

AVAILABLE FOR LEASE PRIME MEDICAL OFFICE SPACE

**BRAINARD PLACE
MEDICAL CENTER**
29001 CEDAR ROAD
LYNDHURST, OHIO



**LANDLORD IS
OFFERING FULL
6% COMMISSION
TO THE
PROCURING
BROKER**

AVAILABILITIES:

SUITES FROM 764 RSF TO 9,000 RSF

HIGHLIGHTS:

- Landmark medical office building
- Great frontage at the corner of Cedar Road and Brainard Road, right next to the I-271 interchange
- Exposure to over 105,000 vehicles per day and I-271 highway visibility
- New lobby and elevator renovation just completed
- Building amenities include full-service bank, café, conference room and hair salon
- First floor retail spaces available
- Ample parking
- A number of high-end suites available perfect for medical professionals

LEASE RATES:

\$24.00-\$28.00/SF FULL SERVICE GROSS

For more information, contact:

BOB NOSAL
Executive Managing Director
216.453.3000
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licensed real estate broker

CAMILLE NORTON
Associate
216.453.3080
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licensed real estate salesperson

1350 Euclid Avenue, Suite 300, Cleveland, Ohio



**2018 RENOVATIONS INCLUDE:
RESURFACED PARKING LOT, LOBBY
UPGRADES AND NEW ELEVATORS**



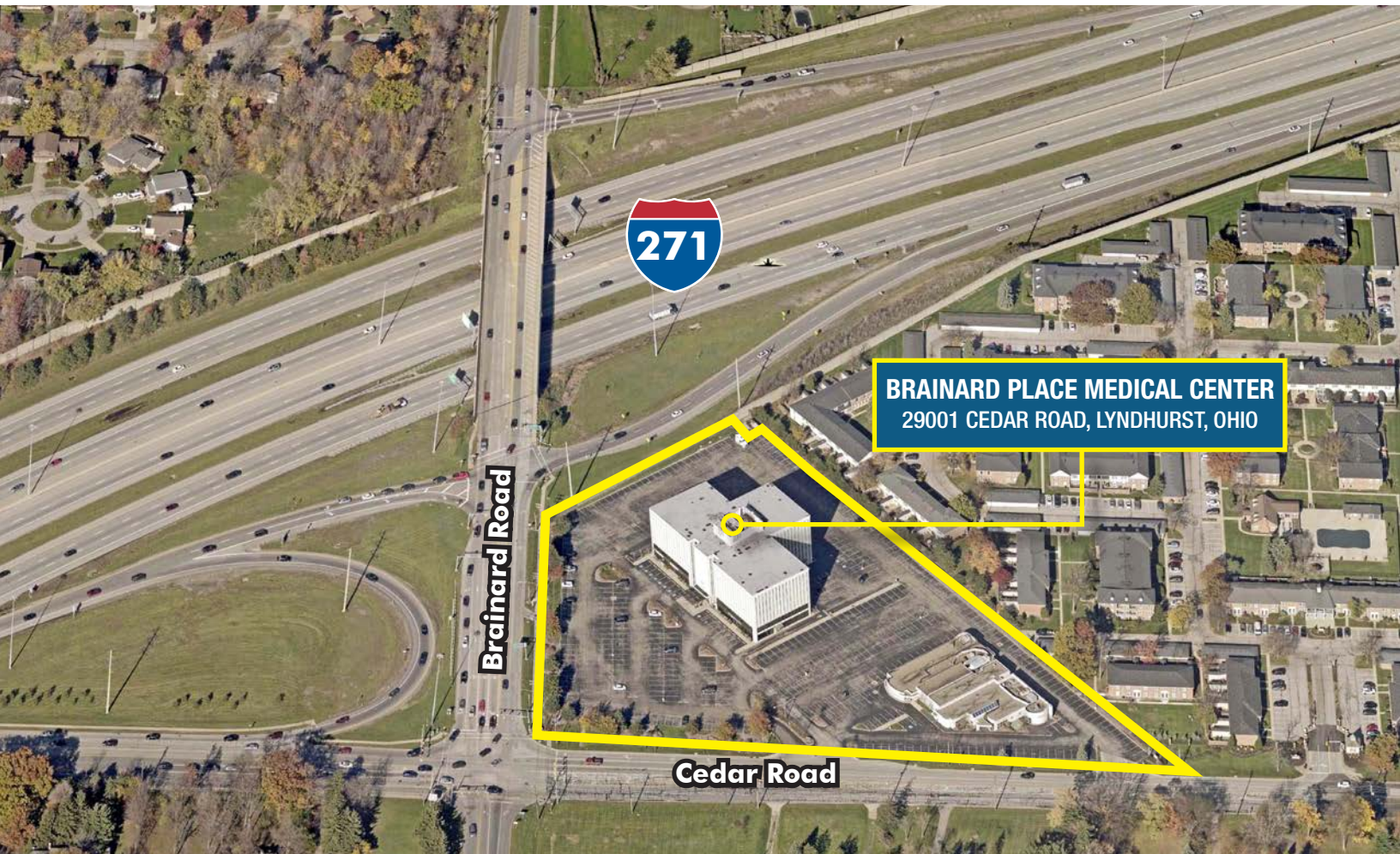
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth 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

**CENTRAL LOCATION PROVIDING ACCESS
TO EASTERN SUBURBS AND FREEWAYS**

**BRAINARD PLACE
MEDICAL CENTER**

**29001 CEDAR ROAD
LYNDHURST, OHIO**



GREAT LOCATION

- Centrally-located at the intersection of I-271, Cedar Road and Brainard Road
- Immediate access to all major highways and eastern suburbs
- Minutes to prestigious retail centers including Legacy Village, Beachwood Place Mall and Eton Collection

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