

# MIDDLEBURG

MEDICAL ARTS I & II 18660  
BAGLEY

**MULTIPLE SUITES  
AVAILABLE  
471-5,368 SF**

18860 BAGLEY ROAD  
MIDDLEBURG HEIGHTS, OHIO



# WELCOME TO MIDDLEBURG MEDICAL ARTS I & II

## BUILDING I AVAILABILITIES

B1-301*	808 SF
B1-302*	958 SF
B1-303*	951 SF
B1-305	794 SF
B1-401**	2,253 SF
B1-402**	471 SF
B1-404**	2,644 SF

\* can be combined for up to 2,717 SF contiguous

\*\* can be combined for 5,368 SF contiguous

## BUILDING II AVAILABILITIES

B2-201	1,737 SF
B2-204	1,185 SF
B2-301	1,528 SF
B2-401	2,478 SF
B2-407	2,860 SF

Middleburg Medical Arts is a premier, two-building medical office campus that boasts exceptional visibility and is strategically located across from Southwest General Hospital on Bagley Road. Conveniently located less than one mile to I-71 and minutes to I-480 & I-80, Middleburg Medical Arts provides easy access to healthcare providers and the surrounding patient populations of southwest Cuyahoga and northern Medina counties.



**MULTIPLE SUITES AVAILABLE  
UP TO 5,368 RSF**



**ATTRACTIVE COMMON AREAS, INTERIOR  
FINISHES, COVERED DROP-OFF AREA  
AND ABUNDANCE OF PARKING  
(4.84/1,000 SF PARKING RATIO)**



**LESS THAN ONE MILE TO I-71 AND  
CLOSE PROXIMITY TO I-480 & I-80**



**SUBSTANTIAL NEW RETAIL AND  
CONSUMER SERVICE DEVELOPMENT  
IN THE IMMEDIATE AREA OFFERING  
CONVENIENT AMENITIES FOR PATIENTS  
AND STAFF**



**HIGH VISIBILITY ON BAGLEY ROAD,  
CONVENIENTLY POSITIONED ACROSS  
FROM SOUTHWEST GENERAL HOSPITAL**



**WELL-CAPITALIZED OWNERSHIP GROUP  
WILLING TO PROVIDE SUBSTANTIAL  
IMPROVEMENT PACKAGES AND  
INCENTIVES FOR QUALIFIED TENANTS**



# REPRESENTATIVE INTERIOR PHOTOS



# UNBEATABLE LOCATION



2.68MSF

OFFICE SPACE

1,804

HOTEL ROOMS

## TRADE AREA INFO

POPULATION  
**67,689**

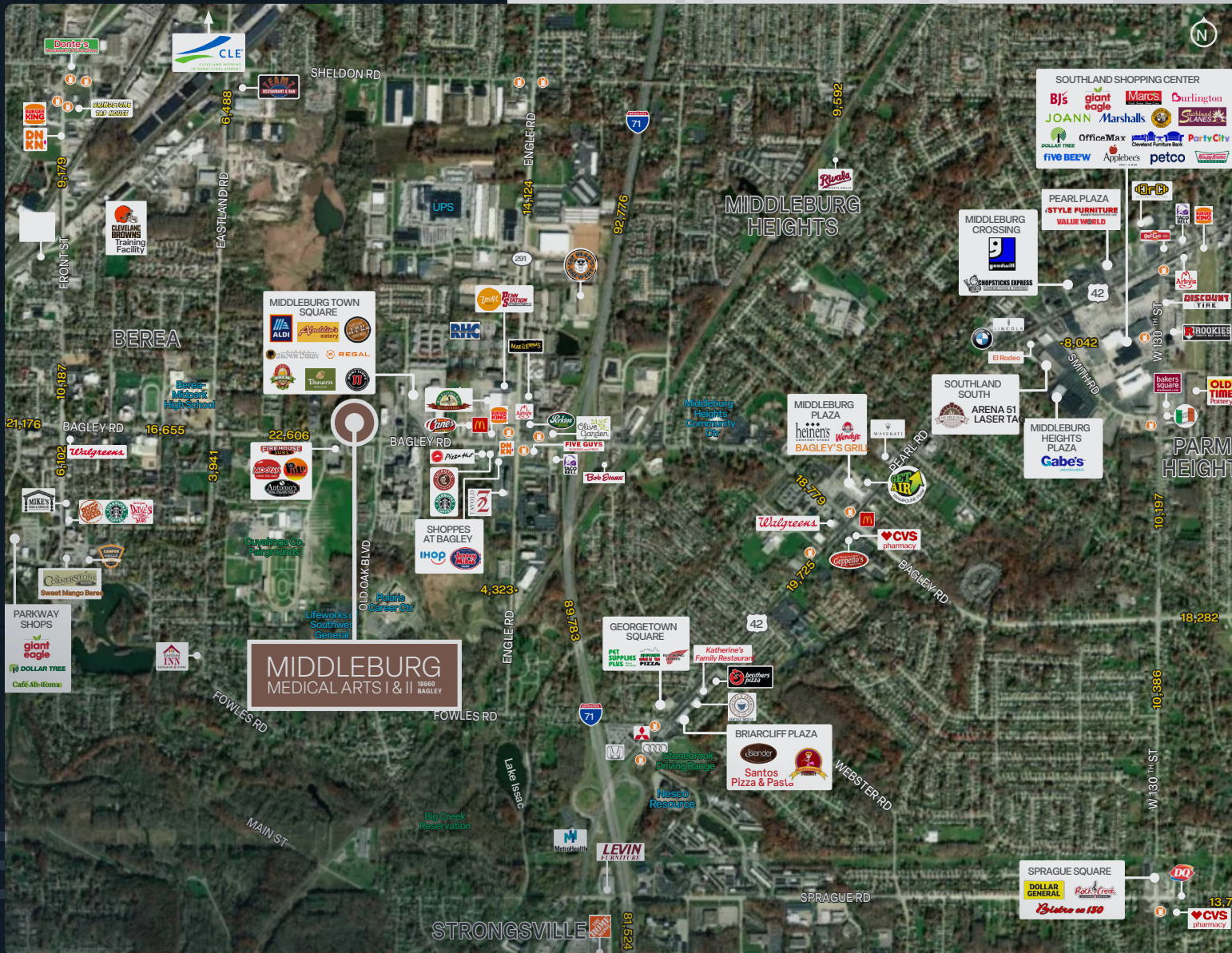
DAYTIME POPULATION  
**69,123**

TOTAL HOUSEHOLDS  
**28,621**

MEDIAN HH INCOME  
**\$62,054**

TOTAL BUSINESSES  
**2,338**

TOTAL EMPLOYEES  
**44,635**



## MAJOR EMPLOYERS



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AVAILABLE  
471-5,368 SF

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MEDICAL ARTS I & II 18660  
BAGLEY

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