



ONE & TWO
CHAGRIN HIGHLANDS



CUSHMAN &
WAKEFIELD



3000 Auburn Drive
Two Chagrin Highlands

2000 Auburn Drive
One Chagrin Highlands

Class A Office Space for Lease

ONE & TWO CHAGRIN HIGHLANDS

2000 & 3000 Auburn Drive | Beachwood, OH 44122

HIGHLIGHTS

- Class A Office Space in One and Two Chagrin Highlands
- Best-in-class location and access along the Chagrin Boulevard corridor
- First class property with shared conference room, underground parking, and impressive common areas
- Easy access to Pinecrest, Harvard Park shopping center, Eton collection, I-271/I-480, and more

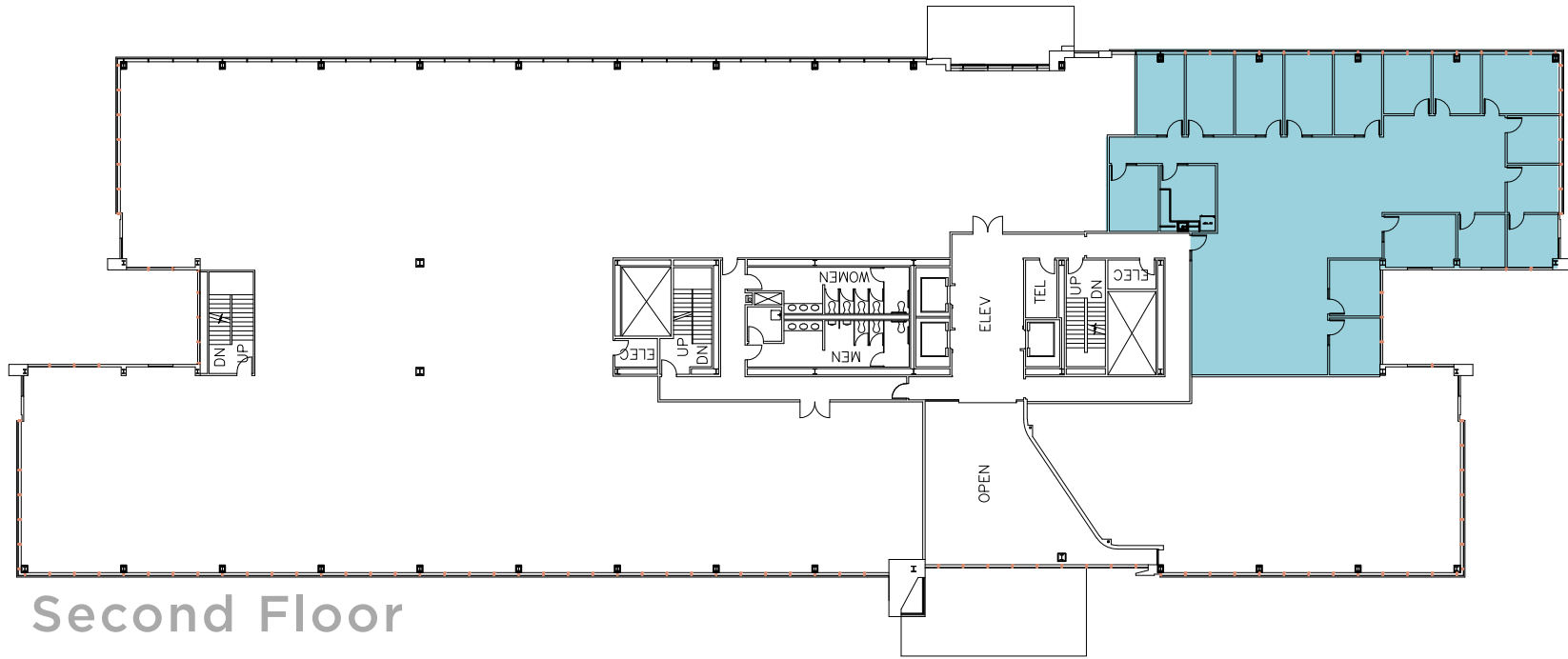
LEASE RATE: \$27.00/SF Gross

AVAILABLE SUITES

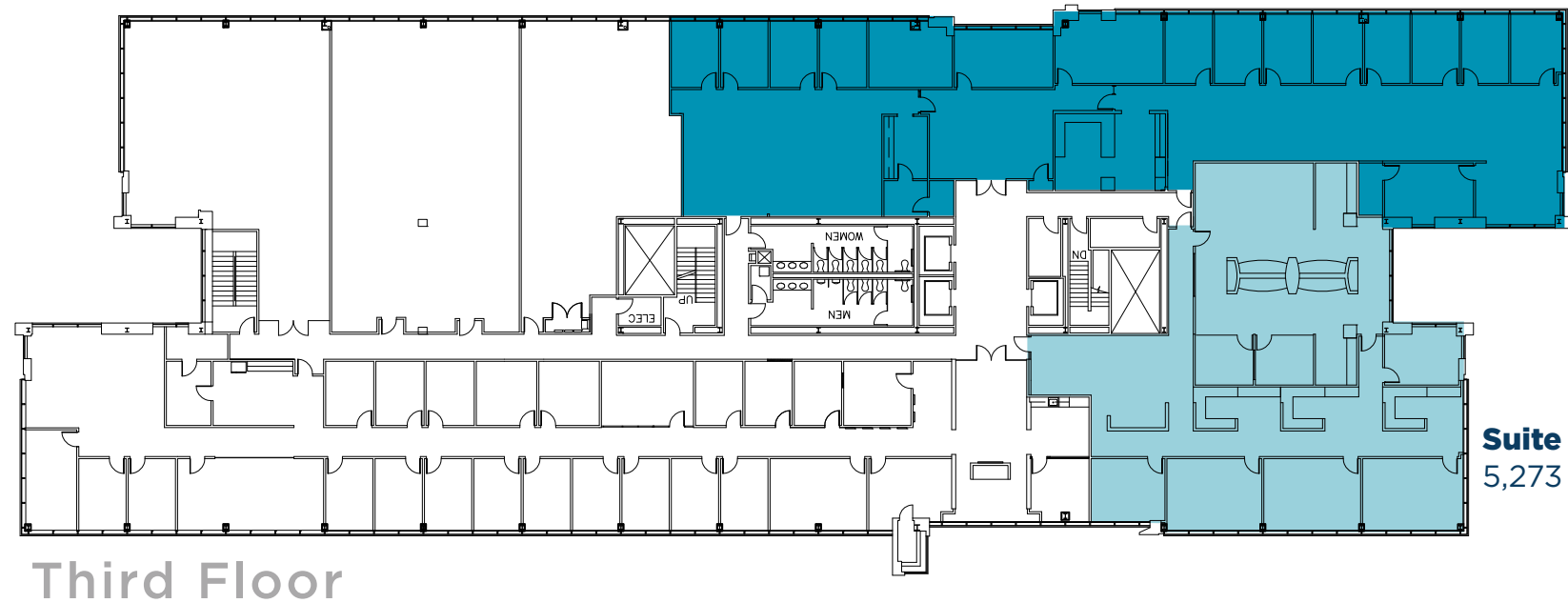
Building 1	Suite 230	5,744 SF
Building 1	Suite 300	5,273 SF
Building 1	Suite 350	7,500 SF
Building 1	Suite 405	1,774 SF
Building 2	Suite 440	2,324 SF
Building 2	Suite 450	11,481 SF
Building 2	Suite 460	2,699 SF



