd |
| Parking Spaces | 40 Surface Spaces; Covered Spaces Available |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 3.38 AC (147,233 SF) | Zoning | GB |
| Building FAR | 0.02 | Parcel | 373-03-005 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 0.0% |
| Smallest Space | 2,520 SF | Asking Rent | Withheld |
| Max Contiguous | 2,520 SF | Retail Available | 2,520 SF |
| Vacant | 2,520 SF | | |

## Amenities

- Bus Line
- Pylon Sign
- Restaurant
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Retail | Direct | 2,520 | 2,520 | 2,520 | Withheld | Vacant | 1 - 10 Years |

## For Sale Summary

| | | | |
|---|---|---|---|
| Asking Price | Withheld | Built/Renovated | 1975/1985 |
| Status | Active | On Market | 329 Days |
| Sale Type | Investment or Owner User | Last Update | September 24, 2026 |
| Land | 3.38 AC | | |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 7/30/2025 | Sale Type | Investment |
| Sale Price | $775,000 | Comp Status | Research Complete |
| Comp ID | 7309950 | Sale Conditions | High Vacancy Property |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | | |
|---|---|---|
| Parking Details | 40 Surface Spaces; Covered Spaces Available | |
| Traffic Volume | 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 14,306 on Bagley Rd (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026); 26,654 on I- 71 (2026); 9,709 on Engle Rd (2026); 20,899 on I 71 (2026); 7,134 on I- 71 (2026); 6,397 on I- 71 (2026) | |
| Frontage | 104' on Bagley Rd | |
| Airport | Cleveland-Hopkins International | 13 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 50 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 10 - Not friendly | |

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Asset Manager | VEREIT, Inc. | Winter Park, FL 32789 | (407) 775-7001 |
| Recorded Owner | Silverstein Firm Llc | - | - |
| Recorded Owner | SILVERSTEIN FIRM LLC | - | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 32 6629 Engle Rd - Shelden-Engle Building

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

★★☆☆☆

Warehouse

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 27,340 SF (87.6%) |
| Built | 1989 |
| Tenancy | Multiple |
| Available | 3,400 SF |
| Max Contiguous | 3,400 SF |
| Asking Rent | Withheld |
| Clear Height | 18' |
| Drive Ins | 9 total/10' w x 14' h |
| Docks | 3 exterior |
| Levelers | None |
| Parking Spaces | 10.00/1,000 SF; 64 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 2.45 AC (106,722 SF) | Sprinklers | Wet |
| Building FAR | 0.26 | Zoning | GB |
| Crane | None | Parcel | 371-17-001 |
| Cross Docks | None | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 87.6% |
| Smallest Space | 3,400 SF | Asking Rent | Withheld |
| Max Contiguous | 3,400 SF | Office/Retail Available | 3,400 SF |
| Vacant | 3,400 SF | | |

## Amenities

- Air Conditioning

## Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term | Docks | Drive Ins |
|---|---|---|---|---|---|---|---|---|---|
| 6629 | Office/Retail | Direct | 3,400 | 3,400 | Withheld | Vacant | 1 - 10 Years | - | - |

## Transportation

| | | |
|---|---|---|
| Parking Details | 10.00/1,000 SF; 64 Surface Spaces | |
| Traffic Volume | 7,497 on Engle Rd (2026); 11,563 on Sheldon Rd (2026); 10,532 on Independence Ct (2026); 6,896 on Grosse Dr (2026); 304 on Forest Oval (2026); 15,033 on Holland Rd (2026); 106,782 on Southway Dr (2026); 2,364 on Sheldon Rd (2026); 3,881 on Engle Rd (2026); 14,831 on Englewood Dr (2026) | |
| Airport | Cleveland-Hopkins International | 10 min drive |
| Pedestrian Friendly | 40 - Fairly friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| CrossFit | 1 | 20,000 | - | Jun 2018 | - |
| RMS Aquaculture Inc | 1 | 15,939 | 15 | Aug 2007 | - |
| Medicina Medical | 1 | 4,898 | 6 | Sep 2017 | - |
| Strong Tower Crossfit | 1 | 4,747 | 3 | Jan 2015 | - |
| Subway | 1 | 1,500 | 7 | May 2004 | - |

Showing 5 of 7 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Sheldon Engle Prop Ltd | Middleburg Heights, OH 44130 | - |
| True Owner | Sheldon Engle Prop Ltd | Middleburg Heights, OH 44130 | - |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 33 6749 Engle Rd - Airport Executive Park

