



Owner/User Opportunity For Sale or Lease

# TWIN LAKES OFFICE BUILDING

5851 Pearl Road, Parma Heights, Ohio 44130



# 5851 Pearl Road Parma Heights, Ohio 44130

## Property information

- 7 minutes from I-480 located at Pearl & Snow Roads
- Abundant parking
- 130' of frontage on Pearl Road & 255' of frontage on Twin Lakes Drive
- Updated parking lot & landscaping & common areas
- Suite 100 space is fully built-out dental space
- On-site owner management

## Building at a Glance

Building Size	15,120SF
# of Floors	3
Year Built (Reno)	1971 (2022)
Site Size	0.739 AC
Parcel #	472-01-068 & 449-01-042

## For Lease

Suite 100	3,740 RSF
Suite 301	1,235 RSF
Suite 302**	871 RSF
Lease Rate	\$13.00 - \$17.00/RSF MG

\*\* Fully renovated- new carpet, paint, LED lighting

## For Sale

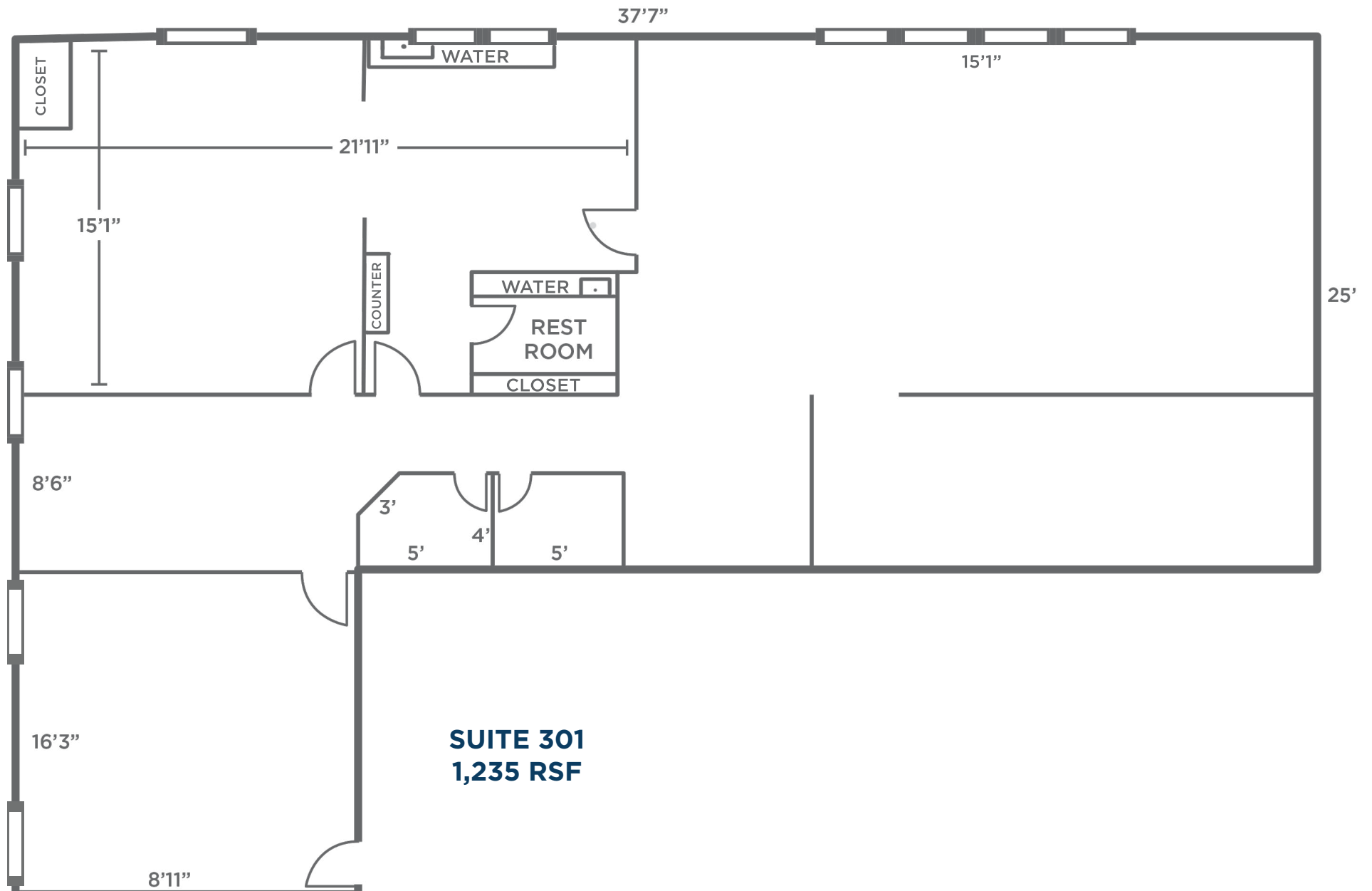
Asking Price	\$850,000
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**SUITE 100**  
**3,740 RSF**



