

For Sale or Lease

Turnkey Dental/Clinical Space

9365 Olde Eight Road, Northfield, Ohio 44067

CUSHMAN & WAKEFIELD | CRESCO Real Estate

9365 Olde Eight Road

- Existing 2,800 SF second floor dental office available for lease along with 2,916 SF of supplemental basement space.
- Building is also available for sale.
- First floor leased to a dental practice through June 2036.
- Perfect User/Investor opportunity.
- Dental infrastructure currently serves entire building with equipment housed in the basement.

Available For Sale

Sale Price: $675,000.00 ($77.16/SF)

- Existing tenant occupies first floor and small amount of second floor, totaling 3,034 SF.
- Tenant Pays: $2,500.00/Month through 5/31/2031
  $2,750.00/Month through 5/31/2036

Available For Lease

Unit	Available SF	Min Divisible	Asking Rate
Second Floor	2,800 SF	2,800 SF	$13.50/SF NNN
Basement	2,916 SF	1,458 SF	$7.50/SF NNN

Quick Stats

Building SF	8,748 SF
Number of Floors	Three (3)
Construction Type	Masonry
Roof Type	Shingle
Primary Use	Medical Office
Occupancy Type	Multi-Tenant
Lighting	LED
Sprinkler	No
Heat	Forced Air
A/C	Central
Parking Spaces	28



61,618	46.4	26,372	$141,059	3,065	40,639
Population (2026 | 5 Mile)	Median Age (2026 | 5 Mile)	Households (2026 | 5 Mile)	Household Income (2026 | 5 Mile)	Total Businesses (2026 | 5 Mile)	Total Employees (2026 | 5 Mile)



First Floor Reception Desk



First Floor Waiting Room



First Floor Private Exam Rooms



First Floor Private Office



Second Floor Reception Desk



Second Floor Open Exam Room



Second Floor Private Exam Room



Second Floor Consultation Room



Second Floor Administrative Area



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