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

★★★☆☆

Light Manufacturing

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 30,240 SF (100%) |
| Built/Renovated | 1995/2003 |
| Tenancy | Multiple |
| Available | 30,240 SF |
| Max Contiguous | 30,240 SF |
| Asking Rent | Withheld |
| Clear Height | 12'6" |
| Drive Ins | 14 total/8' w x 10' h |
| Docks | None |
| Levelers | None |
| Parking Spaces | 3.31/1,000 SF; 100 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 4.16 AC (181,156 SF) | Power | 200a/ |
| Building FAR | 0.17 | Zoning | GI |
| Crane | None | Parcel | 371-20-007 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 30,240 SF | Asking Rent | Withheld |
| Max Contiguous | 30,240 SF | Flex Available | 30,240 SF |
| Vacant | 0 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| E 1 | A-N | Flex | Sublet | 30,240 | 30,240 | 30,240 | Withheld | 30 Days | Thru Dec 2029 |

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.31/1,000 SF; 100 Surface Spaces | |
| Traffic Volume | 108,368 on Sheldon Rd (2026); 14,831 on Englewood Dr (2026); 304 on Forest Oval (2026); 11,563 on Sheldon Rd (2026); 7,497 on Engle Rd (2026); 2,364 on Sheldon Rd (2026); 6,896 on Grosse Dr (2026); 10,532 on Independence Ct (2026); 106,782 on Southway Dr (2026); 8,094 on Emerald Pt (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly | |
| Cycling Friendly | 20 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 0 - Not friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | CubeSmart | Middleburg Heights, OH 44130 | (440) 234-0700 |
| Recorded Owner | Airport Executive Park Llc | Cleveland, OH 44135 | - |
| True Owner | Amsdell Companies | Cleveland, OH 44135 | (216) 458-0670 |

# 6908 Engle Rd - Englewood Plaza 1

Middleburg Heights, OH 44130 (Cuyahoga County) - Airport Submarket

Manufacturing

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 68,744 SF (75.3%) |
| Built | 1975 |
| Tenancy | Multiple |
| Available | 16,957 SF |
| Max Contiguous | 16,957 SF |
| Asking Rent | Withheld |
| Clear Height | 18' |
| Drive Ins | 1 total/10' w x 12' h |
| Docks | 16 exterior |
| Levelers | None |
| Parking Spaces | 1.45/1,000 SF; 100 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 4.20 AC (182,952 SF) | Power | 3p |
| Building FAR | 0.38 | Sprinklers | Wet |
| Crane | None | Zoning | GI |
| Cross Docks | None | Parcel | 371-14-019 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 75.3% |
| Smallest Space | 16,957 SF | Asking Rent | Withheld |
| Max Contiguous | 16,957 SF | Industrial Available | 16,957 SF |
| Vacant | 16,957 SF | | |

## Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/Year | Occupancy | Term | Docks | Drive Ins |
|---|---|---|---|---|---|---|---|---|---|
| E | Industrial | Direct | 16,957/925 Office | 16,957 | Withheld | Vacant | Negotiable | 4 | - |

## Transportation

| | | |
|---|---|---|
| Parking Details | 1.45/1,000 SF; 100 Surface Spaces | |
| Traffic Volume | 14,831 on Englewood Dr (2026); 108,368 on Sheldon Rd (2026); 14,306 on Bagley Rd (2026); 9,709 on Engle Rd (2026); 11,563 on Sheldon Rd (2026); 8,861 on I- 71 (2026); 20,516 on Bagley Road (2026); 20,979 on Engle Rd (2026); 6,896 on Grosse Dr (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 30 - Somewhat friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 0 - Not friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| D-BAT | 1 | 20,000 | 20 | Mar 2019 | - |
| Continental Carbonic Products | 1 | 7,000 | 4 | Oct 2011 | - |
| Cleveland Premium Pallets | 1 | 2,500 | 16 | Feb 2022 | - |
| New Heights ABA | 1 | 1,000 | 3 | Dec 2017 | - |

