

# 22,900 SF OFFICE BUILDING

## 1,500 SF OFFICE SPACES AVAILABLE

6659 Pearl Road, Parma Hts., OH 44130

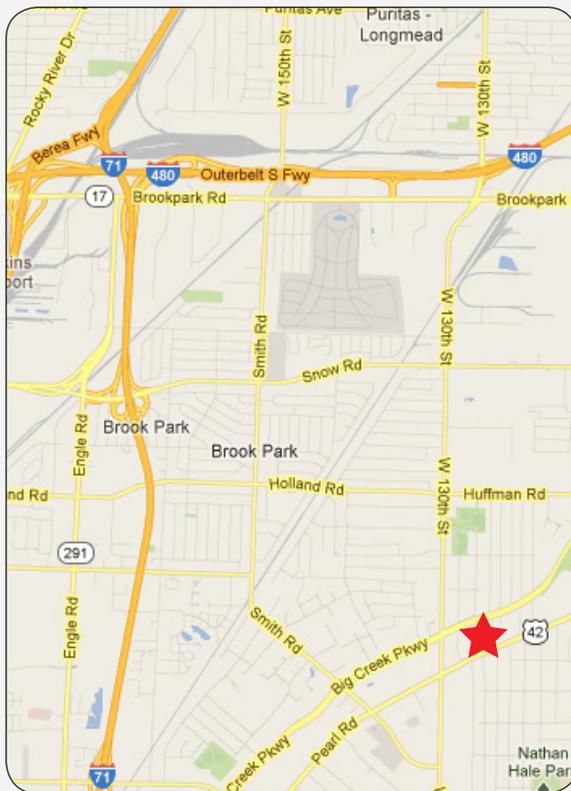
**Outstanding  
Investment  
Opportunity!**



**Offering a 2% Co-broke**

**For Sale**

### Location Map.



### Property Features.

- 22,900 SF Office Building
- 87% Occupied - Only 2 Vacant Suites Remain
- Current Net Operating Income: \$180,000
- Projected NOI at 100% Occupancy: \$200,000+
- High Visibility Location
- Located Near Shopping, Restaurants & Retail
- Excellent Parking
- Great Signage
- Excellent Income Producing Investment
- **Offered for Sale at: ~~was: \$1,950,000~~  
now: \$1,795,000**
- Two Beautiful 1,500 SF Office Suites Available for Lease
- Completely Renovated Space
- Move-In Condition
- High-Speed Internet
- Last Two Suites in the Building
- **Offered for Lease at: \$11.95/SF, NNN**

### Contact.

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Additional Photos.

