

MEDICAL & OFFICE SPACE
FOR LEASE

CBRE

4269 | PEARL
ROAD

Cleveland,
Ohio



The Opportunity

4269 Pearl Road is a four story, medical & office building located in Cleveland's Old Brooklyn neighborhood along Pearl Road and less than 4 miles from Downtown Cleveland. The property is located on a major bus line and provides easy access to I-71 and I-480 (less than 1 mile) to conveniently service surrounding cities and patient populations. The property sits immediately adjacent to MetroHealth's Old Brooklyn Health Center and is within easy reach of other well-known medical facilities, including MetroHealth's Main Campus (1.5 miles), The Cleveland Clinic (8 miles), and University Hospitals (12 miles).



AVAILABLE SF
±30,924 SF



TOTAL BUILDING SIZE
41,232 SF



LEASE RATE
\$18/SF
Modified Gross

**Leasing Incentives Available for Qualified Tenants
Including Free Rent and Improvement Allowances!**

- + Full floor and single suite availabilities offering flexible optionality for a variety of medical providers and general office users
- + Immediately adjacent to MetroHealth Old Brooklyn Health Center and 1.5 miles from MetroHealth's Main Campus, offering services including inpatient rehabilitation and hospital care, outpatient therapies including neurological rehabilitation, mental/behavioral health, pharmacy, radiology/imaging, and specialized care
- + Unmatched visibility and branding opportunities including building naming and signage rights and monument signage on Pearl Road (18,064 VPD)
- + Located at signalized intersection with an abundance of parking including surface lot and garage parking (400 spaces) with access via attached walkway
- + Convenient access less than 1 mile (5 minutes) to I-71, I-480 and Jennings Freeway (Rt 176) with public transit bus stop immediately adjacent to the property
- + Professionally managed property ensuring a well-maintained environment for tenants, staff, and patients