Showing 4 of 4 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Harsax, Inc. | Garfield Heights, OH 44125 | (440) 243-5500 |
| True Owner | Harsax, Inc. | Garfield Heights, OH 44125 | (440) 243-5500 |
| Property Management | Harsax, Inc. | Garfield Heights, OH 44125 | (440) 243-5500 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 7050 Engle Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,370 SF (66.0%) |
| Built/Renovated | 1987/1989 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,370 SF |
| Tenancy | Multiple |
| Available | 150 - 3,862 SF |
| Max Contiguous | 2,028 SF |
| Asking Rent | Withheld |
| Parking Spaces | 7.04/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.65 AC (71,874 SF) | Zoning | OB, Middleburg Heights |
| Building FAR | 0.16 | Parcel | 371-12-018 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 5 | % Leased | 66.0% |
| Smallest Space | 150 SF | Asking Rent | Withheld |
| Max Contiguous | 2,028 SF | Office Available | 3,862 SF |
| Vacant | 3,862 SF | | |

## Amenities

- Bus Line
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 103 | Office | Direct | 2,028 | 2,028 | 2,028 | Withheld | Vacant | Negotiable |
| P 1 | 107 | Office | Direct | 1,275 | 1,275 | 1,275 | Withheld | Vacant | Negotiable |
| P 1 | 105 | Office | Direct | 227 | 227 | 227 | Withheld | Vacant | Negotiable |
| P 1 | E15 | Office | Direct | 182 | 182 | 182 | Withheld | Vacant | Negotiable |
| P 1 | E13 | Office | Direct | 150 | 150 | 150 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $813,510 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | |
|---|---|
| Parking Details | 7.04/1,000 SF; 80 Surface Spaces |
| Traffic Volume | 14,306 on Bagley Rd (2026); 9,709 on Engle Rd (2026); 20,516 on Bagley Road (2026); 20,979 on Engle Rd (2026); 26,654 on I- 71 (2026); 8,861 on I- 71 (2026); 20,899 on I 71 (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026) |
| Airport | Cleveland-Hopkins International 12 min drive |
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| USA Vein Clinics | 1 | 1,655 | 5 | Oct 2021 | Oct 2026 |
| Humanistic Counseling Center | 1 | 1,500 | 10 | Aug 2021 | - |
| Crystal Earth Magic | 1 | 1,081 | - | Aug 2021 | - |
| Renewed Vitality Clinic | 1 | 1,000 | 7 | Feb 2022 | Feb 2027 |
| Essential Elements Massage | 1 | 500 | 1 | Nov 2021 | - |

Showing 5 of 5 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Jupiter Jefferson Llc | Frisco, TX 75035 | (940) 331-5148 |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 17851 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,910 SF (100%) |
| Built | 1989 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,910 SF |
| Tenancy | Single |
| Available | 11,910 SF |
| Max Contiguous | 11,910 SF |
| Asking Rent | Withheld |
| Parking Spaces | 5.52/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.35 AC (58,819 SF) | Owner Occupied | No |
| Building FAR | 0.20 | Zoning | OB, Middleburg Heights |
| Core Factor | 5% | Parcel | 371-12-017 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 100% |
| Smallest Space | 11,910 SF | Asking Rent | Withheld |
| Max Contiguous | 11,910 SF | Office Available | 11,910 SF |
| Vacant | 0 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| E 1 | 101 | Office | Direct | 11,910 | 11,910 | 11,910 | Withheld | 30 Days | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $628,709 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

| | | |
|---|---|---|
| Parking Details | 5.52/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 9,709 on Engle Rd (2026); 26,654 on I- 71 (2026); 8,861 on I- 71 (2026); 20,899 on I 71 (2026); 8,349 on Bagley Rd (2026); 6,997 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 10 - Not friendly | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| WEST Forwarding Services | 1 | 11,910 | 13 | Oct 2009 | - |

Showing 1 of 1 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Jupiter Jefferson Llc | Frisco, TX 75035 | (940) 331-5148 |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 17951 Jefferson Park Rd - Jefferson Park - Middleburg Heights

37

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,910 SF (68.5%) |
| Built | 1990 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,910 SF |
| Tenancy | Multiple |
| Available | 3,757 SF |
| Max Contiguous | 3,757 SF |
| Asking Rent | Withheld |
| Parking Spaces | 6.67/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.25 AC (54,450 SF) | Owner Occupied | No |
| Building FAR | 0.22 | Zoning | OB, Middleburg Heights |
| Core Factor | 8% | Parcel | 371-12-016 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 68.5% |
| Smallest Space | 3,757 SF | Asking Rent | Withheld |
| Max Contiguous | 3,757 SF | Office/Medical Available | 3,757 SF |
| Vacant | 3,757 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 101A | Office/Medical | Direct | 3,757 | 3,757 | 3,757 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $912,860 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

| | | |
|---|---|---|
| Parking Details | 6.67/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 9,709 on Engle Rd (2026); 26,654 on I- 71 (2026); 8,861 on I- 71 (2026); 20,899 on I 71 (2026); 14,831 on Englewood Dr (2026); 8,349 on Bagley Rd (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 50 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Stella Luna | 1 | 5,970 | 7 | Apr 2022 | Mar 2027 |
| Thriveworks | 1 | 2,030 | 14 | Jun 2022 | Jun 2029 |

