

2nd Generation Medical
Spaces Available for Lease

6900 *pearl*



CBRE

6900 PEARL ROAD
MIDDLEBURG HEIGHTS, OHIO

The Opportunity

6900 Pearl Road is a Class A medical office building offering an excellent leasing opportunity for medical, dental, and other healthcare related users. The property is located just minutes from Southwest General Hospital and Parma Hospital and less than 2 miles from I-71/I-80. 6900 Pearl is ideally positioned with easy access to surrounding cities and patient populations with strong new development momentum in the immediate area including Chipotle, Starbucks, ALDI, McAlister's Deli and Meijer supercenter (coming 2026).





Well-maintained institutionally owned asset reflecting consistent reinvestment by ownership with higher-end finishes providing a contemporary environment for today's clinical providers



Within close proximity to regional hospitals including Southwest General Hospital (199 beds, 3 miles) and UH Parma Hospital (179 beds, 3.5 miles)



Minutes from I-71 and I-80 providing easy access for healthcare providers and surrounding patient population



Strong co-tenants include Pearl Road Surgery Center and Southwest Urology



Attractive payer mix in the area with 171,213 insured patients within a 5 mile radius (approximately 40% commercially insured)

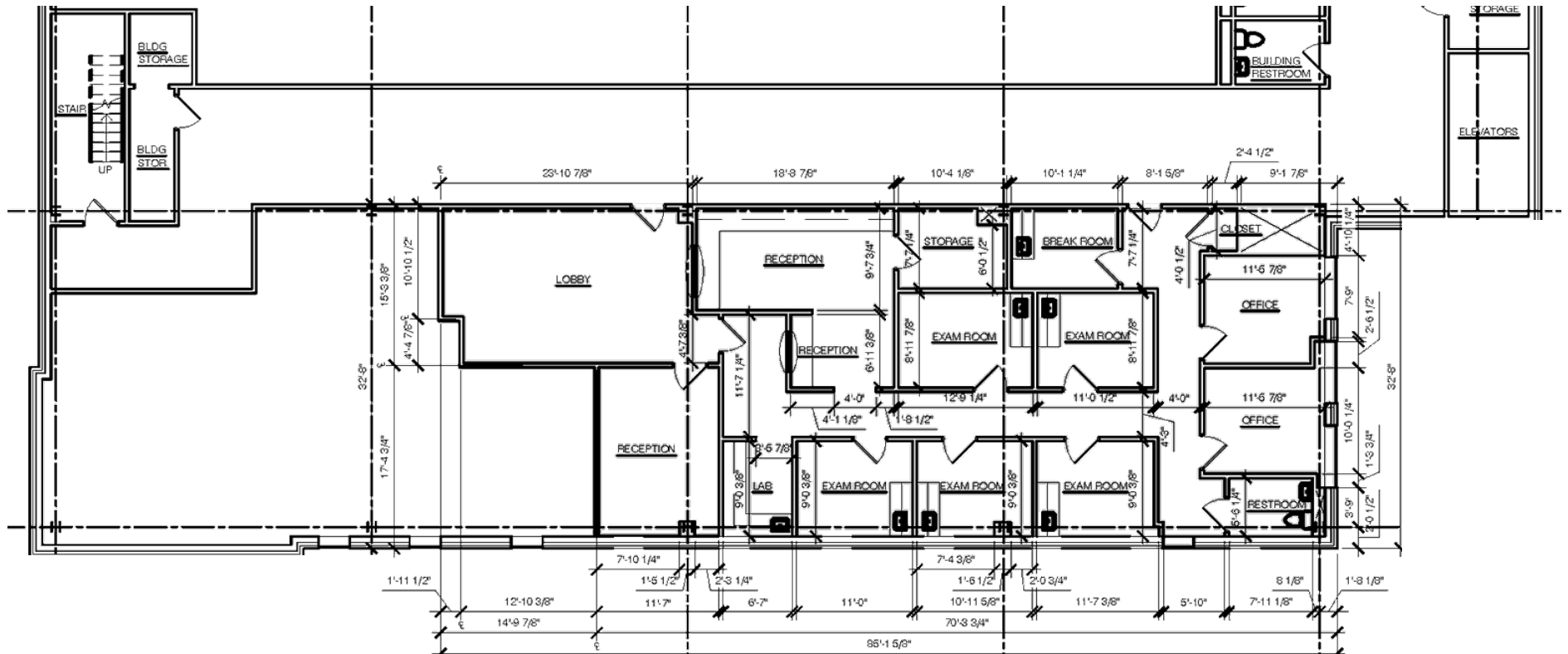


New retail developments nearby including Meijer's at Southland Shopping Center and \$50 million mixed-use development, Plaza on Pearl, Pearl Crossings (Chipotle, Noodles & Co., Starbucks), and more!

