



Owner/User Opportunity For Sale or Lease

# TWIN LAKES OFFICE BUILDING

5851 Pearl Road, Parma Heights, Ohio 44130

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## Property Information

- 7 minutes from I-480 located at Pearl & Snow Roads
- Abundant parking
- 130' of frontage on Pearl Road & 255' of frontage on Twin Lakes Drive
- Updated parking lot & landscaping & common areas
- Suite 100 space is fully built-out dental space

## Building at a Glance

Building Size	15,120SF
# of Floors	3
Year Built (Reno)	1971 (2022)
Site Size	0.739 AC
Parcel #	472-01-068 & 449-01-042

## For Lease

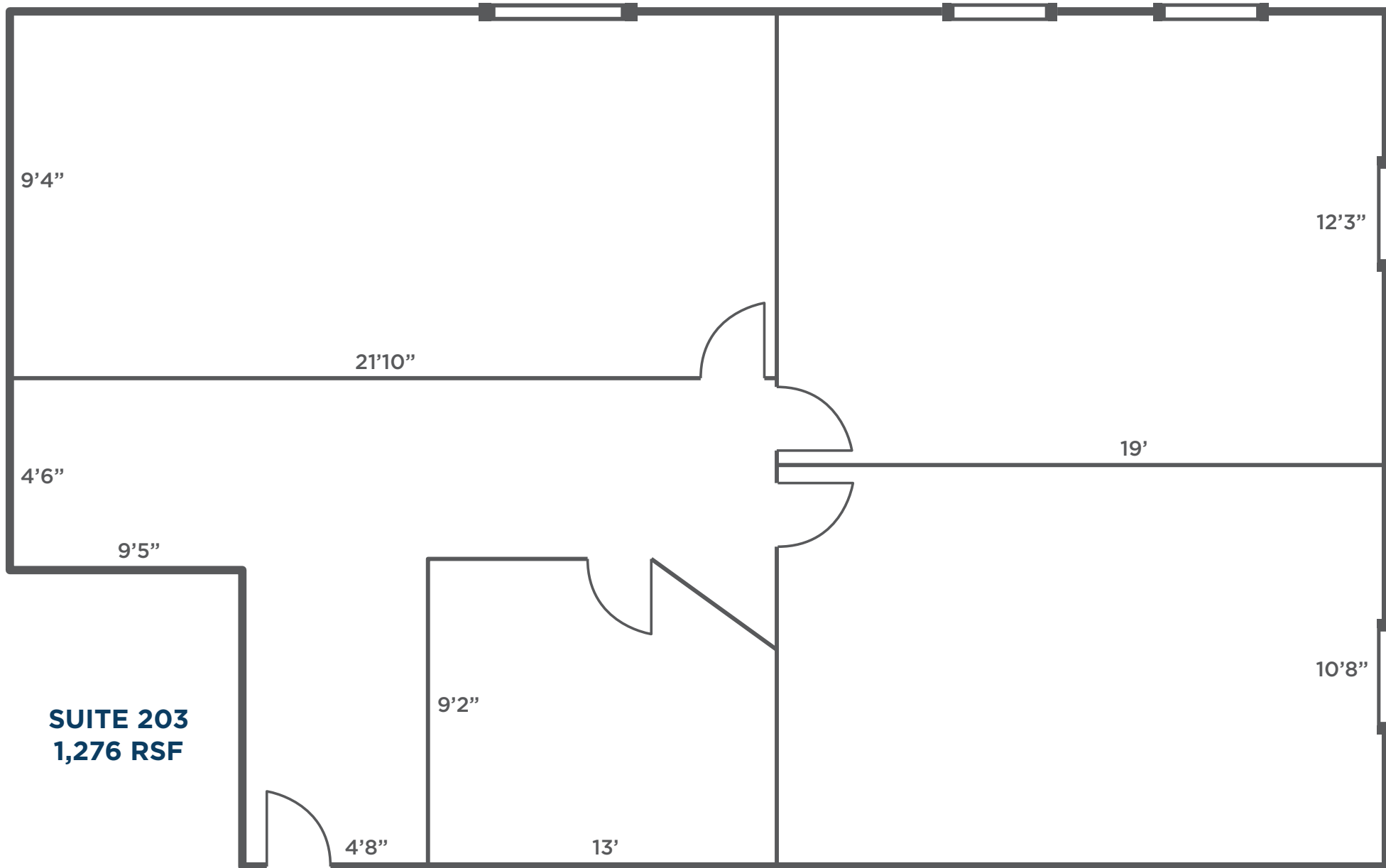
Suite 203	1,276 RSF
Lease Rate	\$13.00 - \$17.00/RSF MG

