



FOR LEASE

PLUG & PLAY MEDICAL/OFFICE BUILDING

1162-1170 CLEVELAND AVENUE, AMHERST, OHIO 44001

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HIGHLIGHTS

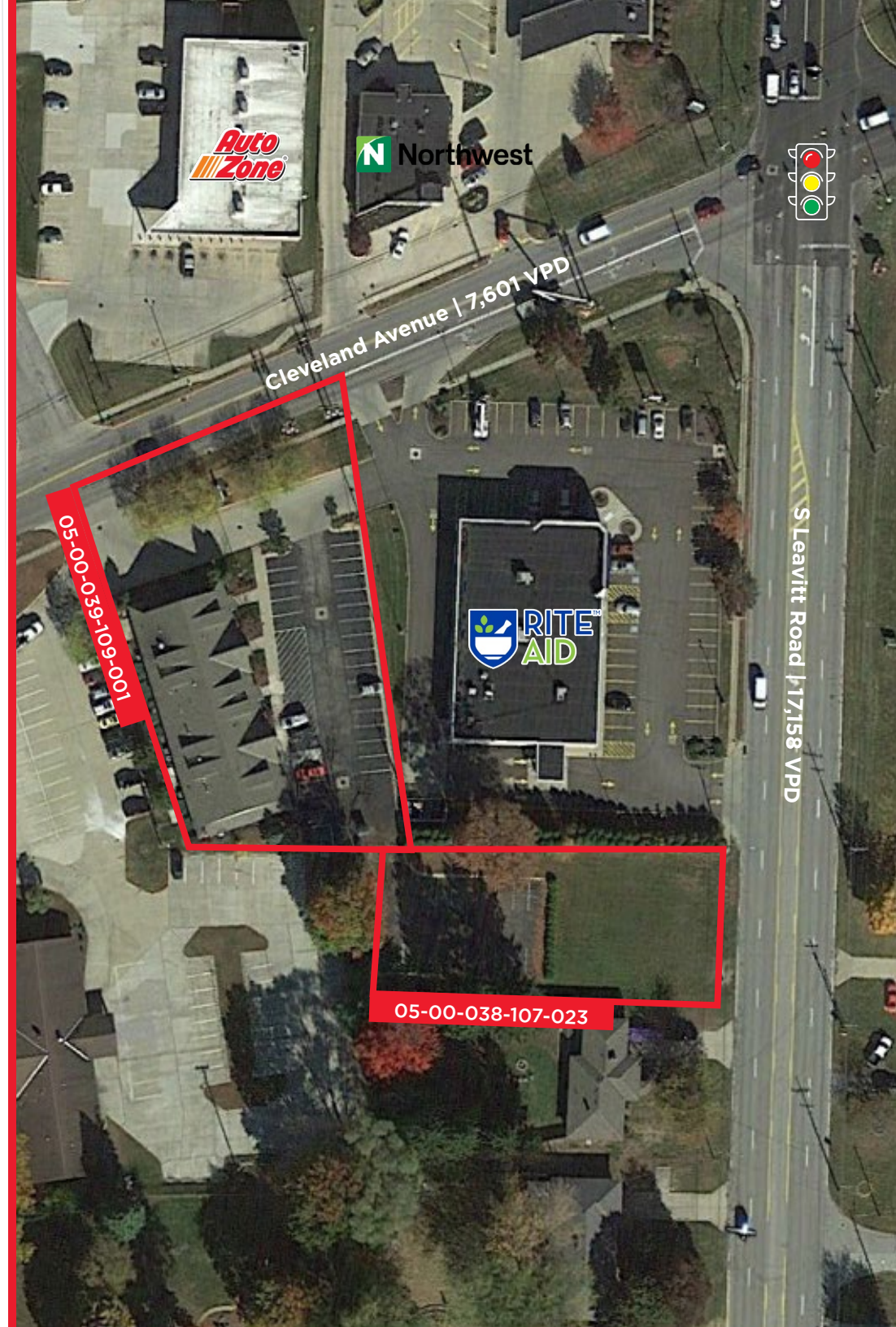
- 12,028 SF formerly used as Fresenius Dialysis Center
- Easy plug and play for medical facility
- Easily converts to a multi-tenant building at 1,500 SF
- Additional parking lot attached to the southeast
- Well maintained building
- Quick access to major highways
Route 2 0.5 Miles
I-80 ~2.0 Miles
- Great local amenities with many restaurants and shopping