Showing 2 of 2 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Developer | Bart Simon | OH | - |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 18000 Jefferson Park Rd - Jefferson Park - Middleburg Heights

38

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,910 SF (59.5%) |
| Built | 1991 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,910 SF |
| Tenancy | Multiple |
| Available | 4,826 SF |
| Max Contiguous | 4,826 SF |
| Asking Rent | Withheld |
| Parking Spaces | 6.72/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.10 AC (47,916 SF) | Owner Occupied | No |
| Building FAR | 0.25 | Zoning | OB, Middleburg Heights |
| Core Factor | 5% | Parcel | 371-12-014 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 59.5% |
| Smallest Space | 4,826 SF | Asking Rent | Withheld |
| Max Contiguous | 4,826 SF | Office Available | 4,826 SF |
| Vacant | 4,826 SF | | |

## Amenities

• Property Manager on Site

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 103 | Office | Direct | 4,826 | 4,826 | 4,826 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $833,543 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

| | | |
|---|---|---|
| Parking Details | 6.72/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 9,709 on Engle Rd (2026); 14,831 on Englewood Dr (2026); 26,654 on I- 71 (2026); 24,518 on Old Oak Blvd (2026); 8,861 on I- 71 (2026); 20,899 on I 71 (2026) | |
| Airport | Cleveland-Hopkins International | 13 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Cycling Friendly | 50 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Caretenders | 1 | 6,000 | 40 | Jul 2016 | - |
| Ashworth Knuff & Co. CPA's Inc. | 1 | 3,000 | 20 | Oct 2006 | - |

Showing 2 of 2 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Jupiter Jefferson Llc | Frisco, TX 75035 | (940) 331-5148 |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 18051 Jefferson Park Rd - Jefferson Park - Middleburg Heights

39

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,910 SF (92.9%) |
| Built | 1992 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,910 SF |
| Tenancy | Multiple |
| Available | 843 SF |
| Max Contiguous | 843 SF |
| Asking Rent | Withheld |
| Parking Spaces | 4.44/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.28 AC (55,757 SF) | Zoning | OB, Middleburg Heights |
| Building FAR | 0.21 | Parcel | 371-12-015 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 92.9% |
| Smallest Space | 843 SF | Asking Rent | Withheld |
| Max Contiguous | 843 SF | Office Available | 843 SF |
| Vacant | 843 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 103 | Office | Direct | 843 | 843 | 843 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $817,479 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

| | | |
|---|---|---|
| Parking Details | 4.44/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 9,709 on Engle Rd (2026); 26,654 on I- 71 (2026); 24,518 on Old Oak Blvd (2026); 14,831 on Englewood Dr (2026); 8,861 on I- 71 (2026); 20,899 on I 71 (2026) | |
| Airport | Cleveland-Hopkins International | 12 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 50 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 10 - Not friendly | |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| DonorPoint | 1 | 3,603 | 24 | Aug 2021 | - |
| Strategic Real Estate Coach | 1 | 3,602 | 10 | Aug 2022 | - |
| Cuyahoga County Homebuyers | 1 | 1,792 | 12 | Feb 2015 | - |
| Genesis Recovery & Wellness | 1 | 1,178 | 8 | Jun 2022 | - |

Showing 4 of 4 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Jupiter Jefferson Llc | Frisco, TX 75035 | (940) 331-5148 |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 18100 Jefferson Park Rd - Jefferson Park - Middleburg Heights

