



FOR LEASE
6789 RIDGE ROAD
PARMA, OH 44129

LEASE RATE: \$795 - \$2,520/MO + CAM & UTILITIES

OFFERING 1 MONTH **FREE** RENT



PROPERTY HIGHLIGHTS

- Available: 5 Suites (732 SF - 2,325 SF)
- Lease Rate Starting: \$13.00/SF
- CAM Fees: \$3.00/SF
- CAM Fees Include: Property Taxes, Snow Removal, Property Insurance, Janitorial Service, Trash, Elevator & Grounds Maintenance, Electric, and Gas
- In-Suite Cleaning Included Daily
- Ample Parking: ±90 Spaces
- Convenient Access to I-71 and I-480 Across the Street from the Shoppes at Parma
- Professional Service Tenants are Welcome without Requiring any Medical Affiliation such as Lawyers, Architects, Accountants, Neurologists, Podiatrists, Orthopedists, Massage Therapists, and Physical/Occupational Therapists



LISTING AGENT

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330.722.5002



PARMA RIDGE MEDICAL CENTER SUITES AVAILABLE



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PROPERTY OVERVIEW

6789 Ridge Road consists of several office suites for lease with a variety of floor plans to choose from. The property features fully equipped units with plumbing, lighting, cabinets, counters, sinks, restrooms, and drop ceilings, making it ideal for professional tenants.

LOCATION OVERVIEW

This prime location offers convenient access to I-71 and I-480, ensuring seamless connectivity to Cleveland Hopkins International Airport, only nine miles away. It is surrounded by a thriving business community, including current tenants such as Prosthetics & Orthotics, Labcorp, Orthopedics, Primary Care, Internal Medicine, and Dentistry. Across the street, The Shoppes at Parma provides ample retail and dining options, enhancing the appeal for both clients and employees.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	13,378	100,699	234,631
Total Units	6,836	47,904	111,978
Median Income	\$57,900	\$69,750	\$70,094

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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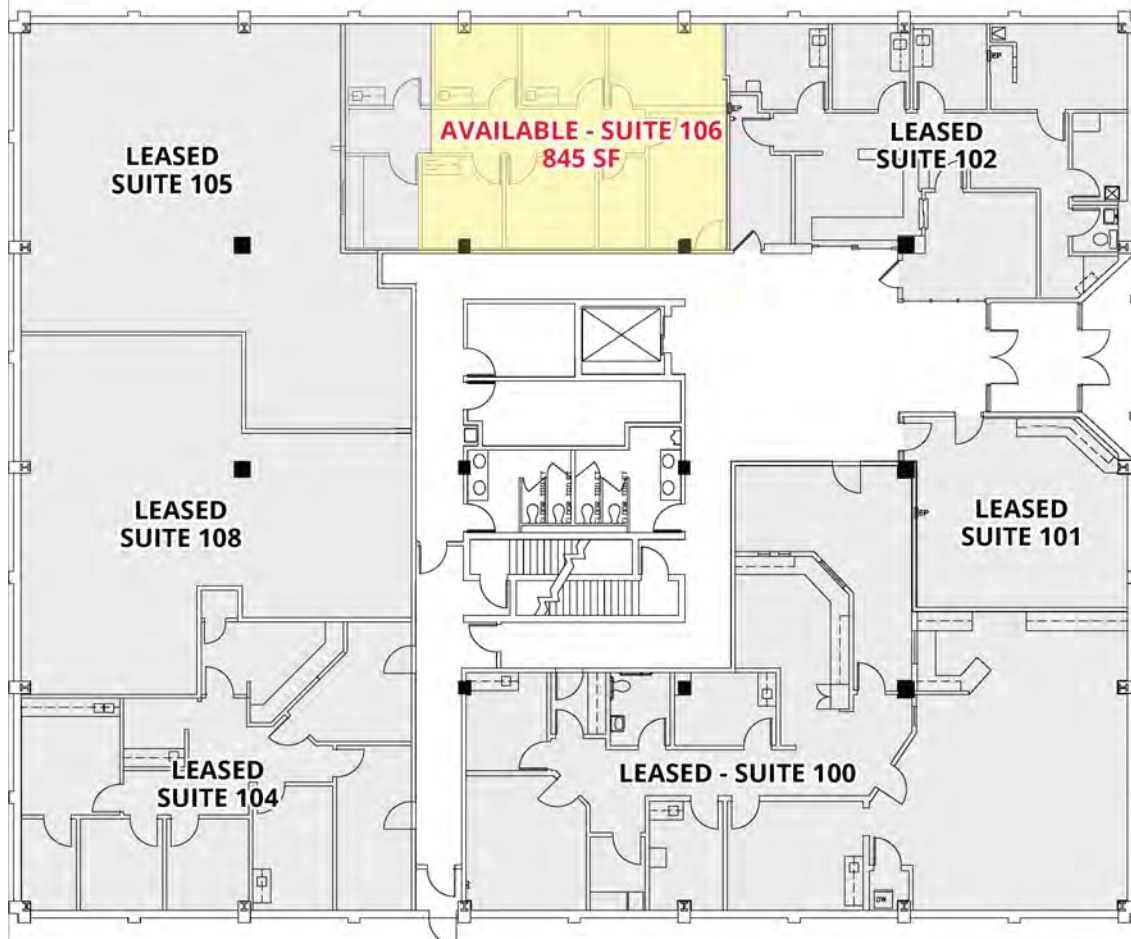