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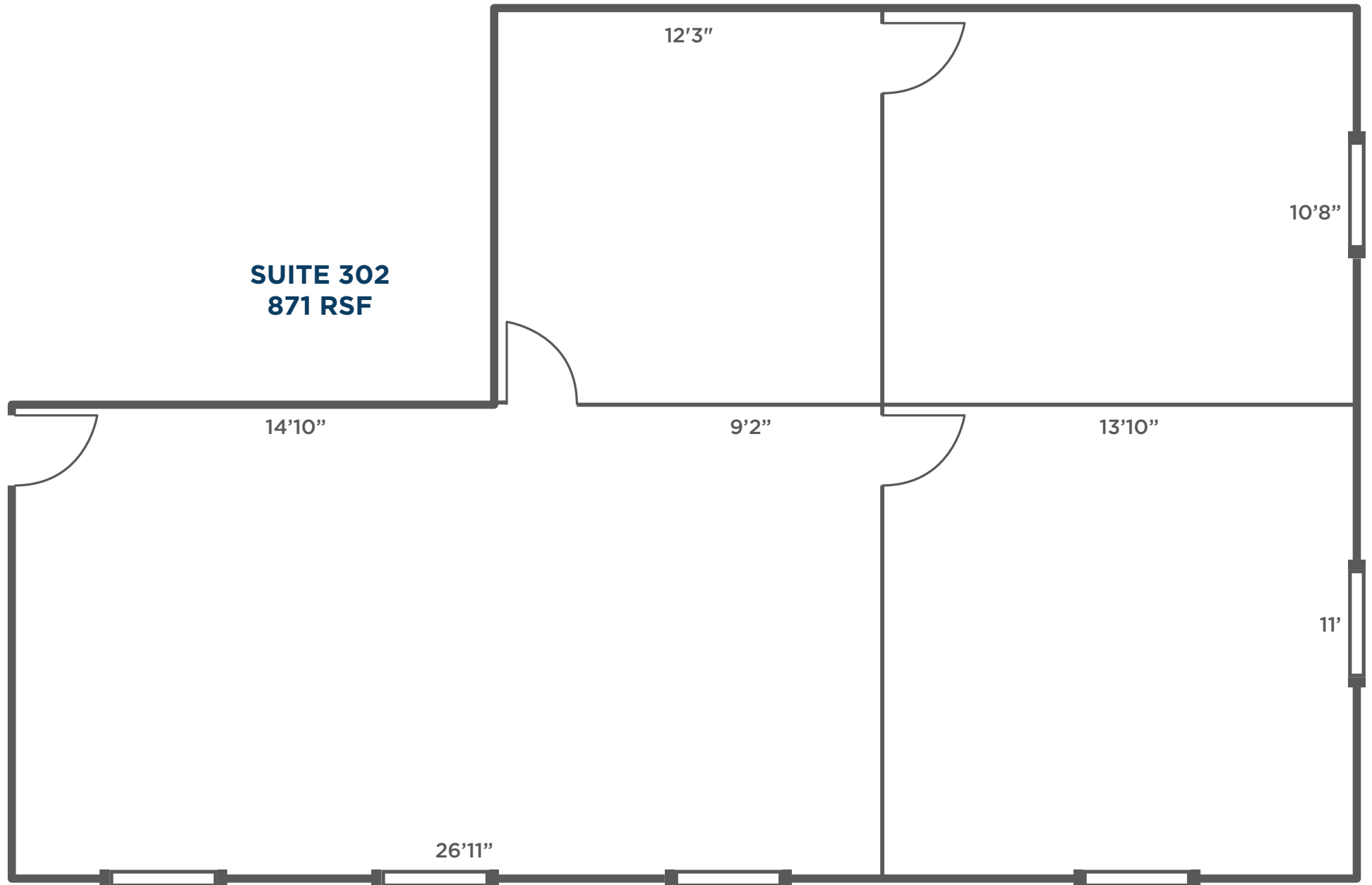


