

FOR LEASE



FORMER SANFORD BROWN UNIVERSITY
7080 ENGLE ROAD
Middleburg Heights, Ohio 44130



Property Specifications

AVAILABLE SF	22,500 SF
MIN. DIVISIBLE	10,000 SF
MAX CONTIG.	22,500 SF
PARKING	220 Spaces
LIGHTING	Fluorescent
AIR CONDITIONING	100%
CEILING HEIGHT	18'
YEAR BUILT	1975



Fast Facts

- Recently built out space for medical career college
- Separate HVAC for 18 independent suites
- Many suites are plumbed for laboratory space
- X-ray room
- No load-bearing walls; easily modified to accommodate multiple uses
- Monument sign available-great visibility from Engle Rd.
- Easy access to I-71 & Cleveland Hopkins Airport
- Restaurants conveniently located in front of building-Zoop!, Penn Station, etc.

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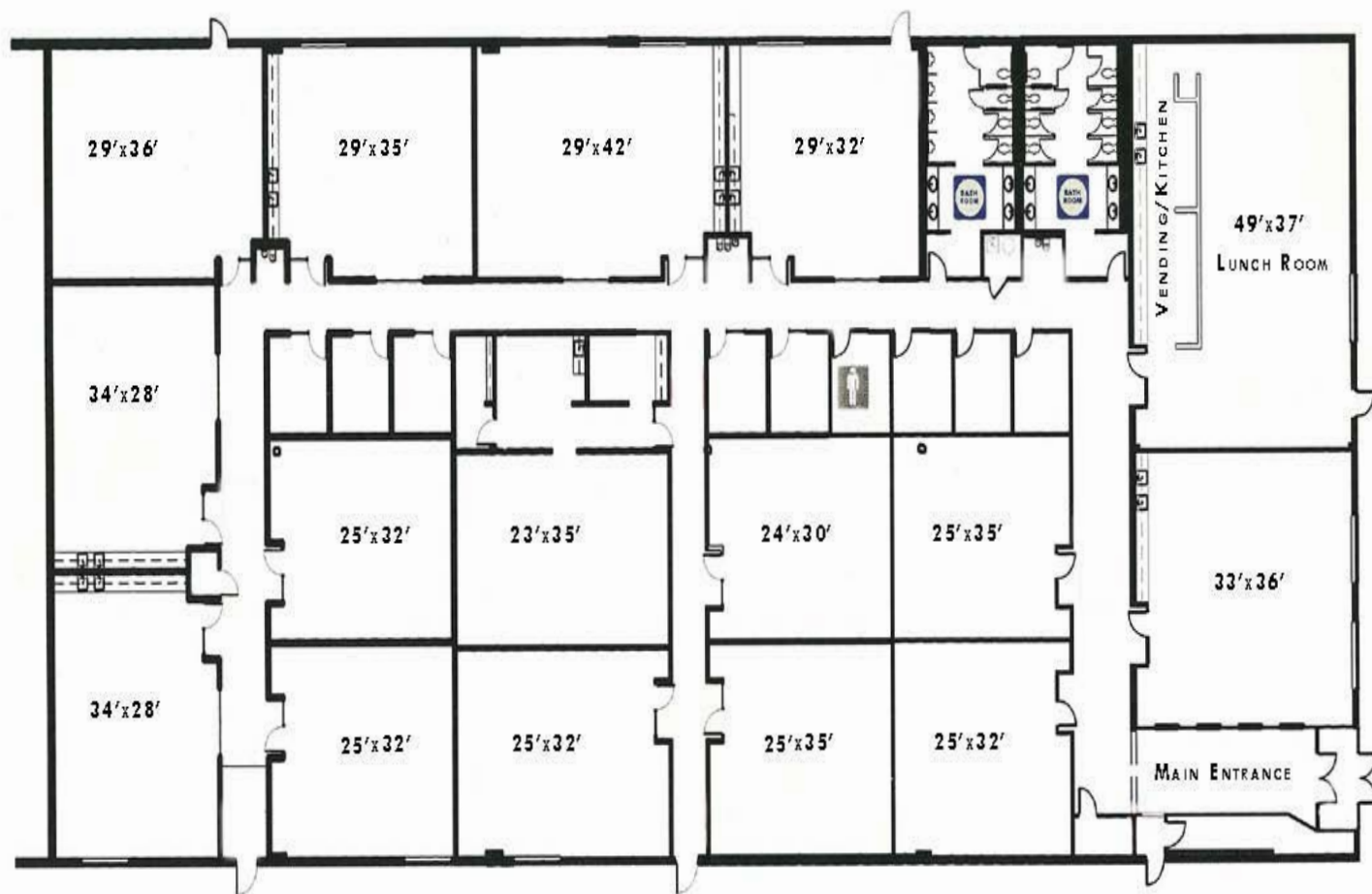
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Floorplan



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9/19/2018

Profile 1 of 1

Summary (32631)



FORMER SANFORD BROWN UNIVERSITY 7080 ENGLE ROAD Middleburg Heights, OH 44130

County:
Market:
Sub Market:
Land Size (Acres)
Available SF:
Building SF:
RSF:
Office SF:

Cuyahoga

SW-Z1

I-71/I-480/Airport Area

7 Acres

22,500 SF

29,500 SF

29,500 SF

22,500 SF

Building/Space

Construction Status:	Existing
Primary Use:	Office
Secondary Use:	Lab
Year Built:	1975
Current Occupancy %:	25.00%
Construction Type:	Brick/Block
Exterior Type:	Brick
# Floors:	1
Multi-Tenant:	Multi-Tenant
Roof Type:	Rubber
Lighting Type:	Fluorescent
Sprinkler:	Yes
Restroom:	2
Heat:	Rooftop HVAC
AC:	100%
Handicapped Accessible (ADA):	Yes
Gas:	Columbia Gas
Water:	City
Sewer:	City
Broadband:	Fiber Optic
Utilities Comments:	Fiber available at the street

General Listing/Transaction Information 1

Min Avail SF: 10,000 SF

Max Contig SF: 22,500 SF

Transaction Type: Lease

Parking

Spaces: 220

Parking Ratio: 10/1000

Contacts

Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
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Comments

Listing Comments: Recently built-out space for Medical Nursing Career College. Zoned General Business.

18 suites with individually controlled HVAC in each, some with fully plumbed Lab.

Ideal for educational use, call center, training center, medical office, corporate office, and/or retail.

With 18' clear height and no load bearing walls, the space can easily be modified to accommodate several different uses.

Monument signage available with great visibility from Engle Road. Less than 3 miles to Cleveland Hopkins Airport. Easy access to I-71.