

HIGHLY VISIBLE OFFICE SPACE ON MEDINA ROAD



FOR LEASE
3645-3647 MEDINA ROAD
MEDINA, OH 44256
LEASE RATE: \$3,166/MO NNN



PROPERTY HIGHLIGHTS

- Available: 2,000 SF
- Price per SF: \$19/SF
- CAM Fees: \$5.88/SF
- Suite 3647 consists of a reception area, 7 offices or exam rooms, 2 private restrooms, and 1st floor ADA access
- Utilities: Gas and Electric are separately metered
- Signage: lit monument on the street and a wall sign at the entrance
- Parking: 30 shared parking spaces
- Zoning - BL - limited business (Medina Township)
- Traffic Count: ±18,580
- Highway Access: 1/2 mile to I-71



LISTING AGENT

Morgan Faunce
morgan@gerspachergroup.com

330.722.5002



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PROPERTY OVERVIEW

Discover a professional and convenient office opportunity on bustling Medina Road (SR 18). This 2,000 SF multi-office suite offers a flexible layout ideal for medical, professional, or service-based businesses. The space features a welcoming reception area, private offices, a conference room, kitchenette, and ample on-site parking. Located just minutes from I-71 and downtown Medina, this property provides excellent visibility, easy accessibility, and strong surrounding amenities—perfect for businesses seeking a polished, move-in-ready location in the heart of Medina’s commercial corridor.

LOCATION OVERVIEW

Located along the highly traveled Medina Road (State Route 18) corridor, this office space offers unmatched visibility and accessibility in one of Medina’s most active commercial districts. The property sits minutes from I-71 and I-77, providing easy access to Cleveland, Akron, and surrounding communities. Nearby national retailers, restaurants, medical offices, and professional services make this a convenient destination for employees and clients alike. Medina Road continues to be a prime location for growth, business, and opportunity in Northeast Ohio.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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

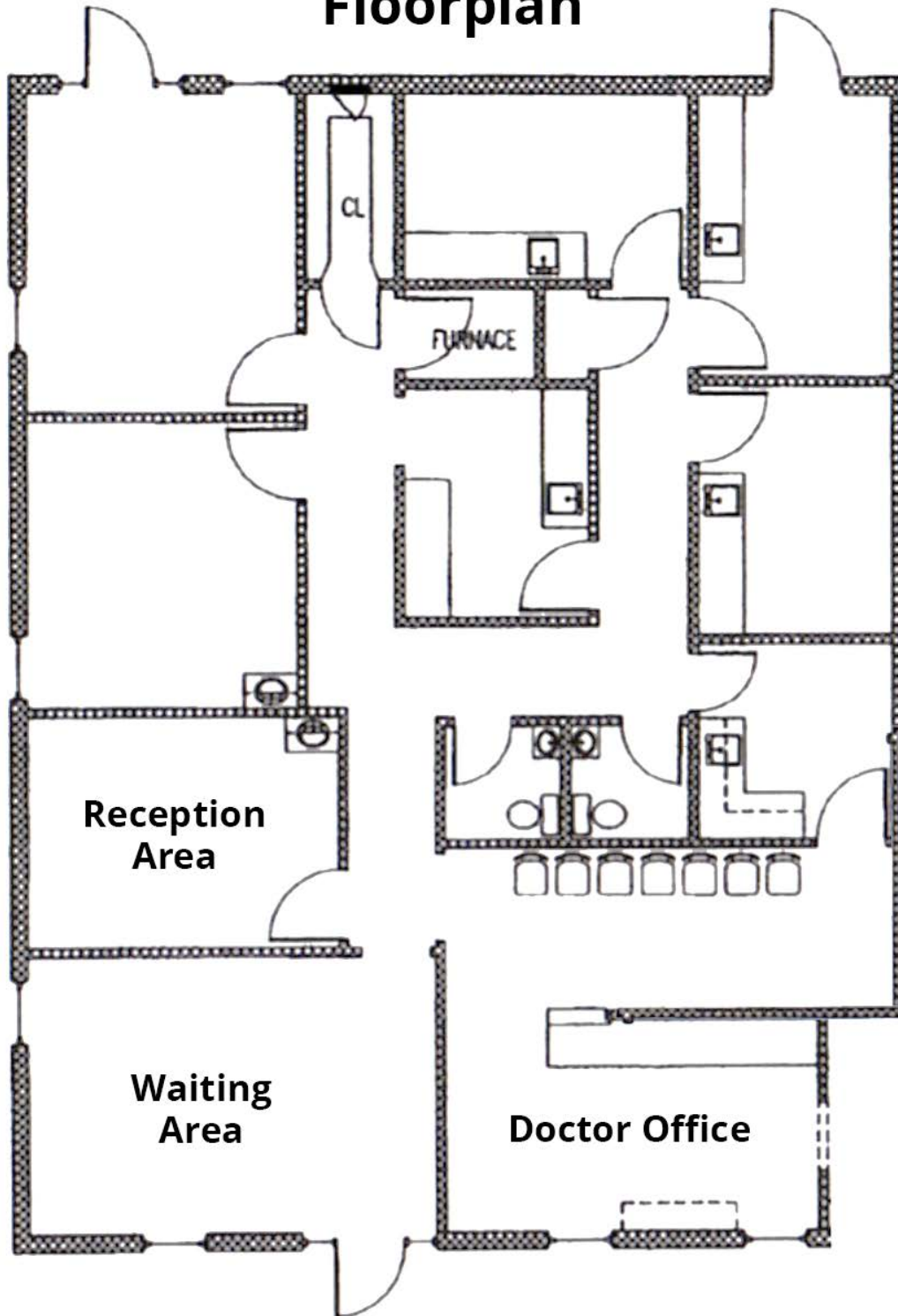




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Floorplan



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