

LEASE

PARKVIEW BEACHWOOD

3681 Green Rd Beachwood, OH 44122



PROPERTY DESCRIPTION

The property is prominently located in a major business district with direct access to amenities. Situated on South Green Road, just off of Harvard Road and South of Chagrin Blvd. in Beachwood, OH. With three exits along I-271, Beachwood is known for its accessibility, bringing a workforce to the city's approximately 2,500 businesses. This area boasts exceptional demographics with average household incomes just over \$142,400 within 1 mile.

PROPERTY HIGHLIGHTS

- Typically fully occupied, rare space available due to existing tenants shifting and expanding within the building!
- Terrific Beachwood location
- New elevator and secure underground garage parking.
- Convenient access to I-271 and I-480
- Close proximity to Eaton Corp, Ahuja Medical Center, and Lifestyle shopping.
- Tenant controlled 24 Hour HVAC - no overtime charges
- Shared office space available
- Leasing incentive package available
- Storage space available

SPACES

207	475 SF
305	1,596 SF
401	1,787 SF
Storage Cubicles	100 - 1,750 SF

SPACE SIZE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,628	37,190	122,978
Total Population	3,444	81,694	242,393
Average HH Income	\$117,769	\$97,441	\$74,281
Total Businesses	965	4,260	8,918
Total Employees	20,469	112,443	173,599

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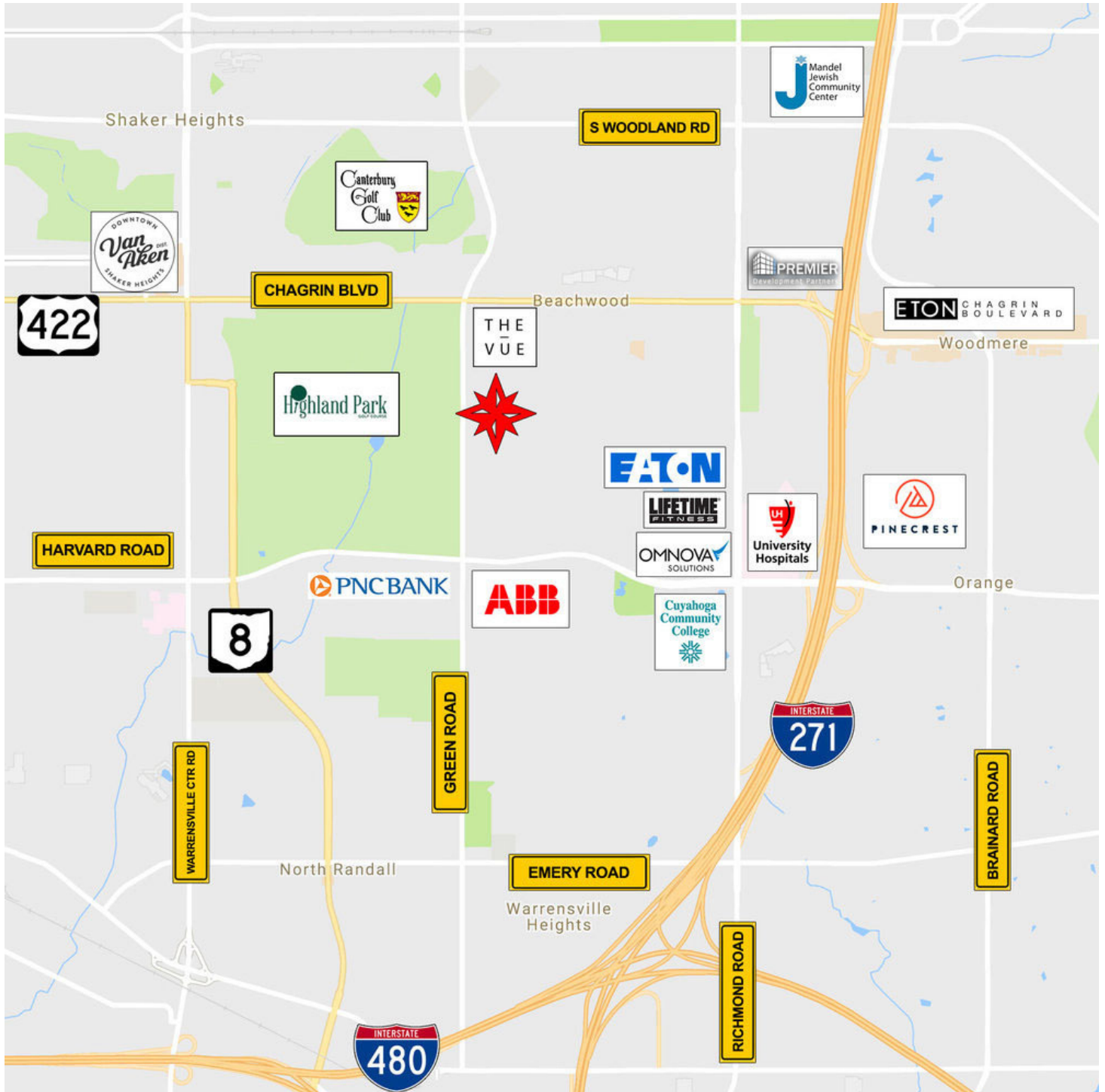


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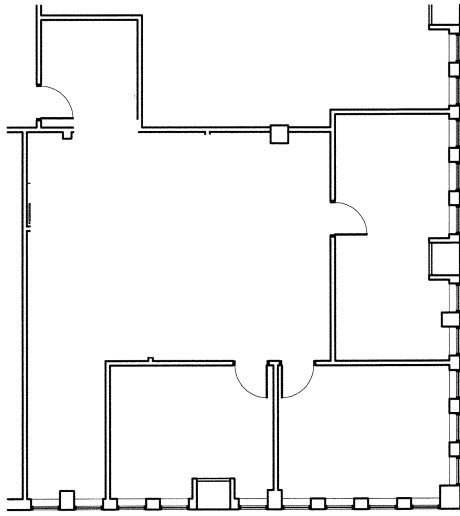


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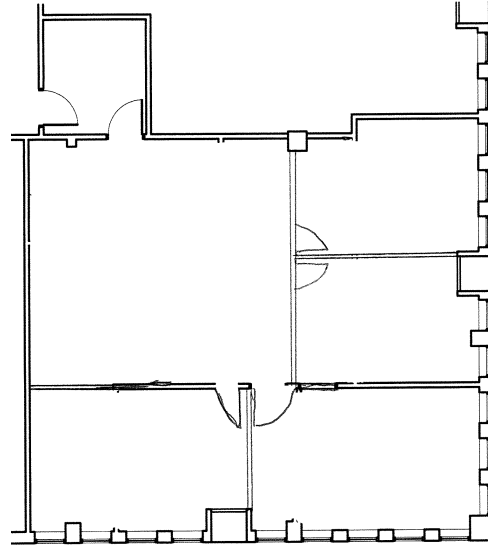


1,167 RENTABLE SQUARE FEET

KEY PLAN:
PARK VIEW - 4TH FLOOR
NOT TO SCALE

FLOOR PLAN:
PARK VIEW - SUITE 401
SCALE: 1/8" = 1'-0"

NOTE:
LAYOUT FOR LOCATION PURPOSES ONLY.
FLOOR PLAN IS SUBJECT TO FIELD VERIFICATION & MEASUREMENT.



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