Floor Plans

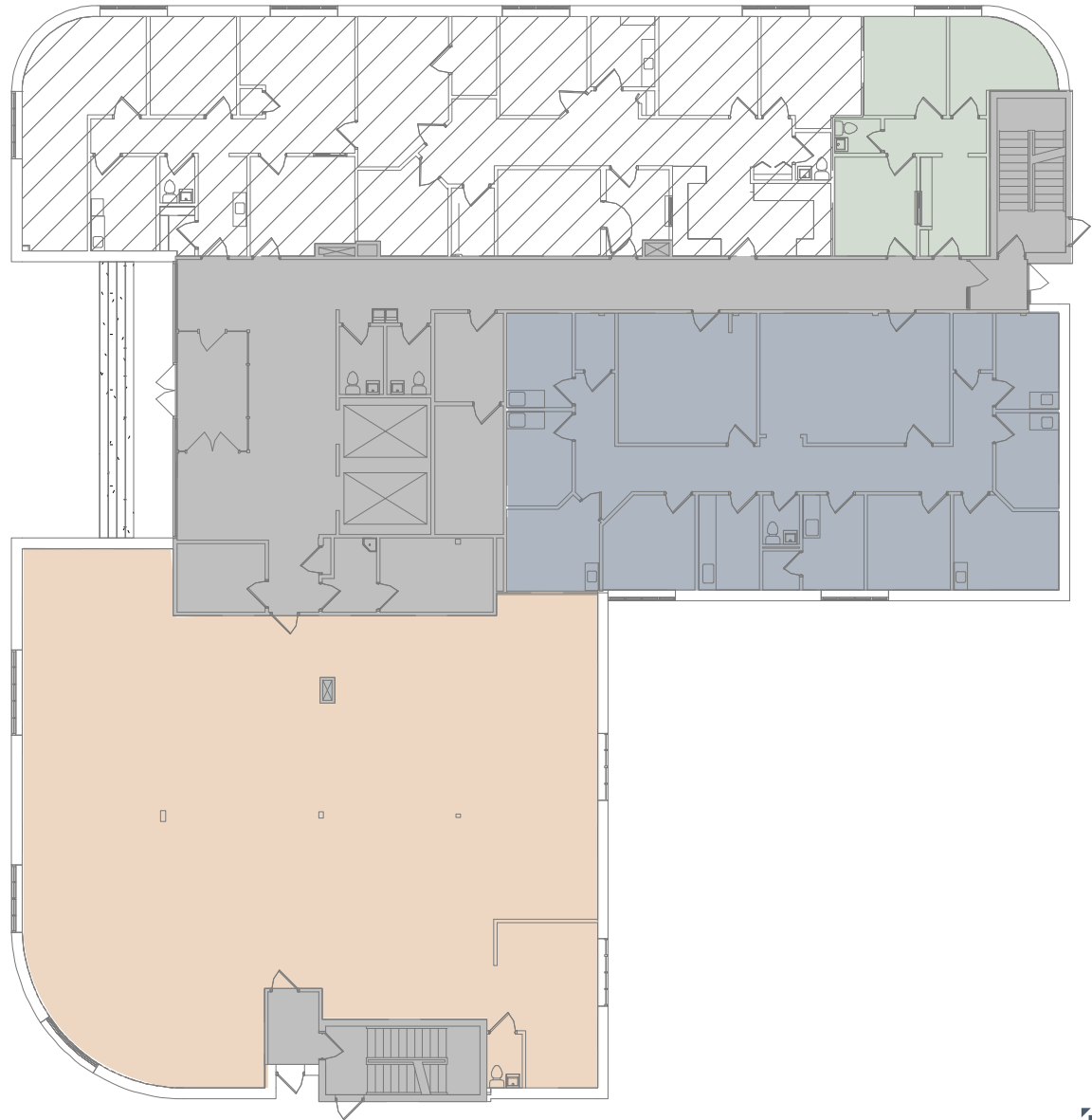
1ST FLOOR

10,094 SF

 **Suite 101**
4,078 RSF

 **Suite 102**
2,386 RSF

 **Suite 110**
603 RSF



N

Floor Plans

2ND FLOOR

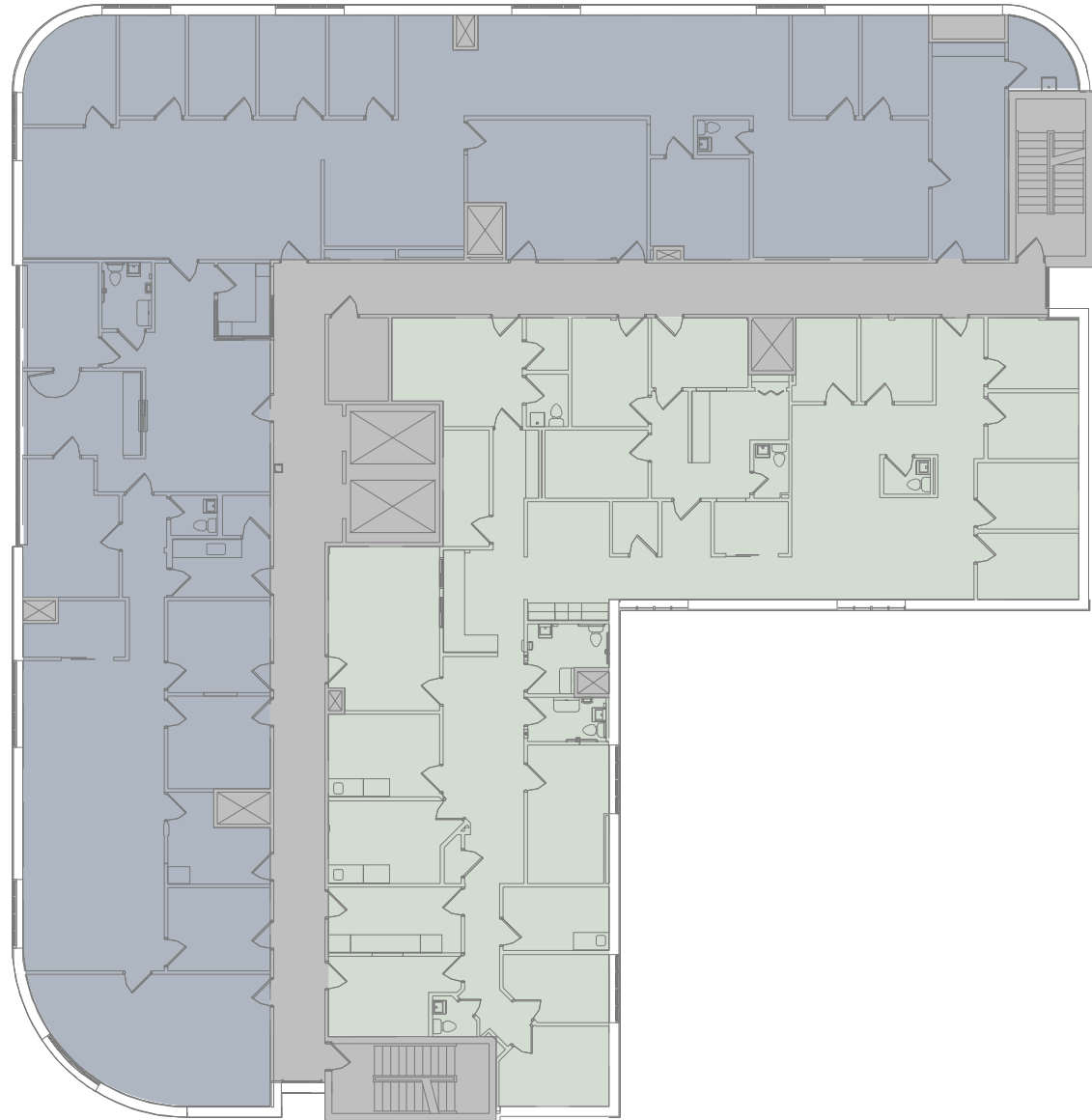
11,342 SF



Suite 200
6,593 RSF



Suite 201
4,750 RSF



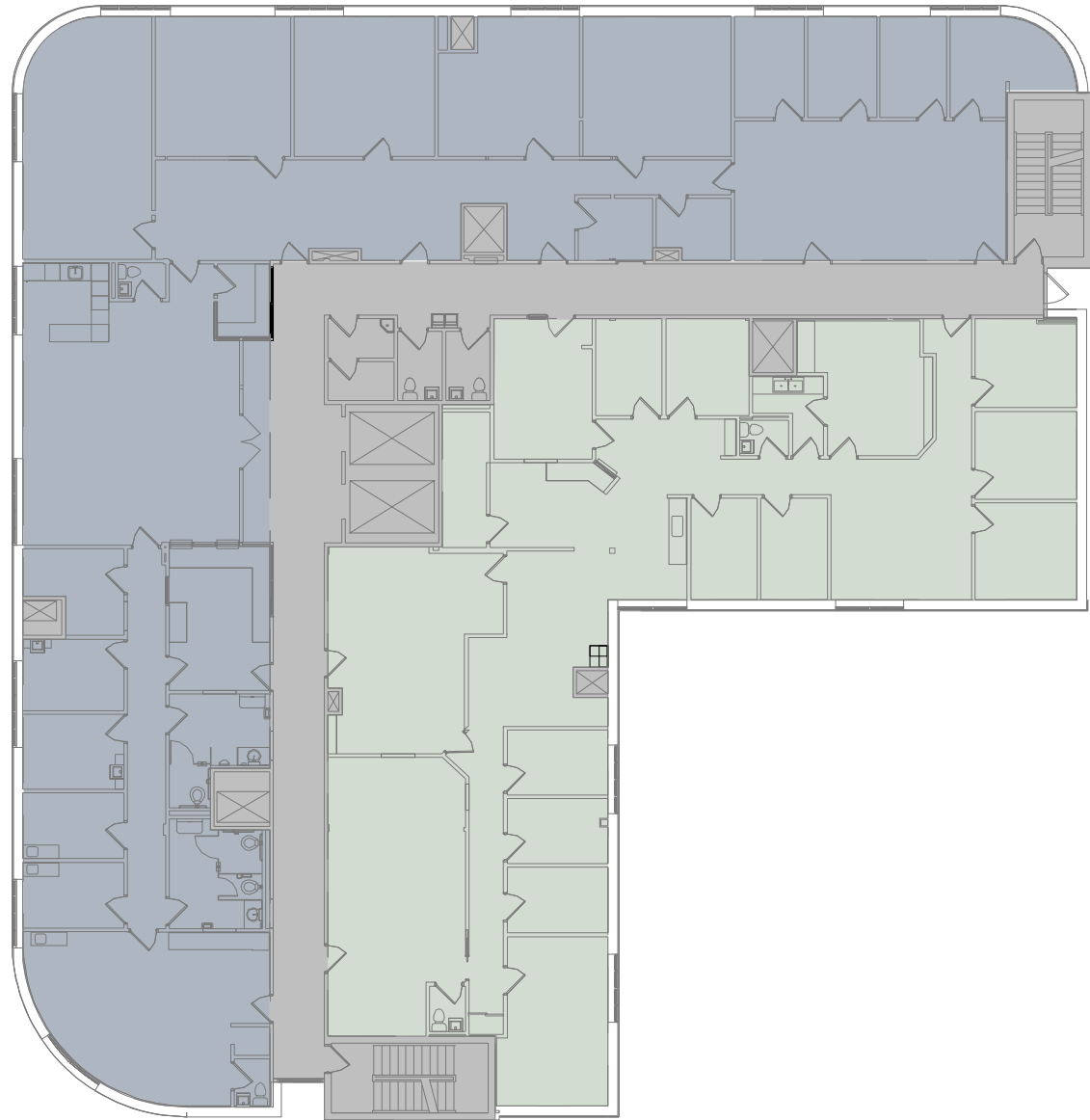
