

Airport Executive Park

Engle Road
Middleburg Heights, OH 44130
[Visit the Property Website](#)



Property Features

- + Flexible spaces for office and/or warehouse-storage needs
- + Climate-controlled warehouse
- + Minutes to Cleveland Hopkins Airport, I-71, I-480 and many restaurants and businesses
- + Ideal for all users: office, warehouse, sales & service, research & development, medical related
- + Future development, including land sites for build-to-suits
- + Ample parking throughout
- + First class image and on site management and maintenance to assist all your Tenant needs

Lease Terms

- + Gross leases
- + Monthly asking rents enclosed
- + Lease term minimum 2 years and maximum 10 years
- + Gross lease includes the following:
 - Base year real estate taxes
 - Base year insurance for building
 - Common area maintenance (CAM)
- + Common trash container included
- + HVAC unit maintenance included
- + Gas and electric separately metered



6801 ENGLE ROAD BUILDING I				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
E	0	1,750	1,750	\$1,550



6779 ENGLE ROAD BUILDING II				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



6777 ENGLE ROAD BUILDING III				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



6745 ENGLE ROAD PARKVIEW BUILDING					
SUITE	OFFICE SF	TOTAL SF	LOCATION IN BUILDING	COMMENT	RATE
2nd Floor Suite 205	5,628	5,628	West Wing	Not Contiguous	\$16.50 psf FSG
2nd Floor Suite 215	1,770	1,770			
1st Floor Suite 120	1,512	1,512	East Wing	Not Contiguous	\$16.50 psf FSG
1st Floor Suite 115	3,307	3,307			
1st Floor Suite 105	5,348	5,348	West Wing	Not Contiguous	\$16.50 psf FSG



6751 ENGLE ROAD BUILDING IV				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
B	1,100	0	1,100	\$1,150
F	1,420	580	2,000	\$1,750
K	500	1,500	2,000	\$1,900



6749 ENGLE ROAD BUILDING V				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



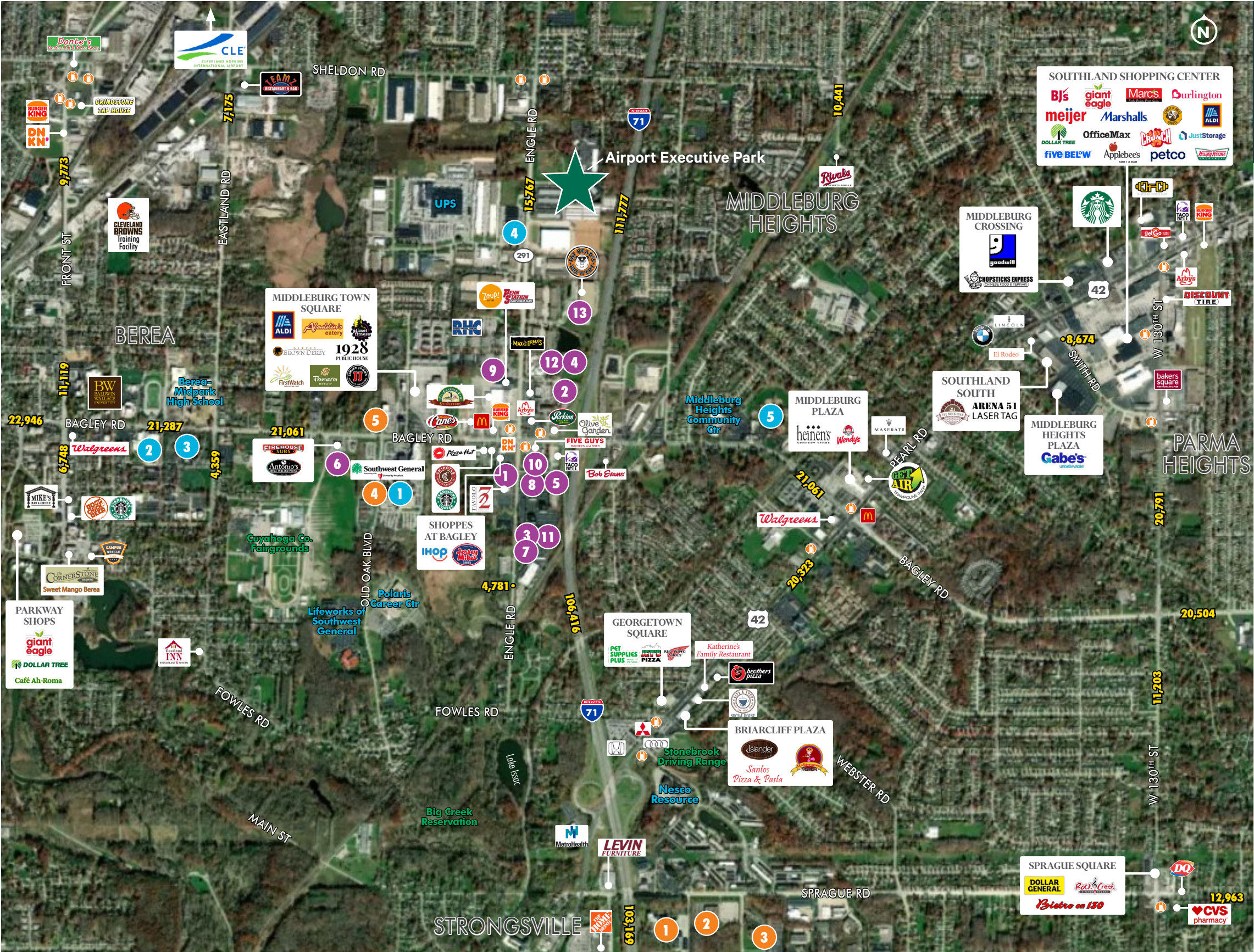
6753 ENGLE ROAD NORTH POINTE I				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
A	12,250	0	12,250	\$16.50 psf



6755 ENGLE ROAD NORTH POINTE II				
SUITE	OFFICE SF	WAREHOUSE SF	TOTAL SF	MONTHLY RATE
100% LEASED				



Area Amenities



Traffic Counts: Ohio Department of Transportation (ODOT) 2025

MIDDLEBURG HTS - BEREA
RETAIL TRADE AREA

TRADE AREA INFO

Bagley Rd & Engle Rd
(3 Miles)

- Population: 66,797
- Daytime Population: 67,290
- Total Households: 28,982
- Median HH Income: \$76,641
- Total Businesses: 2,428
- Total Employees: 38,828

MAJOR OFFICE BLDGS

Total: 2.68 MSF

1. Ohio Research Center - 204,000 SF
2. PNC Strongsville Center - 100,000 SF
3. 15885 W Sprague Rd - 88,816 SF
4. 7255 Old Oak Blvd - 88,000 SF
5. Southwest General Med Ctr - 75,000 SF

HOTELS

13 Hotels/1,804 Rooms

1. Crowne Plaza - 472
2. Sonesta Suites - 158
3. Courtyard - 154
4. Comfort Inn - 136
5. Red Roof Inn - 116
6. Residence Inn - 112
7. Home 2 Suites - 111
8. Days Inn - 106
9. Hampton - 97
10. Motel 6 - 95
11. Towneplace Suites - 95
12. Extended Stay - 71
13. Under Construction: Tru - 81

MAJOR EMPLOYERS

1. Southwest General - 2,083
2. Baldwin Wallace - 1,766
3. OhoiGuidestone - 1,110
4. AmeriMark Direct - 600
5. City of Middleburg Heights - 450

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Licensed Real Estate Broker

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For Lease



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