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 11,910 SF (74.3%) |
| Built | 1997 |
| Stories | 1 |
| Elevators | None |
| Typical Floor | 11,910 SF |
| Tenancy | Multiple |
| Available | 915 - 5,409 SF |
| Max Contiguous | 2,353 SF |
| Asking Rent | Withheld |
| Parking Spaces | 6.72/1,000 SF; 80 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.10 AC (47,916 SF) | Owner Occupied | No |
| Building FAR | 0.25 | Zoning | Office Building |
| Core Factor | 8% | Parcel | 371-12-003 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 3 | % Leased | 74.3% |
| Smallest Space | 915 SF | Asking Rent | Withheld |
| Max Contiguous | 2,353 SF | Office Available | 2,141 SF |
| Total Available | 5,409 SF | Medical Available | 3,268 SF |
| Vacant | 3,056 SF | | |

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 105 | Medical | Direct | 2,353 | 2,353 | 2,353 | Withheld | 30 Days | Negotiable |
| P 1 | 101 | Office | Direct | 2,141 | 2,141 | 2,141 | Withheld | Vacant | Negotiable |
| P 1 | 103 | Medical | Direct | 915 | 915 | 915 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 4/3/2024 | Sale Type | Investment |
| Sale Price | $843,873 | Comp Status | Research Complete |
| Comp ID | 6703364 | Sale Conditions | Bulk/Portfolio Sale |

## Transportation

| | | |
|---|---|---|
| Parking Details | 6.72/1,000 SF; 80 Surface Spaces | |
| Traffic Volume | 14,306 on Bagley Rd (2026); 20,979 on Engle Rd (2026); 20,516 on Bagley Road (2026); 14,831 on Englewood Dr (2026); 24,518 on Old Oak Blvd (2026); 9,709 on Engle Rd (2026); 26,654 on I- 71 (2026); 8,861 on I- 71 (2026); 20,899 on I 71 (2026) | |
| Airport | Cleveland-Hopkins International | 13 min drive |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 50 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 10 - Not friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Vitalant | 1 | 1,000 | 4 | Jul 2016 | - |
| Allstar Surety Bonds | 1 | 865 | 5 | Feb 2023 | - |
| Vivo Infusion | 1 | - | 3 | Nov 2025 | - |

Showing 3 of 3 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Jupiter Jefferson Llc | Frisco, TX 75035 | (940) 331-5148 |
| True Owner | Jupiter Texas Real Estate Investment Group | Frisco, TX 75035 | (940) 331-5175 |
| Property Management | Crescendo Commercial Realty | Independence, OH 44131 | (440) 484-2200 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 41 6801-6859 Pearl Rd - Southland Shopping Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Retail

## Property Summary

| | |
|---|---|
| Center Type | Power Center |
| GLA (% Leased) | 88,253 SF (48.5%) |
| Built/Renovated | 1950/1998 |
| Tenancy | Multiple |
| Available | 1,560 - 45,475 SF |
| Max Contiguous | 27,900 SF |
| Asking Rent | Withheld |
| Frontage | 246' on 130th St |
| Frontage | 744' on Pearl Rd |
| Parking Spaces | 3.11/1,000 SF; 300 Surface Spaces; Covered Spaces Available |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 8.98 AC (391,165 SF) | Zoning | GB, Middleburg |
| Building FAR | 0.23 | Parcel | 372-29-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 6 | % Leased | 48.5% |
| Smallest Space | 1,560 SF | Asking Rent | Withheld |
| Max Contiguous | 27,900 SF | Retail Available | 45,475 SF |
| Vacant | 45,475 SF | | |

## Amenities

- Restaurant
- Signage
- Signalized Intersection

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 15A | Retail | Direct | 27,900 | 27,900 | 27,900 | Withheld | Vacant | Negotiable |
| P 1 | 07 | Retail | Direct | 6,095 | 6,095 | 6,095 | Withheld | Vacant | Negotiable |
| P 1 | 03 | Retail | Direct | 4,700 | 4,700 | 4,700 | Withheld | Vacant | Negotiable |
| P 1 | 05 | Retail | Direct | 3,220 | 3,220 | 3,220 | Withheld | Vacant | Negotiable |
| P 1 | 04 | Retail | Direct | 2,000 | 2,000 | 2,000 | Withheld | Vacant | Negotiable |
| P 1 | 10 | Retail | Direct | 1,560 | 1,560 | 1,560 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 3/11/2026 | Sale Type | Investment |
| Sale Price | $9,657,911 | Comp Status | Research Complete |
| Comp ID | 7571377 | | |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | | |
|---|---|---|
| Parking Details | 3.11/1,000 SF; 300 Surface Spaces; Covered Spaces Available | |
| Traffic Volume | 19,765 on Pearl Road (2026); 18,834 on West 130th Street (2026); 16,051 on Pearl Road (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026); 21,464 on W 130th St (2026); 14,141 on Big Creek Pkwy (2026); 8,259 on Smith Road (2026); 6,111 on W 130th St (2026); 10,875 on S PkwyDr (2026) | |
| Frontage | 246' on 130th St; 744' on Pearl Rd | |
| Airport | Cleveland-Hopkins International | 16 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 40 - Fairly friendly | |
| Car Friendly | 100 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Crunch Fitness | 1 | 27,900 | 14 | Dec 2024 | Dec 2034 |
| UFC Gym | 1 | 20,000 | - | Nov 2025 | - |
| Dollar Tree | 1 | 11,500 | 9 | Jul 2008 | - |
| Five Below | 1 | 8,000 | - | Sep 2025 | - |
| Third Federal Savings & Loan | 1 | 6,276 | 20 | Jun 2011 | - |

