



**FOR LEASE**

**Solon Medical Center  
33001 Solon Road  
Solon, Ohio 44139**

**SIGNAGE & BRANDING OPPORTUNITY AVAILABLE**

**Lobby Renovations &  
Parking Lot Improvements  
Completed**



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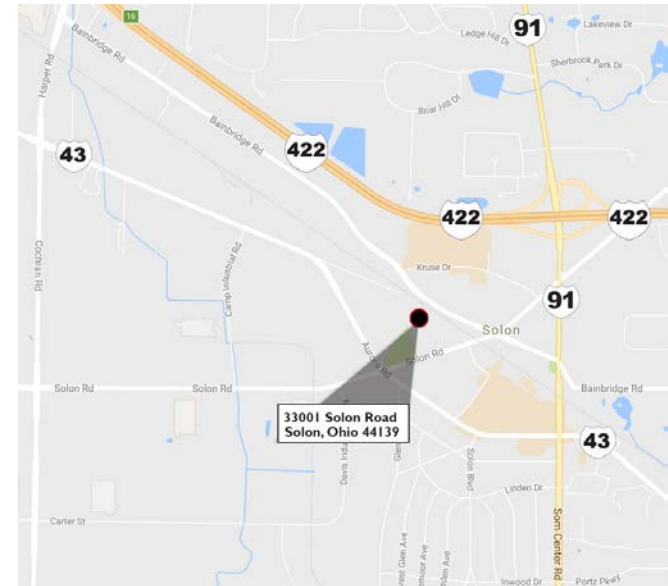
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3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200 • Fax 216.520.1828  
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### Property Highlights

- 55,000 SF Office/Medical building
- 3,000 SF of quality medical space available on the 1st floor
- 22,000 SF (full second floor) available
- Existing suite sizes range from 500 SF - 22,000 SF
- Opportunity to co-locate with existing Urgent Care and other St. Vincent system practices
- Excellent location for pediatric services
- \$13.00/SF NNN lease rate (includes substantial improvement allowance)



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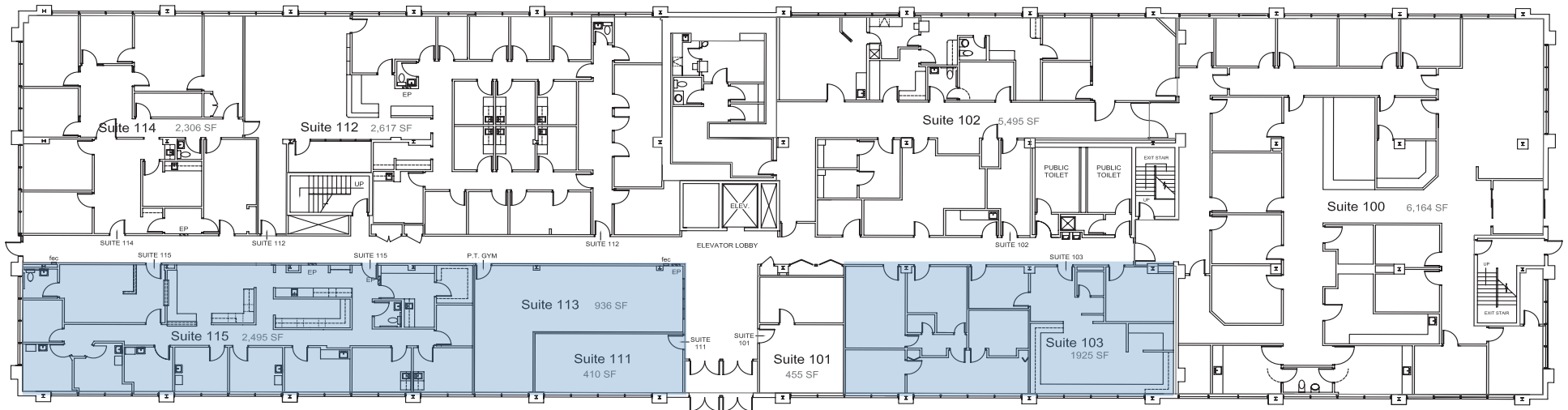
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**First Floor**



 Available

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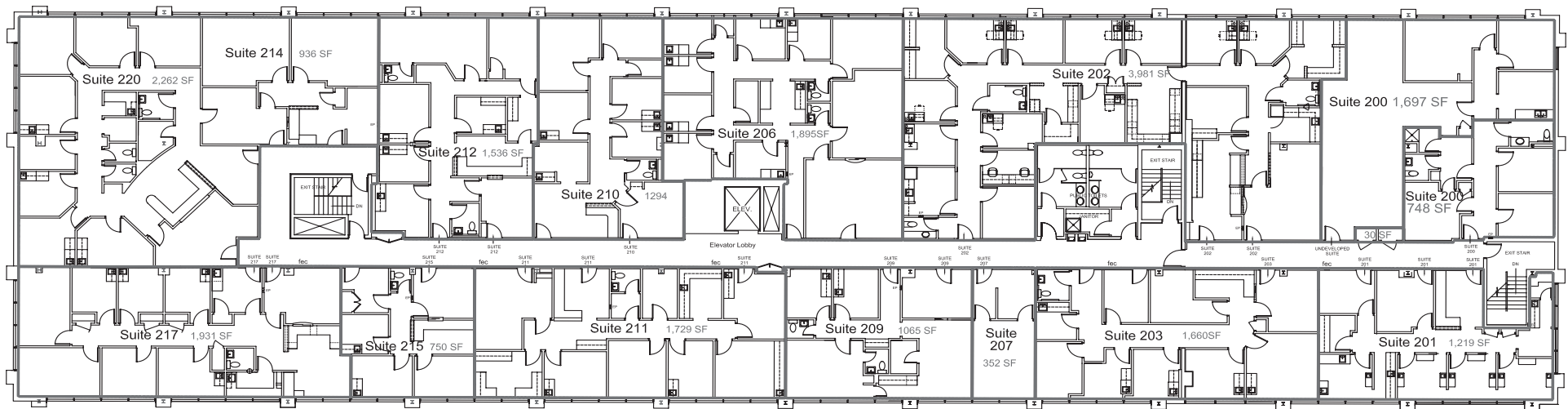
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**Second Floor**



Up to 22,000 SF Available (Potential Full Floor)

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**Location Map**

**Demographics**

Radius	1 Mile	3 Mile	5 Mile
2017 Population Estimate	4,489	29,439	94,635
2017 Avg Household Income	\$99,217	\$122,721	\$94,340
2017 Med Household Income	\$70,134	\$93,720	\$67,318

**Traffic Counts (2015)**

Collection Street	Cross Street	VPD
Solon Rd	Aurora Rd	14,866
Bainbridge Rd	Solon Rd	8,571
Aurora Rd	Solon Rd	13,971
Som Center Rd	Solon Rd	28,618

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