

# MEDICAL AND/OR OFFICE SPACE

## 4,700 SF–25,279 SF Available For Lease

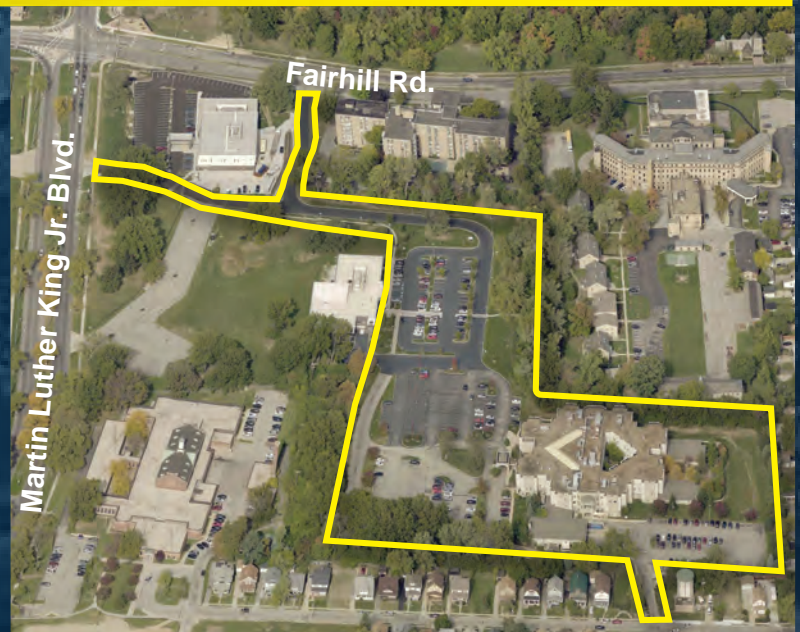


### PROPERTY HIGHLIGHTS:

- 3-story, 90,000 SF multi-tenant medical/office building
- Approximately 4,700 SF to 25,279 SF medical and/or office space available for lease
- Built in 1940
- Excellent location providing access to affluent eastern suburbs and major hospitals