Showing 5 of 12 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | PMAT Southland LLC | - | - |
| True Owner | PMAT | Covington, LA 70433 | (202) 780-7628 |
| Property Management | Brixmor Property Group Inc. | Cincinnati, OH 45231 | (513) 521-4350 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 42 6849-6871 Pearl Rd - Southland Shopping Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Retail

## Property Summary

| | |
|---|---|
| Center Type | Power Center |
| GLA (% Leased) | 183,689 SF (95.8%) |
| Built/Renovated | 1950/1986 |
| Tenancy | Multiple |
| Available | 2,263 - 7,663 SF |
| Max Contiguous | 5,400 SF |
| Asking Rent | Withheld |
| Frontage | 193' on 130th St |
| Frontage | 892' on Pearl Rd |
| Parking Spaces | 8.86/1,000 SF; 1500 Surface Spaces |




## Property Details

| | | | |
|---|---|---|---|
| Land Area | 41.27 AC (1,797,721 SF) | Zoning | SC |
| Building FAR | 0.10 | Parcel | 372-29-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 2 | % Leased | 95.8% |
| Smallest Space | 2,263 SF | Asking Rent | Withheld |
| Max Contiguous | 5,400 SF | Retail Available | 7,663 SF |
| Vacant | 7,663 SF | | |

## Amenities

- Air Conditioning
- Drive Thru
- Pylon Sign
- Signage
- Wheelchair Accessible

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 28 | Retail | Direct | 5,400 | 5,400 | 5,400 | Withheld | Vacant | Negotiable |
| P 1 | 27 | Retail | Direct | 2,263 | 2,263 | 2,263 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 3/11/2026 | Sale Type | Investment |
| Sale Price | $27,456,985 | Comp Status | Research Complete |
| Comp ID | 7571377 | | |

## Transportation

| | |
|---|---|
| Parking Details | 8.86/1,000 SF; 1500 Surface Spaces |
| Traffic Volume | 11,253 on Smith Rd (2025); 19,765 on Pearl Road (2026); 8,259 on Smith Road (2026); 18,834 on West 130th Street (2026); 11,219 on West 130th Street (2026); 17,706 on Smith Rd (2025); 16,051 on Pearl Road (2026); 10,875 on S PkwyDr (2026); 15,340 on Pearl Rd (2024); 21,464 on W 130th St (2026) |
| Frontage | 193' on 130th St; 892' on Pearl Rd |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | | |
|---|---|---|
| Airport | Cleveland-Hopkins International | 16 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |
| Cycling Friendly | 30 - Somewhat friendly | |
| Car Friendly | 90 - Exceptionally friendly | |
| Transit Friendly | 30 - Somewhat friendly | |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Marc's | 1 | 73,856 | 45 | Oct 2006 | - |
| Giant Eagle | 1 | 65,000 | 45 | Feb 2025 | - |
| Cato | 1 | 4,000 | 7 | Jan 2019 | - |
| Bath & Body Works | 1 | 3,240 | 20 | Jan 2014 | - |
| Tandy Leather | 1 | 3,000 | 3 | Aug 2015 | - |

Showing 5 of 5 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | PMAT Southland LLC | - | - |
| True Owner | PMAT | Covington, LA 70433 | (202) 780-7628 |
| Property Management | Brixmor Property Group Inc. | Cincinnati, OH 45231 | (513) 521-4350 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 6869-6901 Pearl Rd - Southland Shopping Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Retail