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AVAILABLE SPACES				
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106	845 SF	NNN	\$915/mo	\$210 CAM Fees + \$190 for Utilities, Waiting Area and 5 Private Offices.
Suite 201	2,325 SF	NNN	\$2,520/mo	\$581 CAM Fees + \$520 for Utilities, Dental Suite with Waiting Room, Reception Desk, 2 Large Dental Rooms with Plumbing, and 2 Private Offices.
Suite 210	1,294 SF	NNN	\$1,405/mo	\$325 CAM Fees + \$290 for Utilities, Reception Desk, Waiting Area, 4 Exam Rooms with Sinks, Filing Room, and 1 In-Suite Restroom.
Suite 301	1,984 SF	NNN	\$2,150/mo	\$496 CAM Fees + \$445 for Utilities.
Suite 305	732 SF	NNN	\$795/mo	\$185 CAM Fees + \$165 for Utilities, Reception/Office, Waiting Area, and 3 Exam Rooms.

FLOORPLAN - FLOOR 1



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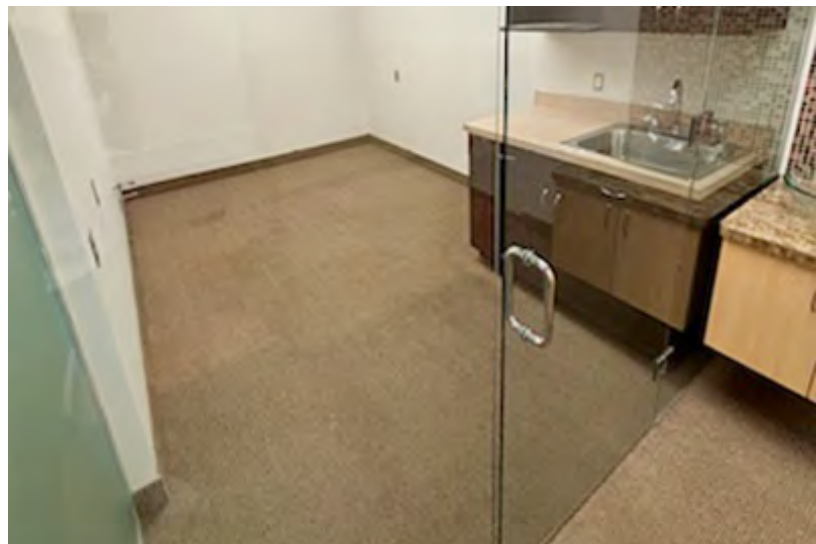
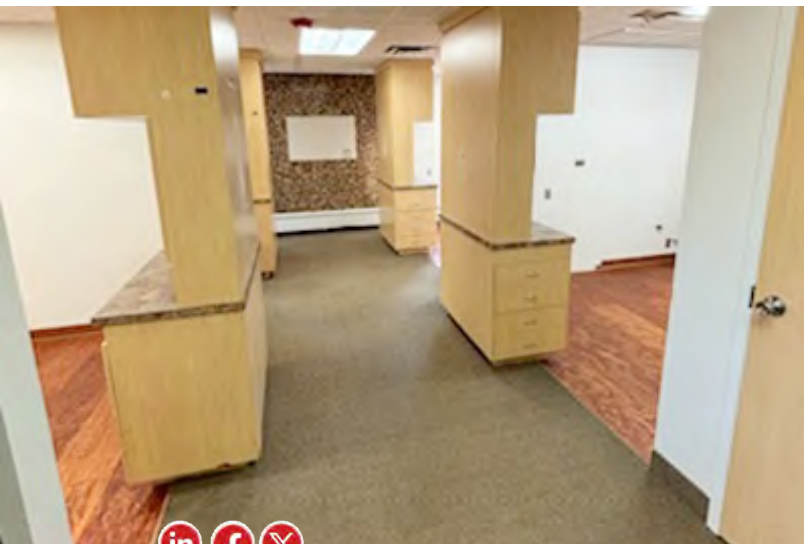