### LEASE RATE:

**\$22.00/SF gross including utilities**



For more information, contact our licensed real estate broker:

**BOB NOSAL** 216.453.3000  
Executive Managing Director [bnosal@ngkf.com](mailto:bnosal@ngkf.com)

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

**Newmark  
Knight Frank**

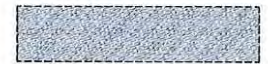
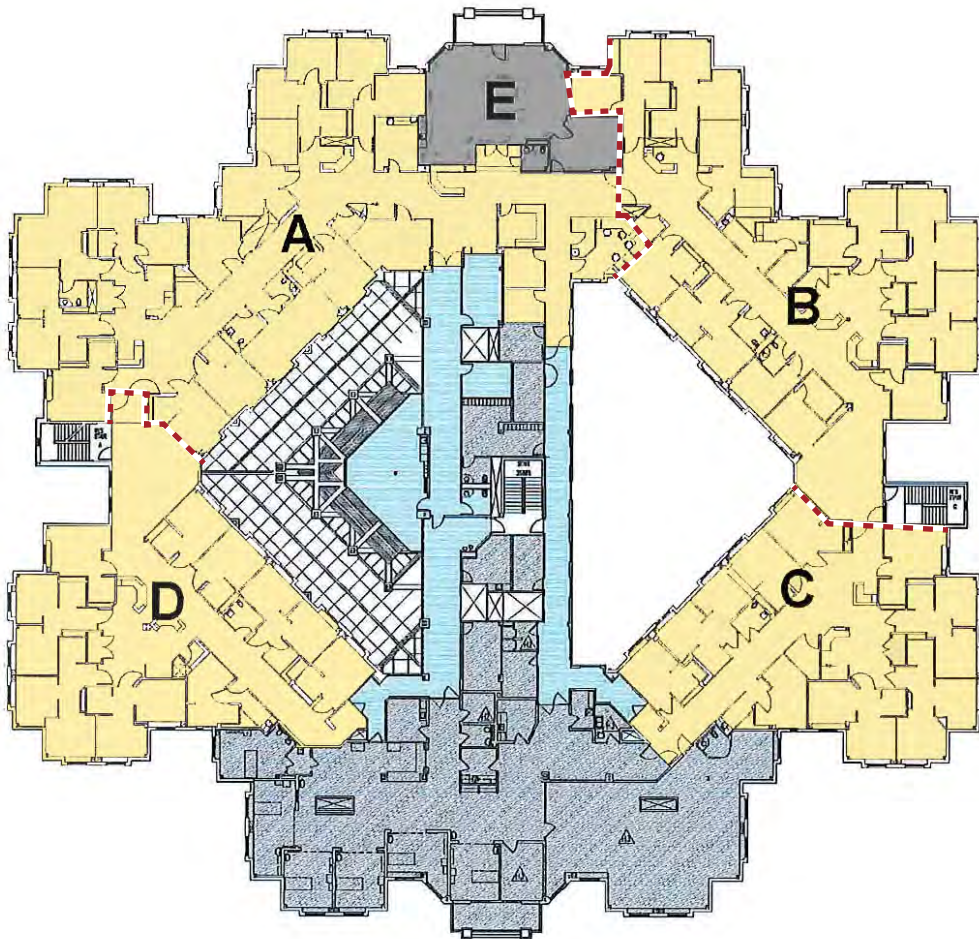
[www.ngkf.com/cleveland](http://www.ngkf.com/cleveland)