## Property Summary

| | |
|---|---|
| Center Type | Power Center |
| GLA (% Leased) | 61,470 SF (44.1%) |
| Built/Renovated | 1963/1991 |
| Tenancy | Multiple |
| Available | 990 - 34,394 SF |
| Max Contiguous | 29,887 SF |
| Asking Rent | Withheld |
| Frontage | 222' on Pearl Rd |
| Frontage | 293' on Southland Dr |
| Parking Spaces | 5.06/1,000 SF; 300 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 4.59 AC (199,729 SF) | Zoning | SC |
| Building FAR | 0.31 | Parcel | 372-29-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 4 | % Leased | 44.1% |
| Smallest Space | 990 SF | Asking Rent | Withheld |
| Max Contiguous | 29,887 SF | Retail Available | 34,394 SF |
| Vacant | 34,394 SF | | |

## Amenities

- Property Manager on Site
- Signalized Intersection

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 25 | Retail | Direct | 1,933 | 1,933 | 1,933 | Withheld | Vacant | Negotiable |
| P 1 | 22B | Retail | Direct | 1,584 | 1,584 | 1,584 | Withheld | Vacant | Negotiable |
| P 1 | 19 | Retail | Direct | 990 | 990 | 990 | Withheld | Vacant | Negotiable |
| E 2 | 2A | Retail | Direct | 29,887 | 29,887 | 29,887 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 3/11/2026 | Sale Type | Investment |
| Sale Price | $7,705,004 | Comp Status | Research Complete |
| Comp ID | 7571377 | | |



2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation

| | |
|---|---|
| Parking Details | 5.06/1,000 SF; 300 Surface Spaces |
| Traffic Volume | 19,765 on Pearl Road (2026); 18,834 on West 130th Street (2026); 8,259 on Smith Road (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026); 10,875 on S PkwyDr (2026); 16,051 on Pearl Road (2026); 17,706 on Smith Rd (2025); 21,464 on W 130th St (2026); 6,155 on Smith Rd (2026) |
| Frontage | 222' on Pearl Rd; 293' on Southland Dr |
| Airport | Cleveland-Hopkins International 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Verizon | 1 | 1,758 | 4 | Jan 2019 | - |
| Bank of America | 1 | 1,650 | 1 | Nov 2020 | - |
| Great Clips | 1 | 1,512 | - | Jun 2011 | - |
| Charley's | 1 | 1,450 | 8 | Apr 2021 | - |
| GoWireless | 1 | 1,200 | - | Jul 2026 | - |

Showing 5 of 8 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | PMAT Southland LLC | - | - |
| True Owner | PMAT | Covington, LA 70433 | (202) 780-7628 |
| Property Management | Brixmor Property Group Inc. | Cincinnati, OH 45231 | (513) 521-4350 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 44 6879-6885 Pearl Rd - Southland Shopping Center

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★★☆☆

Retail

## Property Summary

| | |
|---|---|
| Center Type | Power Center |
| GLA (% Leased) | 86,640 SF (62.8%) |
| Built | 1959 |
| Tenancy | Multiple |
| Available | 1,500 - 21,950 SF |
| Max Contiguous | 17,700 SF |
| Asking Rent | Withheld |
| Frontage | 210' on Pearl Rd |
| Parking Spaces | 2.49/1,000 SF; 250 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 8.82 AC (384,016 SF) | Zoning | SC |
| Building FAR | 0.23 | Parcel | 372-29-001 |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 3 | Vacant Not Available | 10,263 SF |
| Smallest Space | 1,500 SF | % Leased | 62.8% |
| Max Contiguous | 17,700 SF | Asking Rent | Withheld |
| Vacant | 32,213 SF | Retail Available | 21,950 SF |

## Amenities

- Pylon Sign
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | 41C | Retail | Direct | 17,700 | 17,700 | 17,700 | Withheld | Vacant | Negotiable |
| P 1 | 39 | Retail | Direct | 2,750 | 2,750 | 2,750 | Withheld | Vacant | Negotiable |
| P 1 | 36 | Retail | Direct | 1,500 | 1,500 | 1,500 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 3/11/2026 | Sale Type | Investment |
| Sale Price | $9,326,146 | Comp Status | Research Complete |
| Comp ID | 7571377 | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | 2.49/1,000 SF; 250 Surface Spaces | |
| Traffic Volume | 8,259 on Smith Road (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 10,875 on S PkwyDr (2026); 6,155 on Smith Rd (2026); 6,479 on Smith Rd (2026); 18,834 on West 130th Street (2026); 10,915 on Sunnyside Ave (2026); 11,253 on Smith Rd (2025); 15,340 on Pearl Rd (2024) | |
| Frontage | 210' on Pearl Rd | |
| Airport | Cleveland-Hopkins International | 15 min drive |