One Chagrin Highlands Floor Plans



Suite 230
5,744 SF



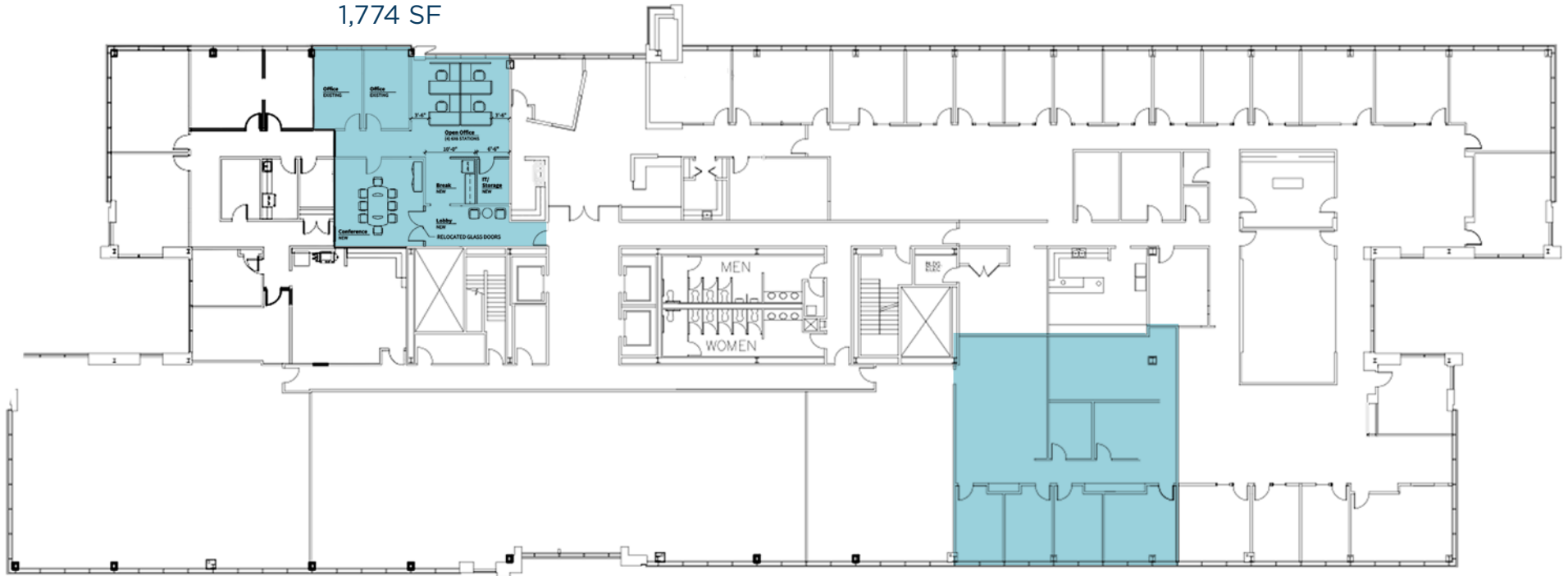
Suite 3050
7,500 SF

Suite 300
5,273 SF

One Chagrin Highlands Floor Plans

Suite 405

1,774 SF

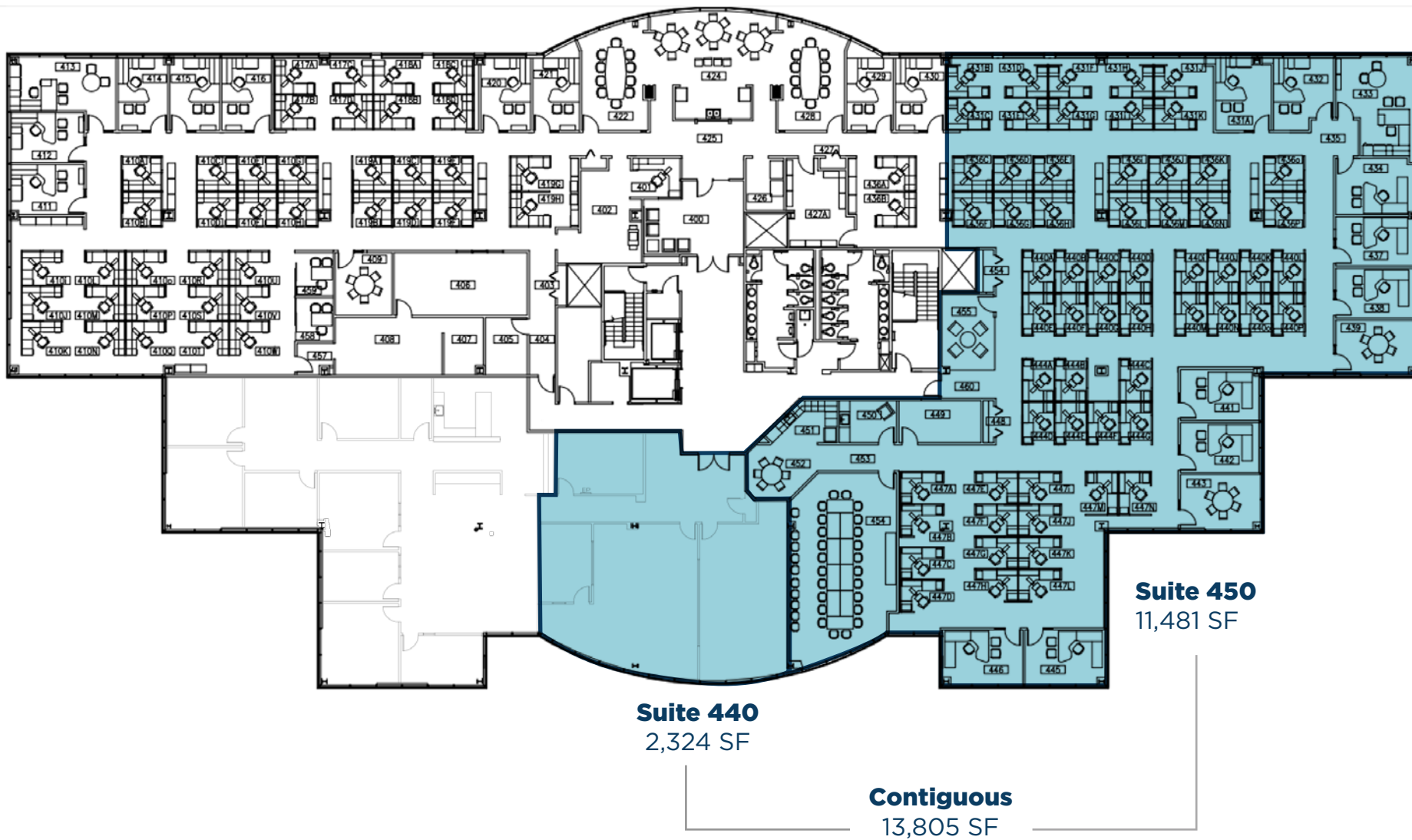


Suite 460

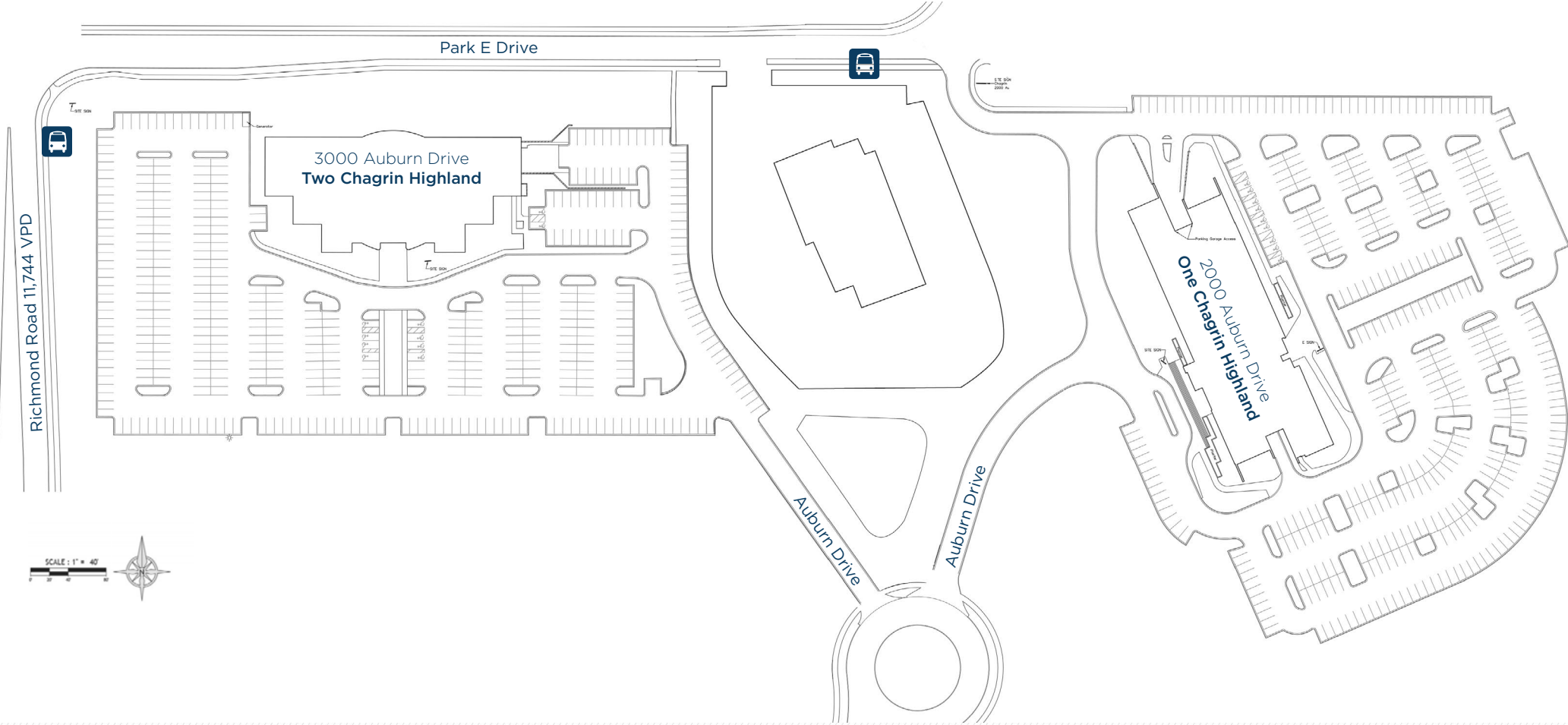
2,699 SF

Fourth Floor

Two Chagrin Highlands Floor Plans



Fourth Floor



MAJOR TENANTS

One Chagrin Highlands



MAJOR TENANTS

Two Chagrin Highlands





The Pavilion

giant eagle | BIG lots | SALLY BEAUTY
petco | Michaels | City BARBELLUE
Huntington

BUICK
INFINITI
GMC

ETON CHAGRIN BOULEVARD

TIFFANY & Co.
BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET
Citizens Bank | THE NORTH FACE | WALGREENS
ANTHROPOLOGIE
FARMER'S MARKET | STARBUCKS COFFEE | DUNKIN' DONUTS | TEXAS BIZL

Landerwood Plaza North

