



**EVERGREEN MEDICAL CENTER**  
5445 Detroit Road, Sheffield Village, Ohio 44054

# EVERGREEN MEDICAL CENTER

5445 Detroit Road, Sheffield Village, Ohio 44054

FOR SALE AND LEASE

## AVAILABLE SPACE

**FOR SALE:** 12,000 SF medical office building

**FOR LEASE:** Suite 106 - 3,410 SF

**FOR LEASE:** Suite 120 - 850 SF

## PRICE

**SALE:** Negotiable **\$170,000 in current NOI**

**LEASE:** \$16.00 / SF NNN

## PROPERTY HIGHLIGHTS

- Two (2) story newer construction with great curb appeal
- High traffic location in growing area
- Easy access to I-90, S.R. 301 and Lorain County Community College
- Great owner/user opportunity
- Excellent upside with 93% occupancy



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**RICO A. PIETRO, SIOR** / Principal / [rpietro@crescorealestate.com](mailto:rpietro@crescorealestate.com) / +1 216 525 1473



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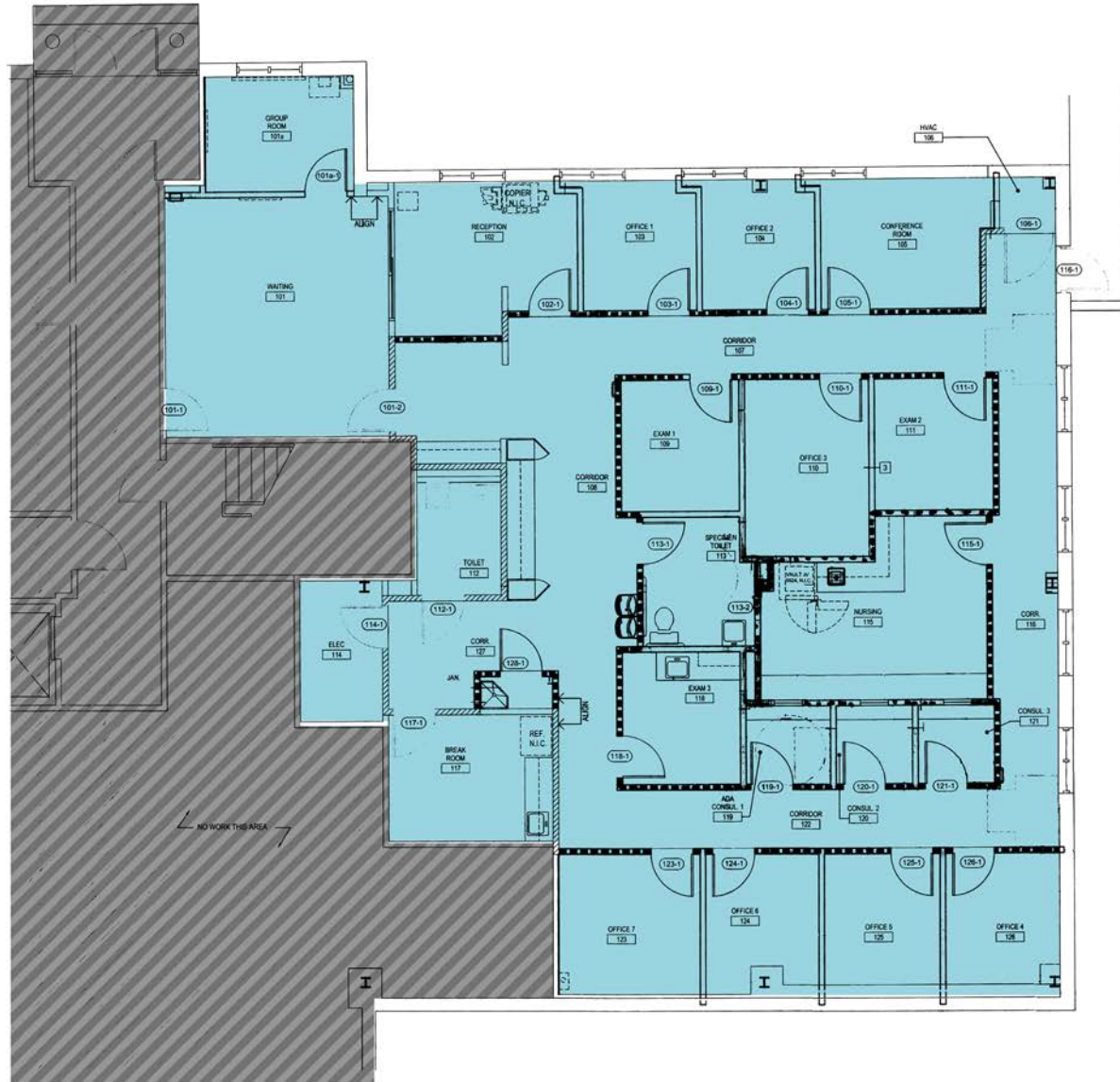


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LOWER LEVEL  
SUITE 106 - 3,410 SF



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