**SUITE 301**  
**1,235 RSF**

*Not to Scale*

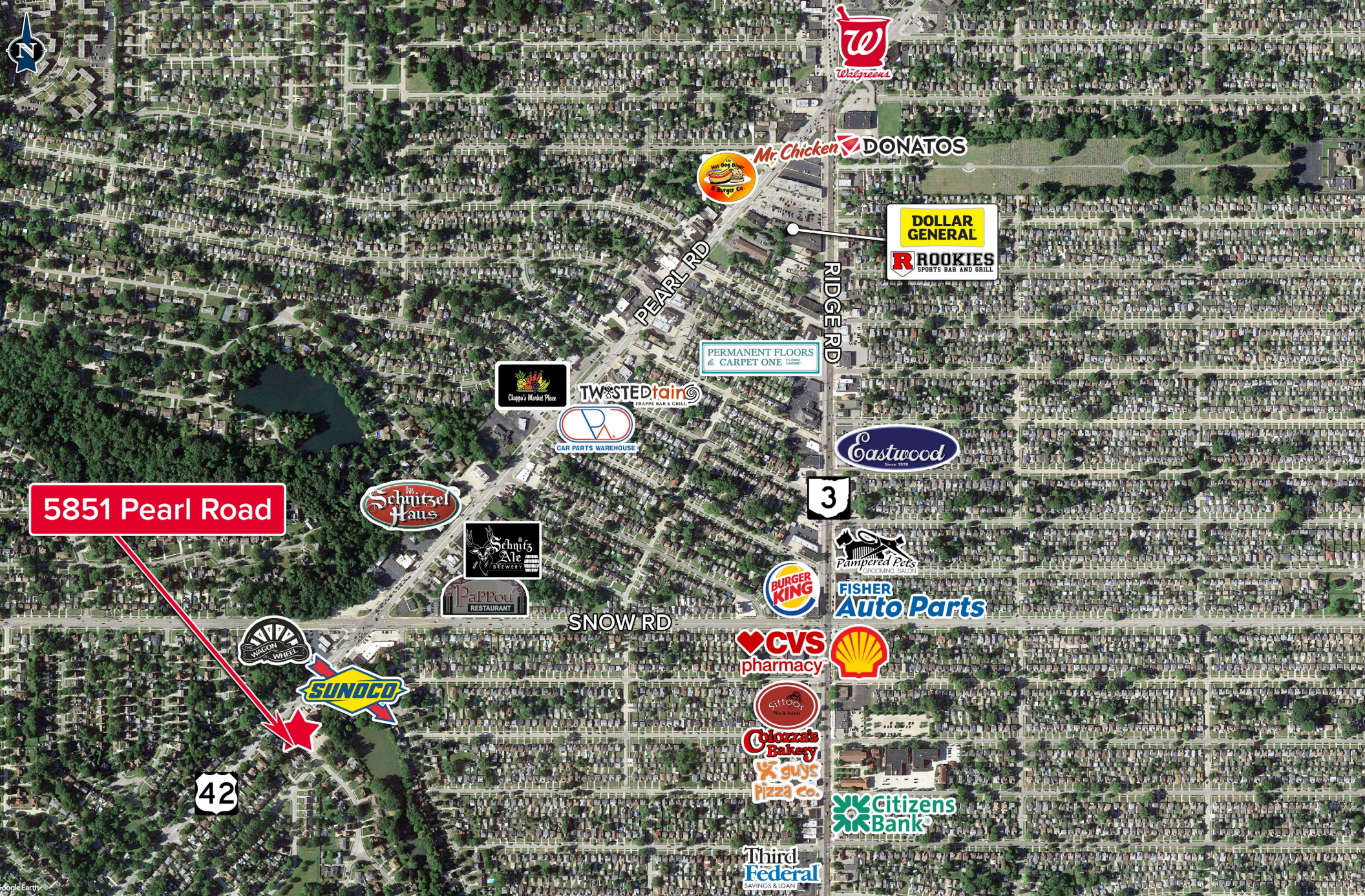


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*Not to Scale*





**289,370**

Population  
(2024 | 5 Mile)

**40.5**

Median Age  
(2024 | 5 Mile)

**125,574**

Households  
(2024 | 5 Mile)

**\$83,194**

HH Income  
(2024 | 5 Mile)

**9,354**

Businesses  
(2024 | 5 Mile)

**122,388**

Total Employees  
(2024 | 5 Mile)





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