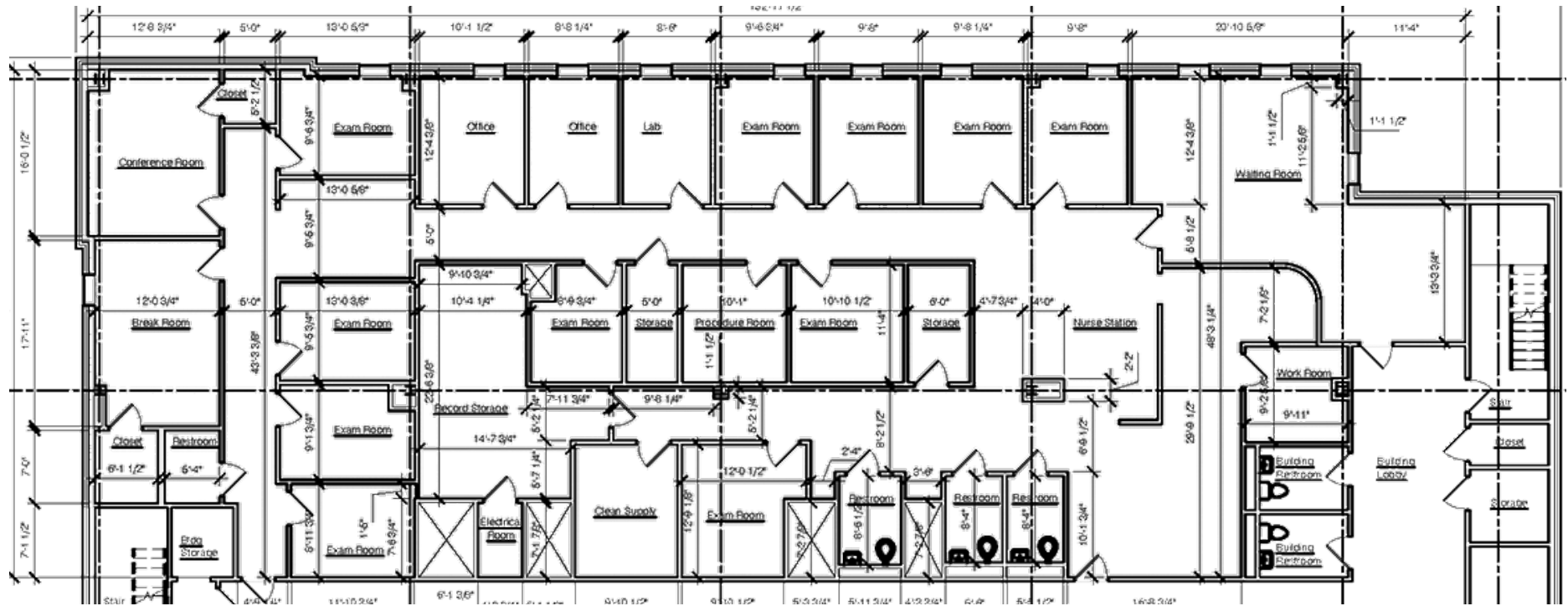


2,180 RSF

Suite 100



5,650 RSF Suite 300



6900 PEARL ROAD, MIDDLEBURG HEIGHTS

FOR LEASE



Starbucks
McAlister's Deli

Arby's
Taco Bell
getGo
wetGo
Speedway

THE VILLAS AT
MAPLEWOOD
APARTMENT HOMES

five BELOW
MR. HERO
CRUNCH
DOLLAR TREE
LENSCRAFTERS
DOLLAR GENERAL

AT&T
CHIPOTLE
SMOOTHIE KING
POTBELLY
ALDI

goodwill

Applebees

Marc's
giant eagle

BJ's
Live Generously

JustStorage

FUTURE
meijer

W 130th St - 20,791 VPD

Marshalls
petco
OfficeMax

6900
Pearl Road

Pearl Rd - 20,323 VPD

Ideally Situated in Middleburg Heights

2.68M SF OFFICE SPACE