2026 CoStar Group - Licensed to CoStar Group - 1322476

## Transportation (Continued)

| | |
|---|---|
| Pedestrian Friendly | 50 - Fairly friendly |
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Marshalls | 1 | 28,004 | 30 | Aug 2011 | - |
| OfficeMax | 1 | 20,936 | 13 | Apr 2011 | - |
| America's Best Contacts & Eyeglasses | 1 | 3,750 | 5 | Oct 2024 | - |
| Miracle-Ear | 1 | 1,000 | 5 | May 2012 | - |

Showing 4 of 4 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | PMAT Southland LLC | - | - |
| True Owner | PMAT | Covington, LA 70433 | (202) 780-7628 |
| Property Management | Brixmor Property Group Inc. | Cincinnati, OH 45231 | (513) 521-4350 |


2026 CoStar Group - Licensed to CoStar Group - 1322476

# 6886 Pearl Rd

Middleburg Heights, OH 44130 (Cuyahoga County) - Southwest Submarket

★★☆☆☆

Office

## Property Summary

| | |
|---|---|
| RBA (% Leased) | 17,068 SF (73.1%) |
| Built | 1927 |
| Stories | 2 |
| Elevators | None |
| Typical Floor | 8,534 SF |
| Tenancy | Multiple |
| Available | 4,600 SF |
| Max Contiguous | 4,600 SF |
| Asking Rent | Withheld |
| Parking Spaces | 5.68/1,000 SF; 100 Surface Spaces |



## Property Details

| | | | |
|---|---|---|---|
| Land Area | 1.07 AC (46,609 SF) | Zoning | C- Middleburg Height |
| Building FAR | 0.37 | Parcel | 372-18-030 |
| Owner Occupied | No | | |

## For Lease Summary

| | | | |
|---|---|---|---|
| Number of Spaces | 1 | % Leased | 73.1% |
| Smallest Space | 4,600 SF | Asking Rent | Withheld |
| Max Contiguous | 4,600 SF | Office Available | 4,600 SF |
| Vacant | 4,600 SF | | |

## Amenities

- 24 Hour Access
- Conferencing Facility
- Signage

## Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|---|---|---|---|---|---|---|---|---|---|
| P 1 | - | Office | Direct | 4,600 | 4,600 | 4,600 | Withheld | Vacant | Negotiable |

## Previous Sale

| | | | |
|---|---|---|---|
| Sale Date | 1/1/2020 | Sale Type | Investment |
| Sale Price | $510,000 | Comp Status | Research Complete |
| Comp ID | 5041074 | | |

## Transportation

| | | |
|---|---|---|
| Parking Details | 5.68/1,000 SF; 100 Surface Spaces | |
| Traffic Volume | 8,259 on Smith Road (2026); 10,875 on S PkwyDr (2026); 19,617 on Pearl Road (2026); 17,706 on Smith Rd (2025); 6,155 on Smith Rd (2026); 10,915 on Sunnyside Ave (2026); 18,834 on West 130th Street (2026); 6,479 on Smith Rd (2026); 15,340 on Pearl Rd (2024); 19,039 on West 130th Street (2026) | |
| Airport | Cleveland-Hopkins International | 15 min drive |
| Pedestrian Friendly | 50 - Fairly friendly | |


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## Transportation (Continued)

| | |
|---|---|
| Cycling Friendly | 40 - Fairly friendly |
| Car Friendly | 100 - Exceptionally friendly |
| Transit Friendly | 30 - Somewhat friendly |

## Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|---|---|---|---|---|---|
| Metro Driving School | 2 | 2,000 | 7 | Jun 2003 | - |
| Ministerios Ciudad y Reino | 2 | 1,800 | - | May 2016 | - |
| Standguard Security | 2 | 600 | 4 | Jul 2016 | - |
| Marc Anthony's Painting LLC | Unkwn | - | 3 | Sep 2018 | - |

Showing 4 of 4 Tenants

## Contacts

| Type | Name | Location | Phone |
|---|---|---|---|
| Recorded Owner | Dapawl Management Llc | - | - |


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