

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)

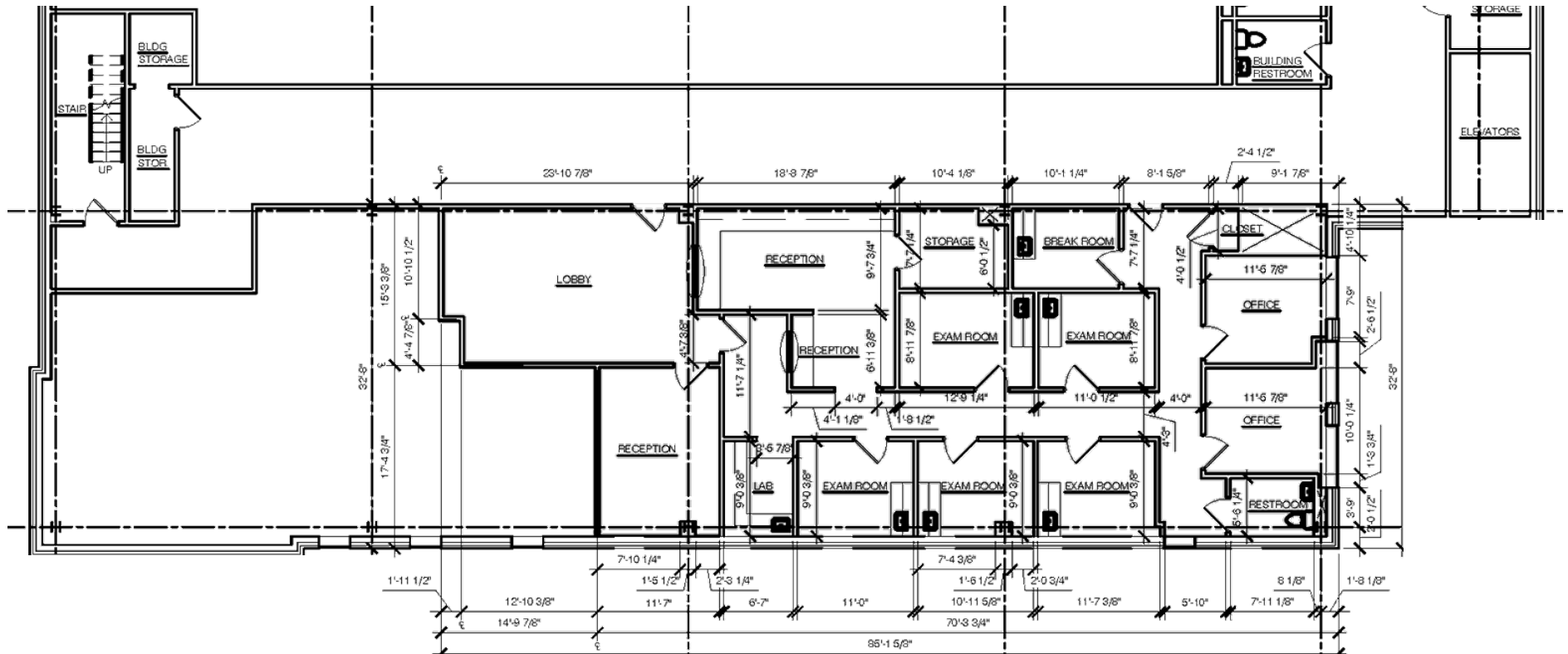


New retail developments nearby including Meijer's at Southland Shopping Center and \$50 million mixed-use development, Plaza on Pearl, Pearl Crossings (Chipotle, Noodles & Co., Starbucks), and more!



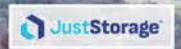


3,028 RSF Suite 100



6900 PEARL ROAD, MIDDLEBURG HEIGHTS

FOR LEASE



W 130th St - 20,791 VPD



Pearl Rd - 20,323 VPD

6900 Pearl Road



Ideally Situated in Middleburg Heights

2.68M SF OFFICE SPACE

1,804 HOTEL ROOMS

IN MIDDLEBURG HEIGHTS-BEREA 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



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