## For Sale

Asking Price	\$850,000
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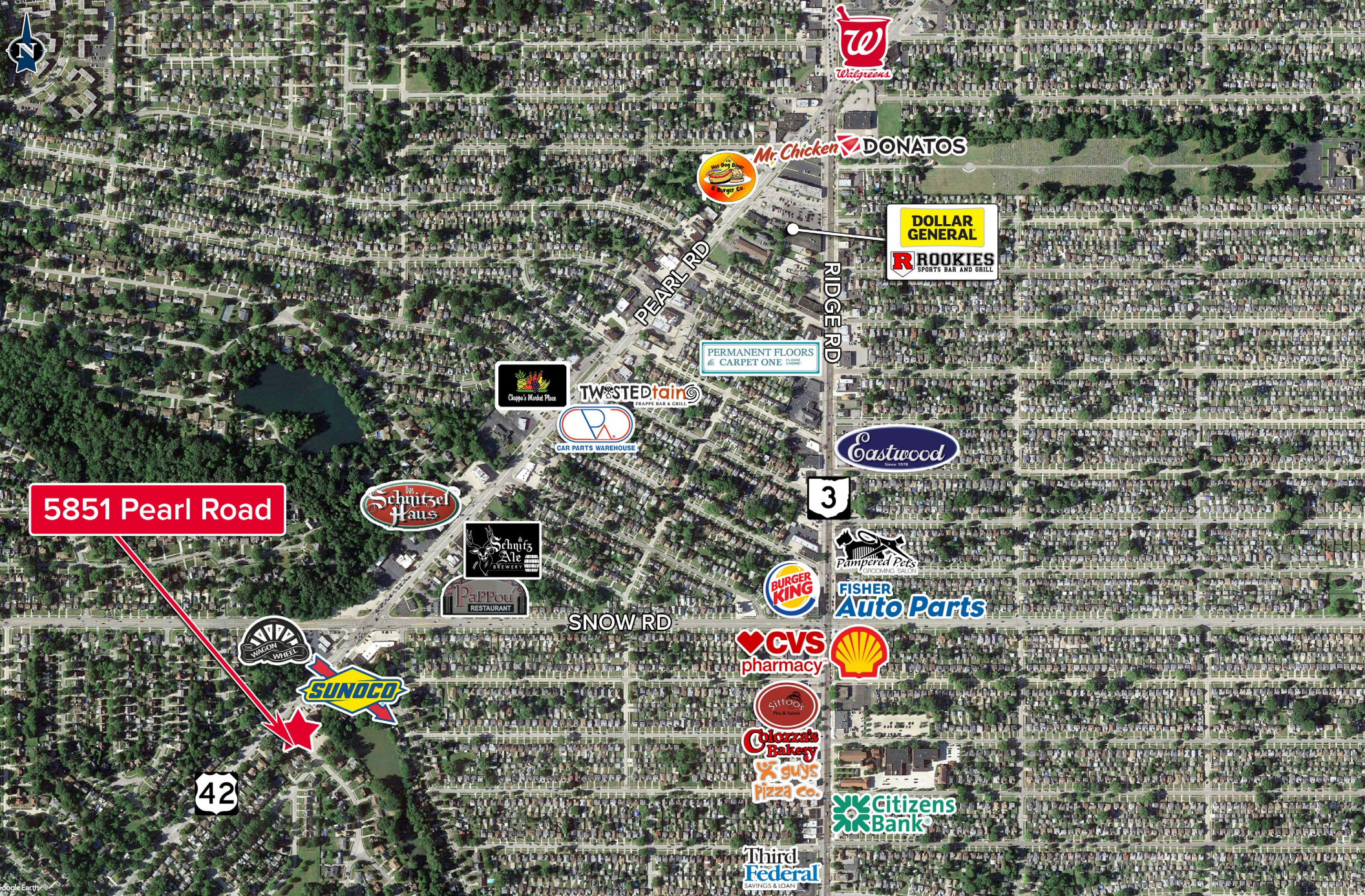


5851 Pearl Road  
Parma Heights, Ohio 44130



**SUITE 203**  
**1,276 RSF**

*Not to Scale*



**5851 Pearl Road**

**289,370**  
Population  
(2024 | 5 Mile)

**40.5**  
Median Age  
(2024 | 5 Mile)

**125,574**  
Households  
(2024 | 5 Mile)

**\$83,194**  
HH Income  
(2024 | 5 Mile)

**9,354**  
Businesses  
(2024 | 5 Mile)

**122,388**  
Total Employees  
(2024 | 5 Mile)



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