

# PROPERTY OVERVIEW

<b>Address:</b>	1117 W. First Avenue Grandview Heights, OH 43212
<b>Location:</b>	Located in the Heart of Grandview next door to Old Bag of Nails and Marshalls Restaurants; adjacent to Robert Louis Stevenson Elementary School and surrounded by Grandview residences.
<b>Available SF:</b>	3,510 SF freestanding brick medical office building
<b>Building Overview:</b>	9 Exam rooms 5 Private offices 4 Restrooms Nurses station Lab station Bio-hazard room Kitchen Reception area Lobby
<b>Comments:</b>	Monument signage available on the corner of 1 <sup>st</sup> Avenue and Oxley Road Private employee entrance in the rear of the building
<b>Parking Layout:</b>	10 Visitor spaces in Front 10 Employee spaces in back Convenient on-street parking
<b>Sale Price:</b>	\$375,000

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