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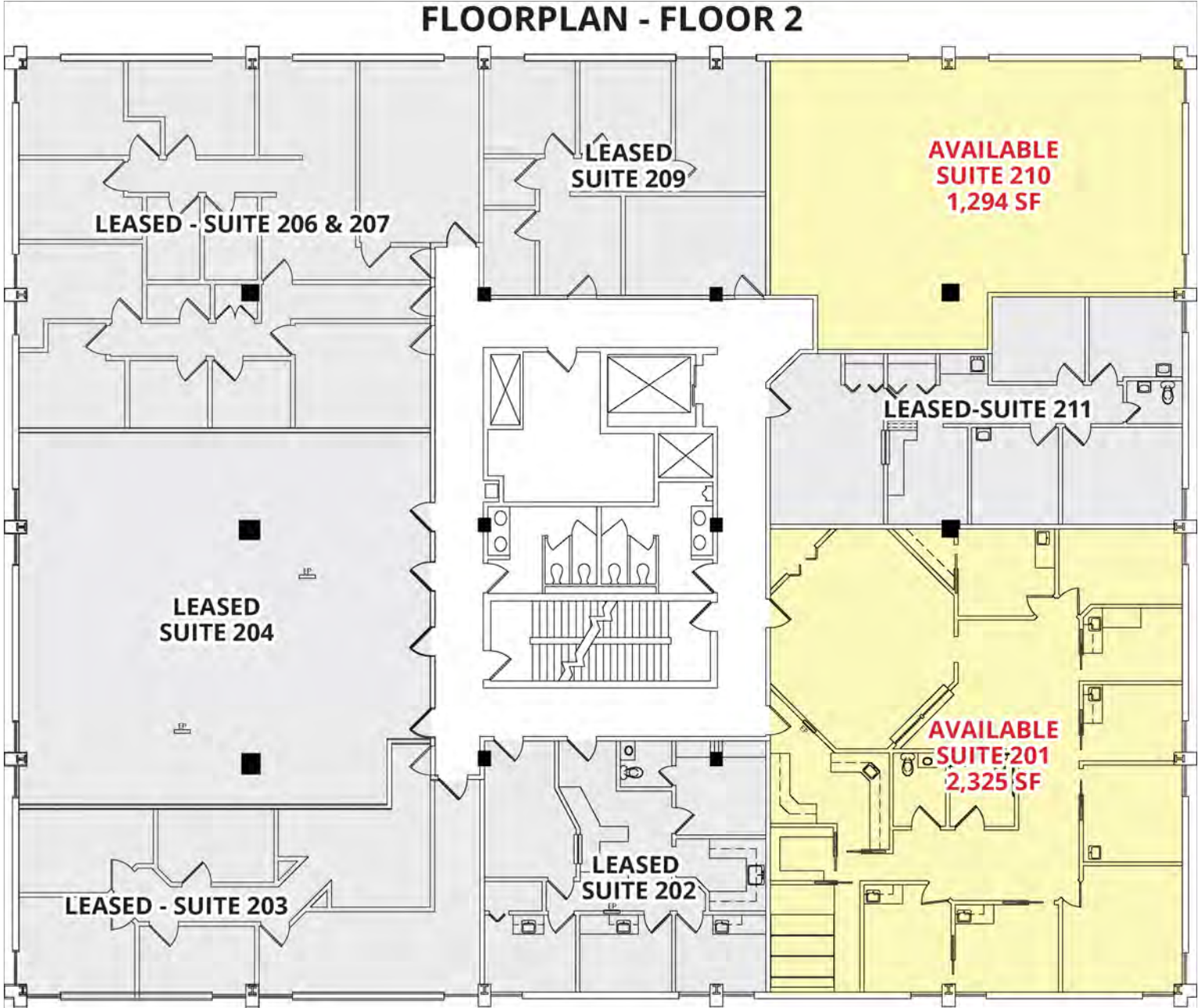




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FLOORPLAN - FLOOR 2

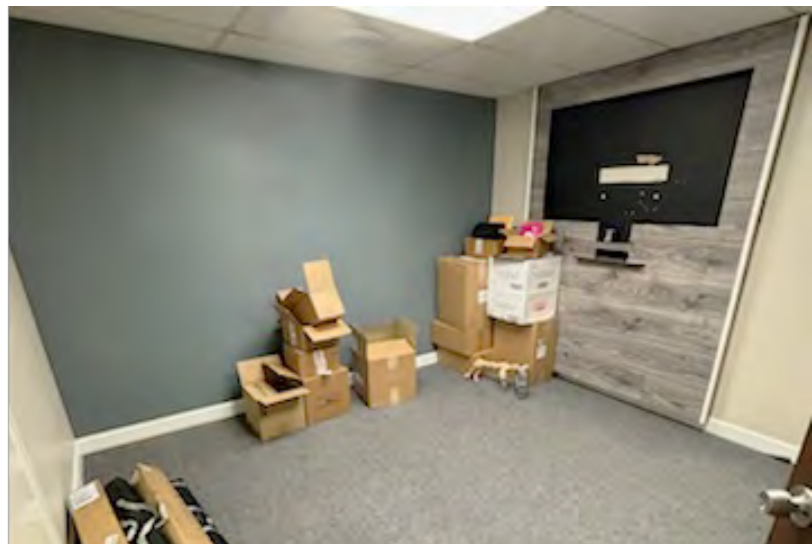


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FLOORPLAN - FLOOR 3