Floor Plans

3RD FLOOR

11,199 SF

 **Suite 300**
6,581 RSF

 **Suite 301**
4,617 RSF



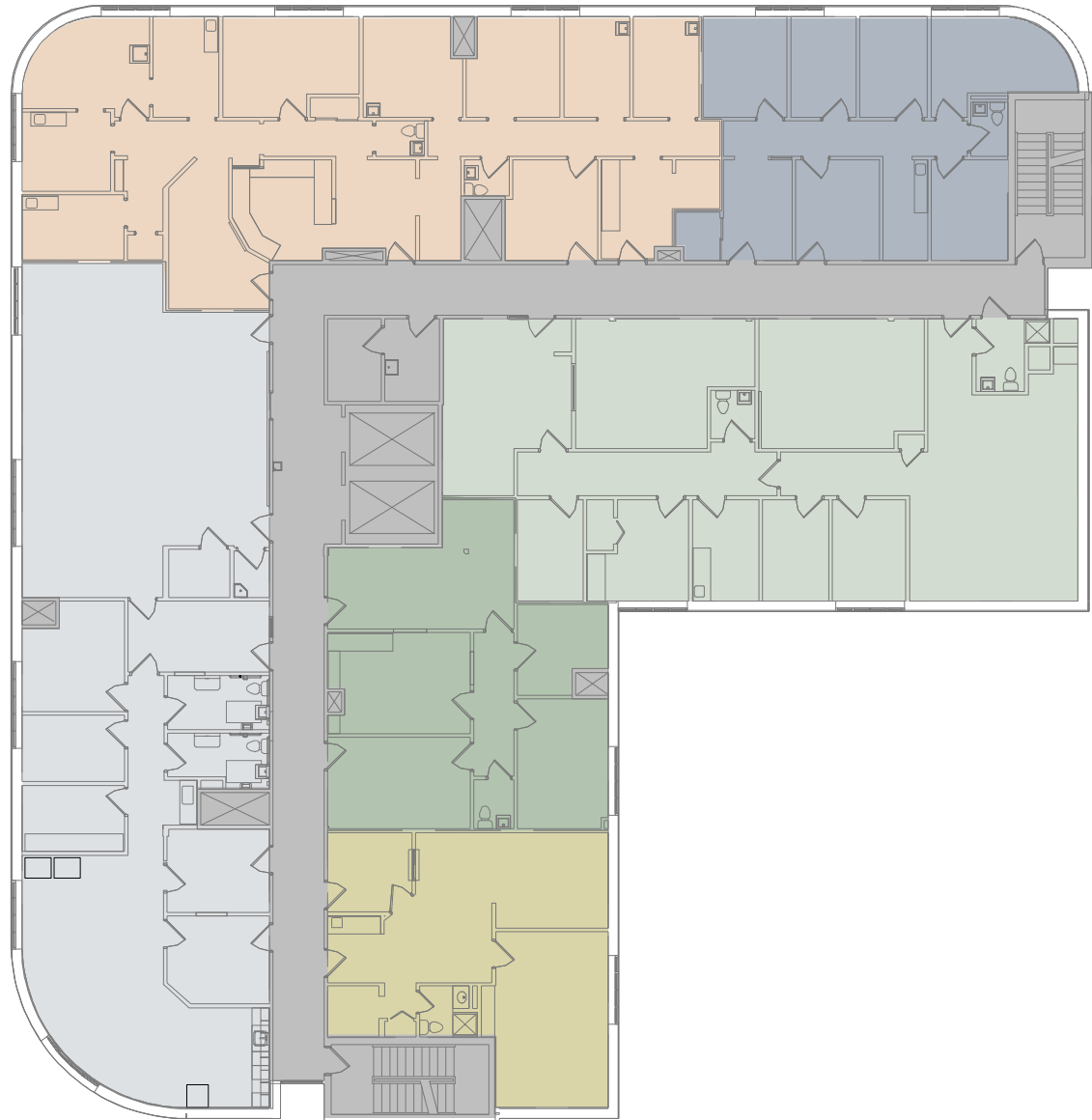
N

Floor Plans

4TH FLOOR

11,309 SF

-  **Suite 400**
2,922 RSF
-  **Suite 401**
989 RSF
-  **Suite 403**
1,150 RSF
-  **Suite 408**
2,486 RSF
-  **Suite 410**
1,180 RSF
-  **Suite 411**
2,582 RSF



N

Ideally Situated in Old Brooklyn



MEDICAL & OFFICE SPACE
FOR LEASE

CBRE

4269 | PEARL
ROAD

Cleveland,
Ohio

Daniel Mayer

First Vice President
+1 216 363 6437
daniel.mayer@cbre.com

Olivia Reichenbach

Associate
+1 440 781 2811
olivia.reichenbach@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_August2026