1,804 HOTEL ROOMS

IN MIDDLEBURG HEIGHTS-BERIA TRADE AREA



Demographics
Within 5 Miles

Population
218,574

Daytime Population
214,361

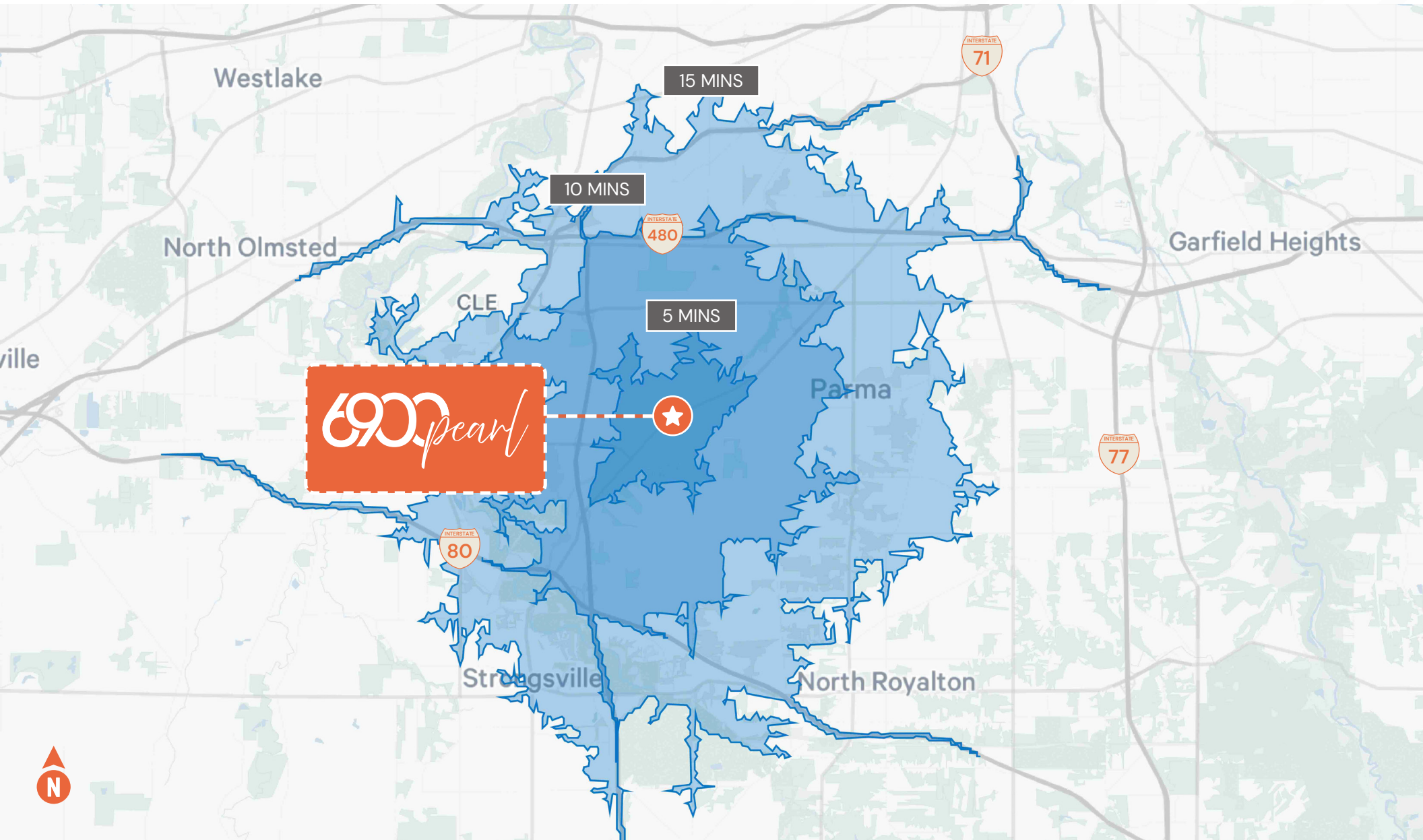
Total Households
97,516

Average HH Income
\$89,779

Total Businesses
7,440

Total Employees
114,090

Regional Access



2nd Generation Medical
Spaces Available for Lease

6900 *pearl*

6900 PEARL ROAD
MIDDLEBURG HEIGHTS, OHIO



Contacts

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

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

CBRE

© 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_May2026