Available SF 12,038 SF

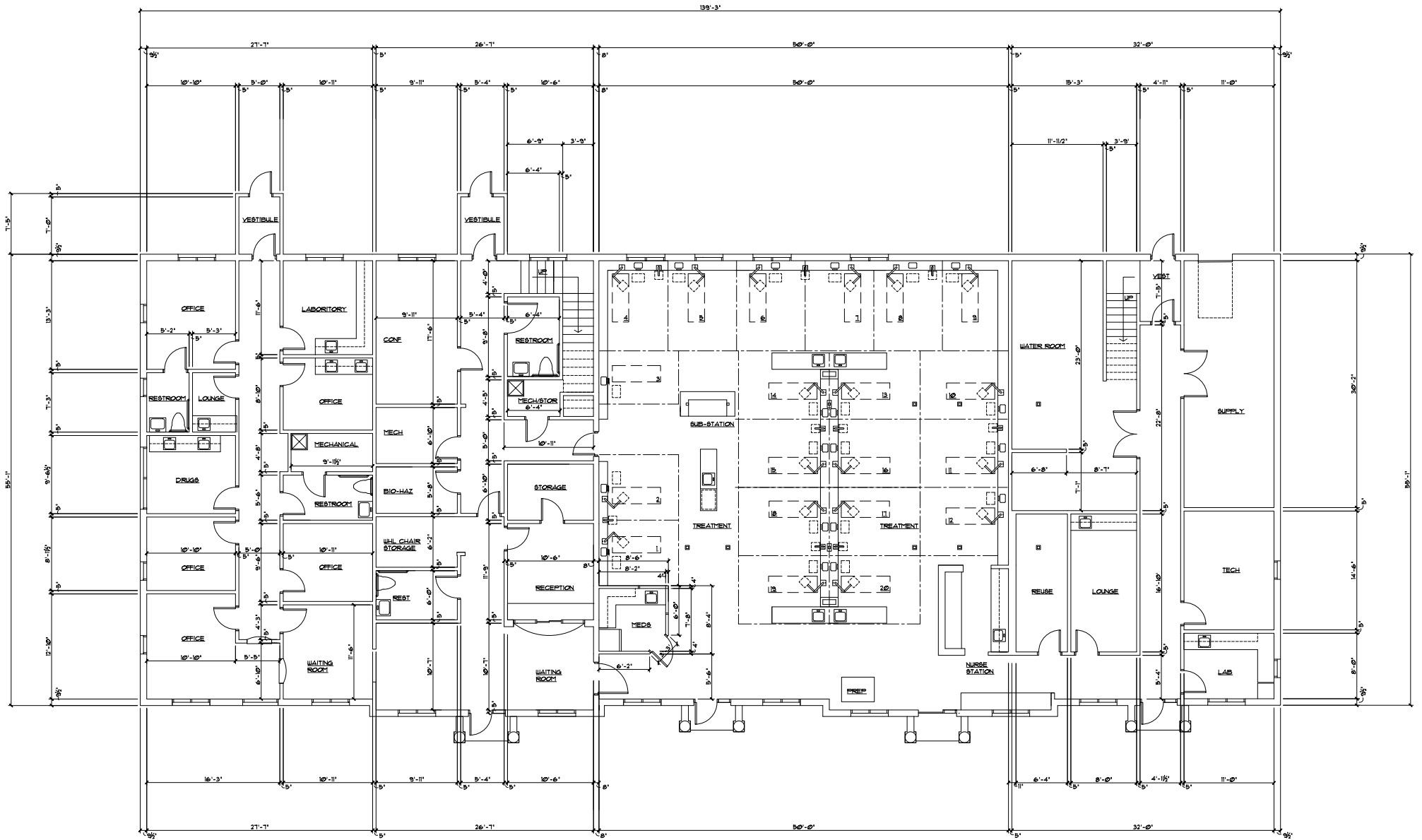
Year Built 1995

Floors 2

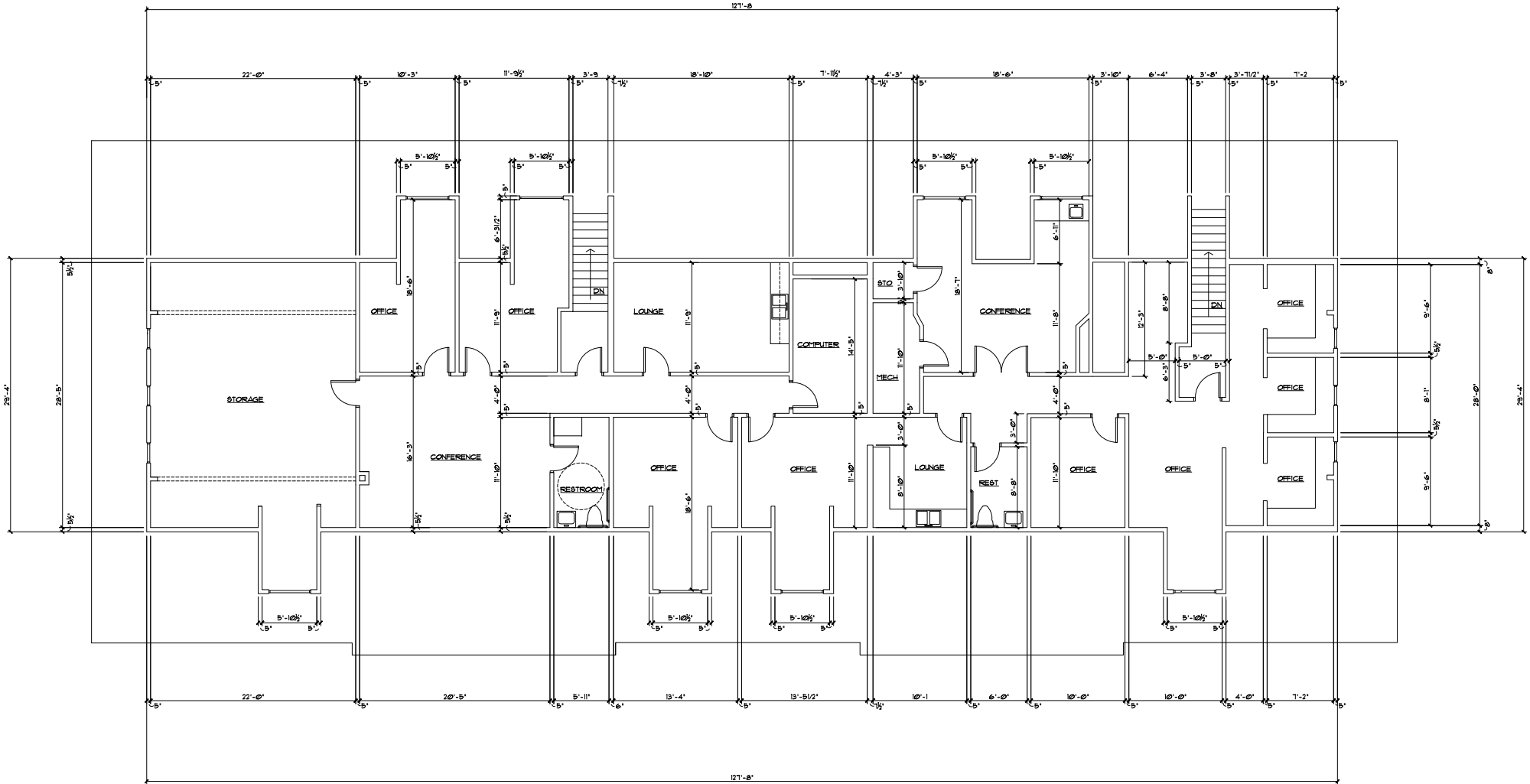
Land 1.29 AC







FIRST FLOOR



SECOND FLOOR



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