



SUITES FOR LEASE AT SHAKER MEDICAL BUILDING

3461 WARRENSVILLE CENTER ROAD, SHAKER HEIGHTS, OHIO 44122

SHAKER MEDICAL BUILDING

HIGHLIGHTS

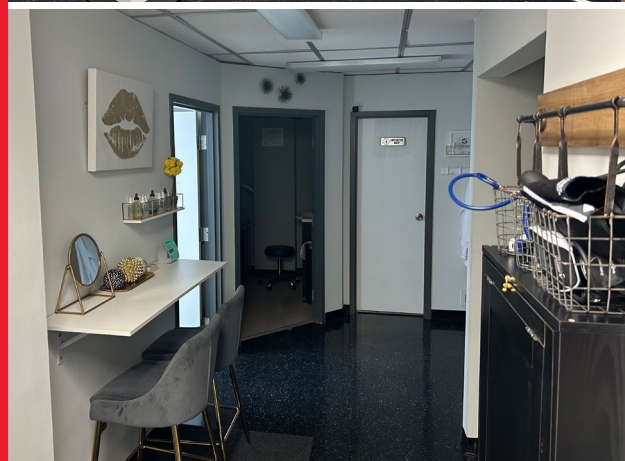
- Perfect opportunity for local medical office users in the Shaker Heights/ Beachwood area
- Vacant units on floor 2 & 3 are ready to be built out for office/medical users
- Turn-key build out opportunities available
- Competitive rates in a highly desirable location
- Ample parking in rear of building
- Adjacent to the recently developed Van Aken District which is home to multiple retailers and food options

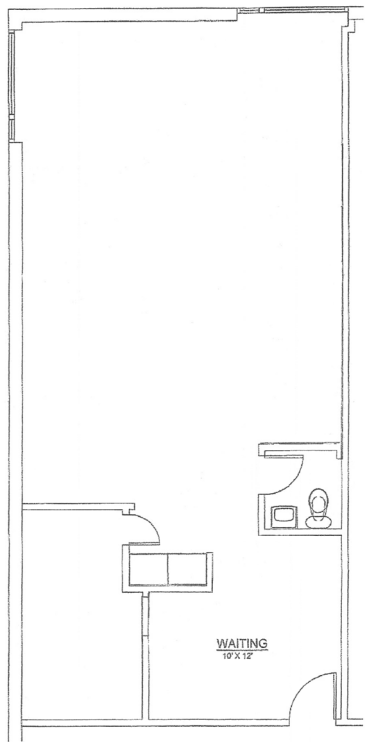
AVAILABILITY

First Floor	960 SF
Second Floor	960 SF - 1,920 SF
Third Floor	1,025 SF

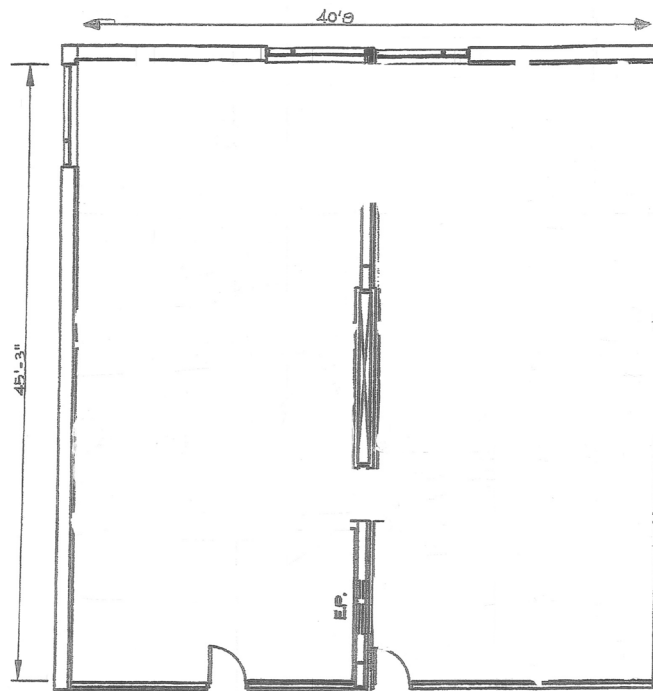
LEASE RATE

Starting at \$18.50/SF Gross

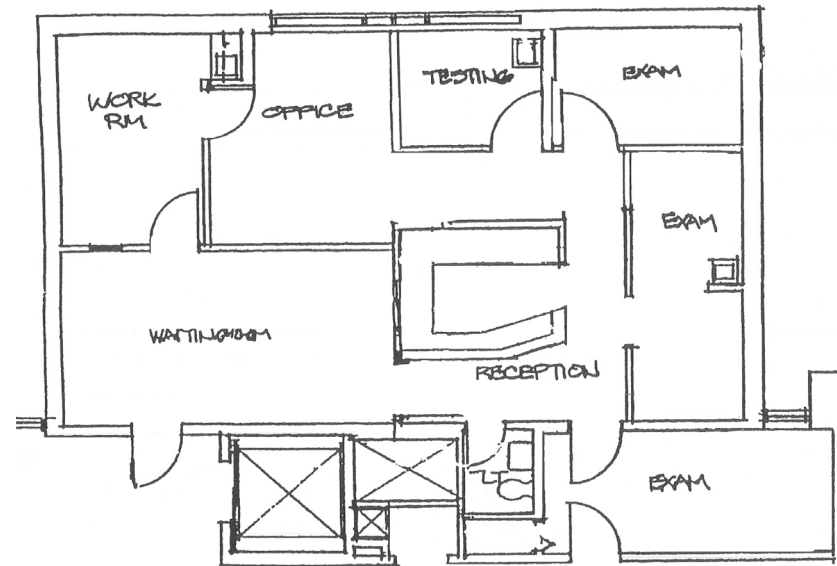




FIRST FLOOR
960 SF



SECOND FLOOR
960 SF - 1,920 SF



THIRD FLOOR
1,025 SF

Van Aken District Phase II
Planned 232 Luxury Apartments



Shaker Medical Building
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