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 11900 FAIRHILL ROAD Cleveland, Ohio 44120

## FLOOR PLAN



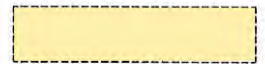
OCCUPIED 6,835 SF



COMMON AREA 2,763 SF



A. AVAILABLE 8,611 SF



B. AVAILABLE 6,838 SF



C. AVAILABLE 4,700 SF



D. AVAILABLE 5,130 SF



E. POTENTIAL SHARED SPACE  
1,583 SF

TOTAL 36,460 S.F.

THIRD FLOOR

**TOTAL OF A,B,C,D: 25,279 SF**

For more information, contact our licensed real estate broker:

**BOB NOSAL** 216.453.3000  
Executive Managing Director [bnosal@ngkf.com](mailto:bnosal@ngkf.com)

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

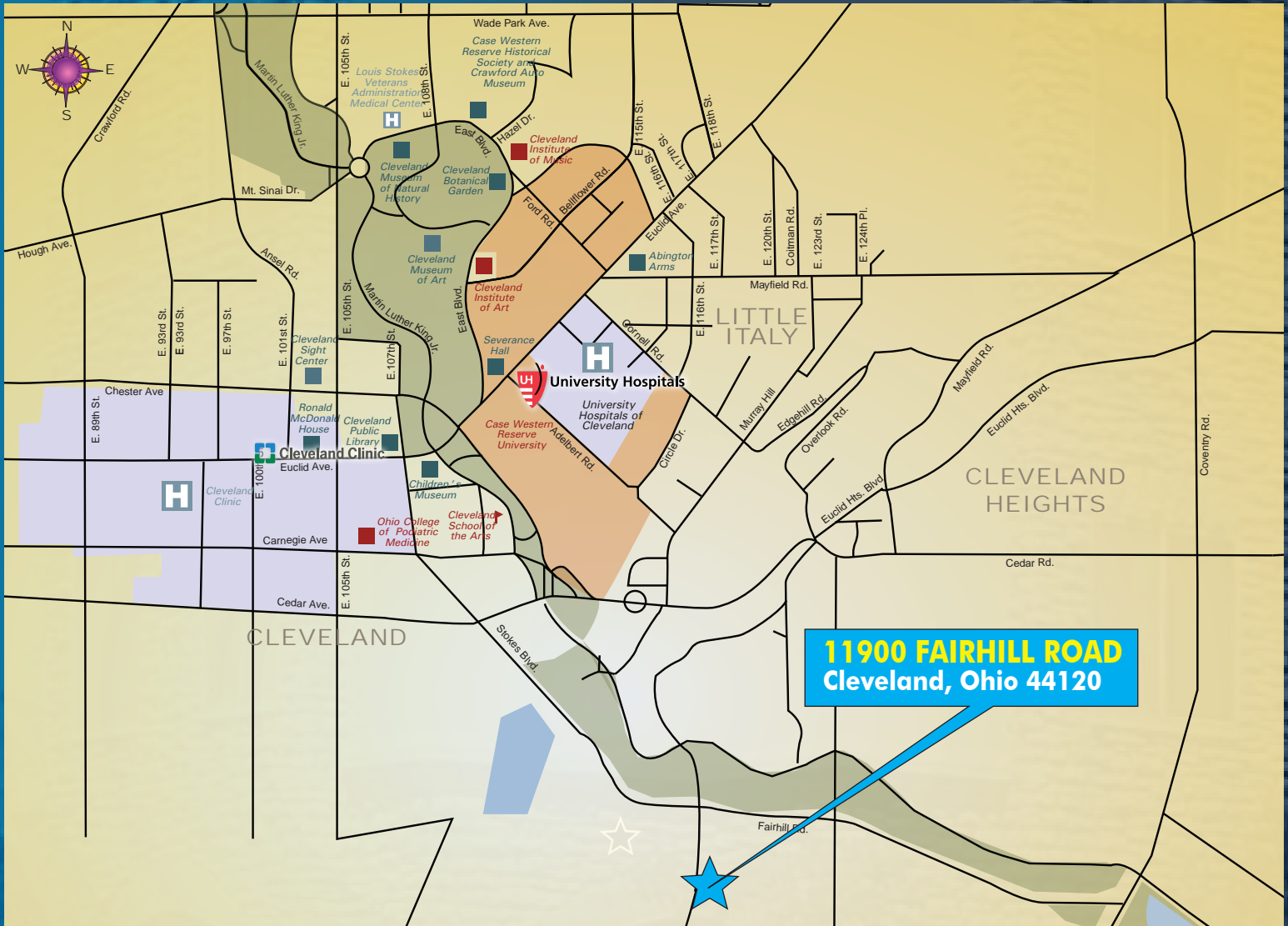
**Newmark  
Knight Frank**

[www.ngkf.com/cleveland](http://www.ngkf.com/cleveland)



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 11900 FAIRHILL ROAD Cleveland, Ohio 44120



## EXCELLENT LOCATION:

- Approximately 2 miles from the Cleveland Clinic Main Campus, the University Hospitals Main Campus, Case Western Reserve University and Little Italy
- Within minutes of the Shaker Square and Larchmere retail, arts and entertainment neighborhoods
- Just over 3 miles to Severance Town Center and University Square
- 6 miles to Downtown Cleveland
- 17 miles to Cleveland Hopkins International Airport

For more information, contact our licensed real estate broker:

**BOB NOSAL** 216.453.3000  
Executive Managing Director [bnosal@ngkf.com](mailto:bnosal@ngkf.com)

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

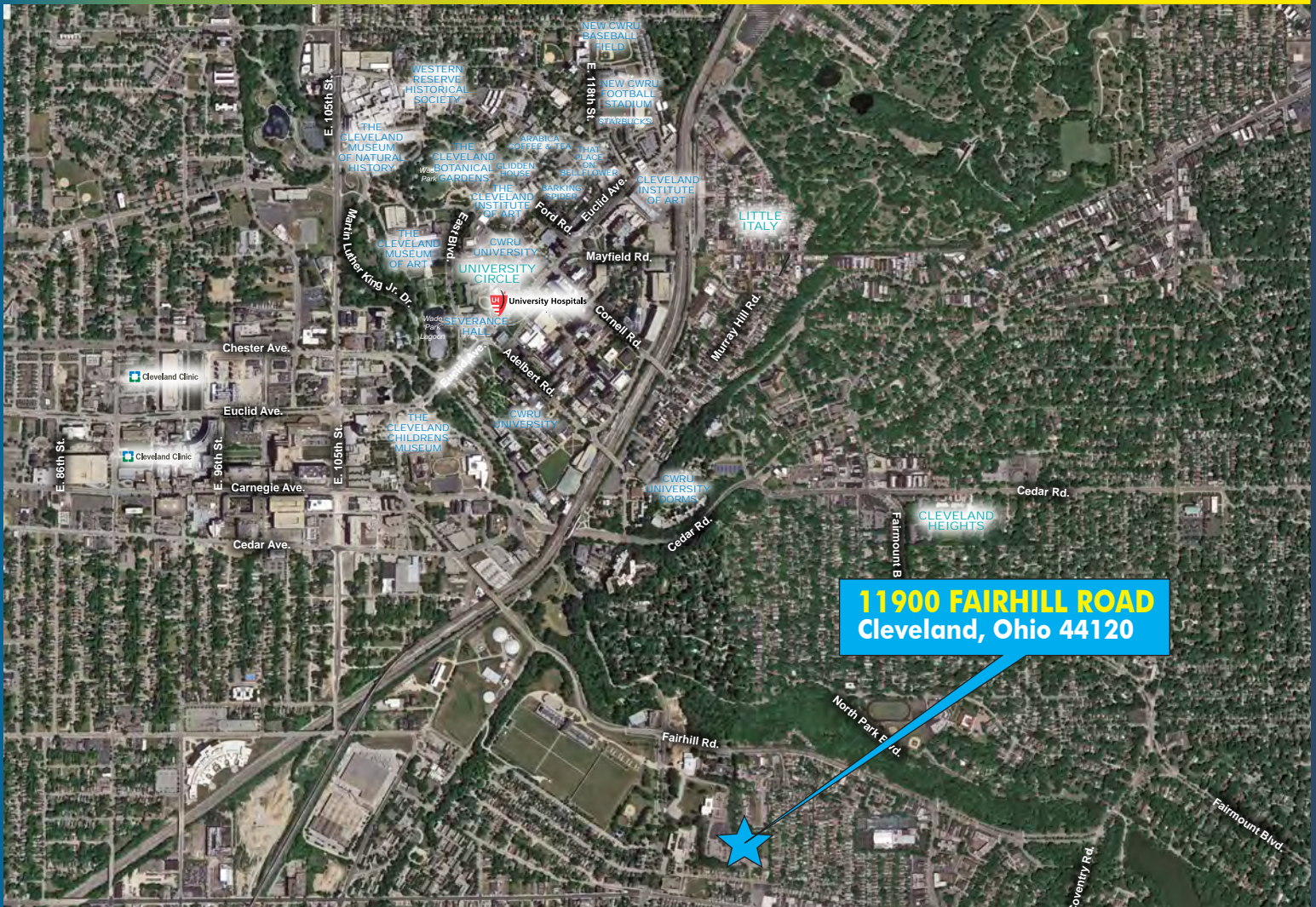
**Newmark  
Knight Frank**

[www.ngkf.com/cleveland](http://www.ngkf.com/cleveland)



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 11900 FAIRHILL ROAD Cleveland, Ohio 44120



## DEMOGRAPHICS & TRAFFIC:

- Over 311,000 employees within a 5-mile radius, 44% of which are in the health care or education fields
- Household Population: approximately 343,000 within a 5-mile radius
- Average Household Income (2016): approximately \$53,000 within a 5-mile radius
- \$2.8 billion in total specified consumer spending within a 5-mile radius in 2016

## UNIVERSITY CIRCLE FACTS:

- University Circle is one of the largest employment drivers in the state of Ohio
- University features strong anchor institutions and an abundance of arts and cultural, non-profit, as well as private sector and small businesses

For more information, contact our licensed real estate broker:

**BOB NOSAL** 216.453.3000  
Executive Managing Director [bnosal@ngkf.com](mailto:bnosal@ngkf.com)

1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

**Newmark  
Knight Frank**

[www.ngkf.com/cleveland](http://www.ngkf.com/cleveland)



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.