

Under New Ownership & Undergoing Renovations

For Lease | 17535 Rosbough Drive, Middleburg Heights, Ohio 44125

17535 Rosbough Drive

- Under new ownership
- Located in the heart of an established Middleburg Heights commercial corridor
- Within an 8-minute drive from Cleveland Hopkins International Airport
- Situated along Middleburg Height's Bagely Road RTA transit line
- Ample on-site parking
- Building amenities include conference room free of charge to all tenants

Availability

Unit #	Available SF	Min Divisible	Max Contiguous	Available On
First Floor	1,150 SF	1,150 SF	1,150 SF	Immediate
Second Floor	15,000 SF	1,250 SF	15,000 SF	Immediate

Lease Rate: $16.00/SF

Quick Stats

Building Size	39,228 SF
Primary Use (Secondary)	Office (Medical Office)
Floors	Two (2)
Year Built (Renovated)	1976 (2010)
Land Area	2.14 AC
Parking Spaces	163 Surface Spaces
Construction Status	Existing
Construction Type	Masonry
Roof Type	EPDM
Heat	Steam
A/C	Electric
Lighting	LED
Sprinkler	No


DENTAL OFFICES
ARE LOCATED
ON
SECOND FLOOR





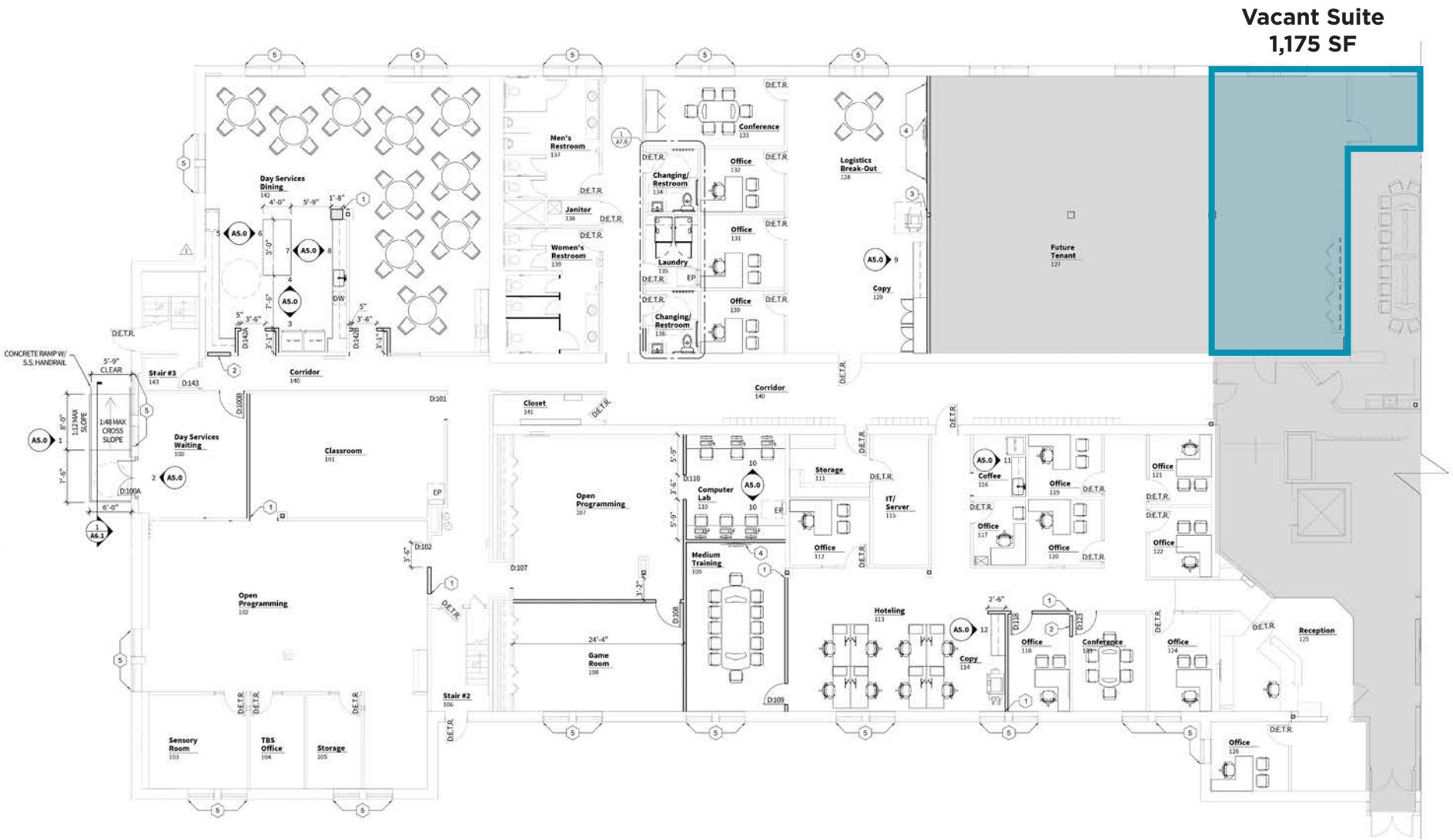








Floor Plan | First Floor



Floor Plan | Second Floor



1 2ND FLOOR FURNITURE PLAN
SCALE: 1/8" = 1'-0"

N

Great Location



183,912	43.7	88,245	$99,560	6,865	99,651
Population (2025 | 5 Mile)	Median Age (2025 | 5 Mile)	Households (2025 | 5 Mile)	Household Income (2025 | 5 Mile)	Total Businesses (2025 | 5 Mile)	Total Employees (2025 | 5 Mile)



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