

4367 Rocky River Drive (Route 237) & Milburn Drive  
**Medical/Office Space For Lease (396± SF to 1,282± SF)**  
 Cleveland, Ohio 44135 (Cuyahoga County)



**Property Features:**

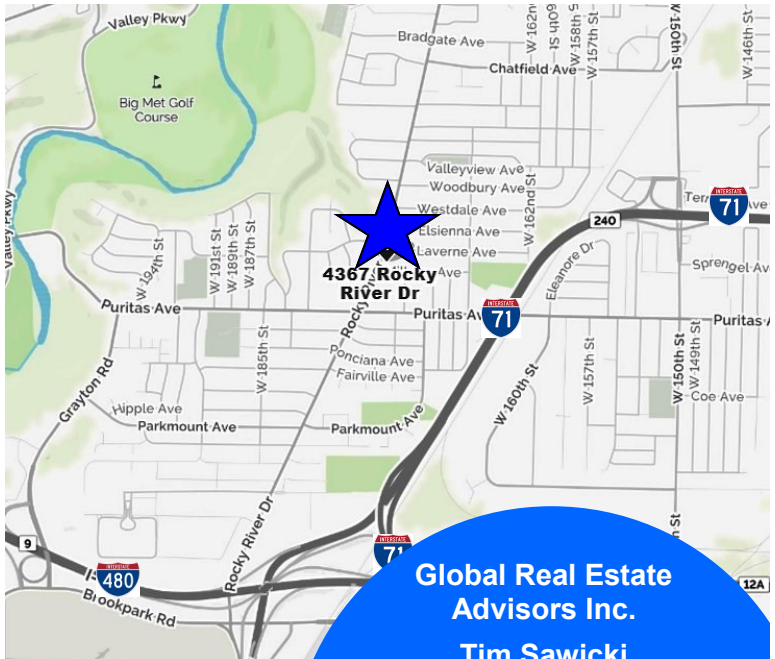
- Building SF: 6,213± SF
- Acreage: 0.47± Acres
- Units Available:
  - **Suite 500** - 396± SF- 2 Offices
  - **Suite 800** - 1,282± SF- 5 Offices, Large Reception Area, Restroom
- Ample Parking
- Monument Sign

**Area Features:**

- Situated on Corner of Rocky River Drive (Route 237) and Milburn Drive
- Located Approximately 1 Mile from Hopkins International Airport & I-X Center
- Easy Access to Interstates 71, 90 & 480

**Rental Rate: \$13.00 psf \*Modified Gross**

\*Landlord Pays-Water/Sewer, Gas and Common Area Maintenance



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
 8585 East Ave., Mentor, Ohio 44060  
**Real Estate Advisors Inc.**  
 BROKER

**Global Real Estate Advisors Inc.**  
 Tim Sawicki  
 440-255-5552 x 222  
 440-283-5143 Cell  
 Tim@GlobalCommercialRE.com  
 Neil Sawicki, SIOR, Broker  
 440-255-5552 x 221  
 Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



4367 Rocky River Drive (Route 237) & Milburn Drive

# Medical/Office Space For Lease (396± SF to 1,282± SF)

Cleveland, Ohio 44135 (Cuyahoga County)



[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)  
8585 East Ave., Mentor, Ohio 44060

**Real Estate Advisors Inc.**  
BROKER

Global Real Estate  
Advisors Inc.  
Tim Sawicki  
440-255-5552 x 222  
440-283-5143 Cell  
Tim@GlobalCommercialRE.com  
Neil Sawicki, SIOR, Broker  
440-255-5552 x 221  
Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.