henners | ups
SUBWAY | FLEET FEET

Village Square

Pet People | Cook's Corner
PNC | DXL | TJ-MAXX

Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS

ONE & TWO CHAGRIN HIGHLANDS

Cadillac

MetroHealth
Cleveland Clinic

Alson

CVS pharmacy

RITE AID



EATON
Corp Headquarters

LIFETIME

University Hospitals
Anuja Medical Center

168,765 VPD

PINECREST

REI | WEOLE FOODS | POTTERY BARN
MINISTRIPES | SILVER STAR
west elm
WILLIAMS SONOMA
CITY WORKS | AC HOTELS

- | | |
|----------------------------|------------------------|
| 1. STARBUCKS COFFEE | 17. RED LOBSTER |
| 2. SHUHEI | 18. Bob Evans |
| 3. BENIHANA | 19. Waga |
| 4. YOURS TRULY | 20. SAMAN'S |
| 5. Gump's | 21. PIADA |
| 6. La Botz | 22. Olive Garden |
| 7. Blue | 23. BUFFALO WILD WINGS |
| 8. Archie's Hough Bakeries | 24. Chick-fil-e |
| 9. PF. CHANG'S | 25. DUNKIN' DONUTS |
| 10. PINEAPPLE | 26. TJ |
| 11. HYDE PARK | 27. Pancake House |
| 12. CHELSEA | 28. Davis Bakery |
| 13. Taste of Kerala | 29. Geraci's |
| 14. Pie-O-Mine | 30. Cooper's Hawk |
| 15. Wendy's | 31. BJS |
| 16. McDonald's | |

Harvard Rd 27,708 VPD

175

271

Richmond Rd 12,454 VPD

Cuyahoga Community College

Harvard Park

VCF | buybuy BABY | Office Max
Marshalls | DSW
LABOY
FIVE GUYS | FAMOUS
DiBella's Subs | five BELOW

1. HOMewood SUITES	9. Marriott
2. hotel GINDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD
4. HOME 2	12. Fairfield
5. Residence Inn	13. Hampton Inn & Suites
6. DOUBLETREE	14. extended STAY AMERICA
7. EMBASSY SUITES	15. DRURY HOTELS
8. Aloft	

CORPORATE COLLEGE



For Lease

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