

CHAGRIN RICHMOND PLAZA

25550 Chagrin Boulevard, Beachwood, Ohio 44122



The King Group Realty

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25550 Chagrin Boulevard, Beachwood, Ohio 44122



TOTAL AREA: 4-Story Building - 71,000 RSF

FLOOR SIZE: Approximately 18,000 RSF

YEAR BUILT: 1973 Renovated 1996, 2008, 2014

RATES: \$22.50 Full Service

UTILITIES: Tenants are separately metered for lights & electrical outlets

OPERATING EXPENSES: Tenant pays increases in operating expenses over a base year

PARKING: Heated garage with 65 spaces - ample surface parking

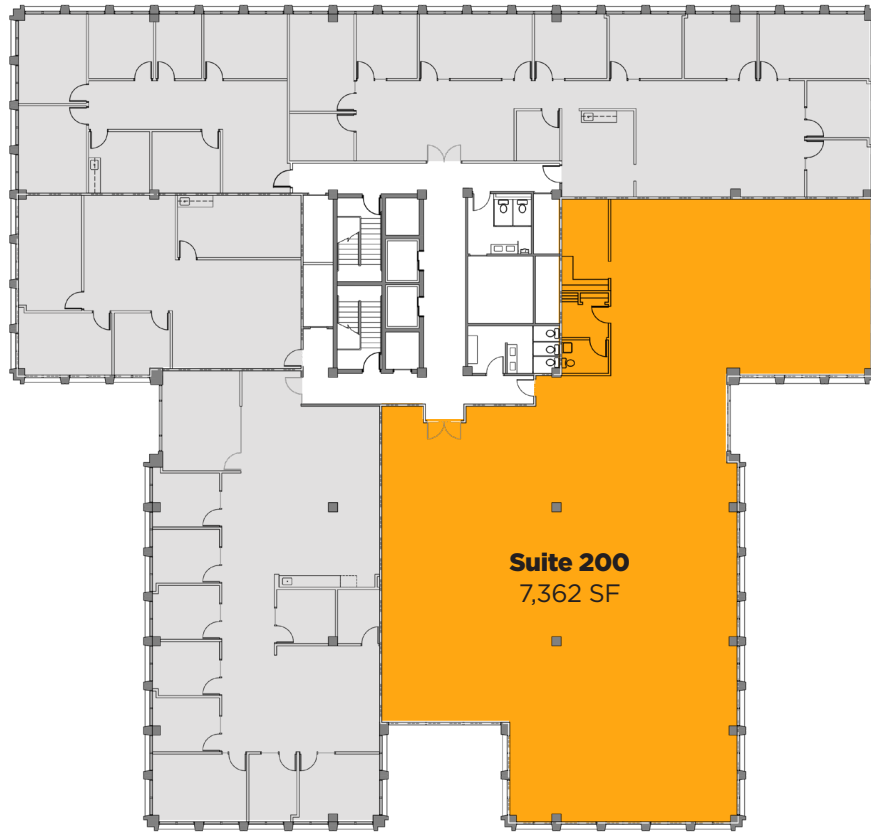
RECENT IMPROVEMENTS: Newly remodeled lobby and common areas, updated conference room, new restrooms and modernized elevators

COMMENTS: On-site management
Giovanni's Restaurant and Patio

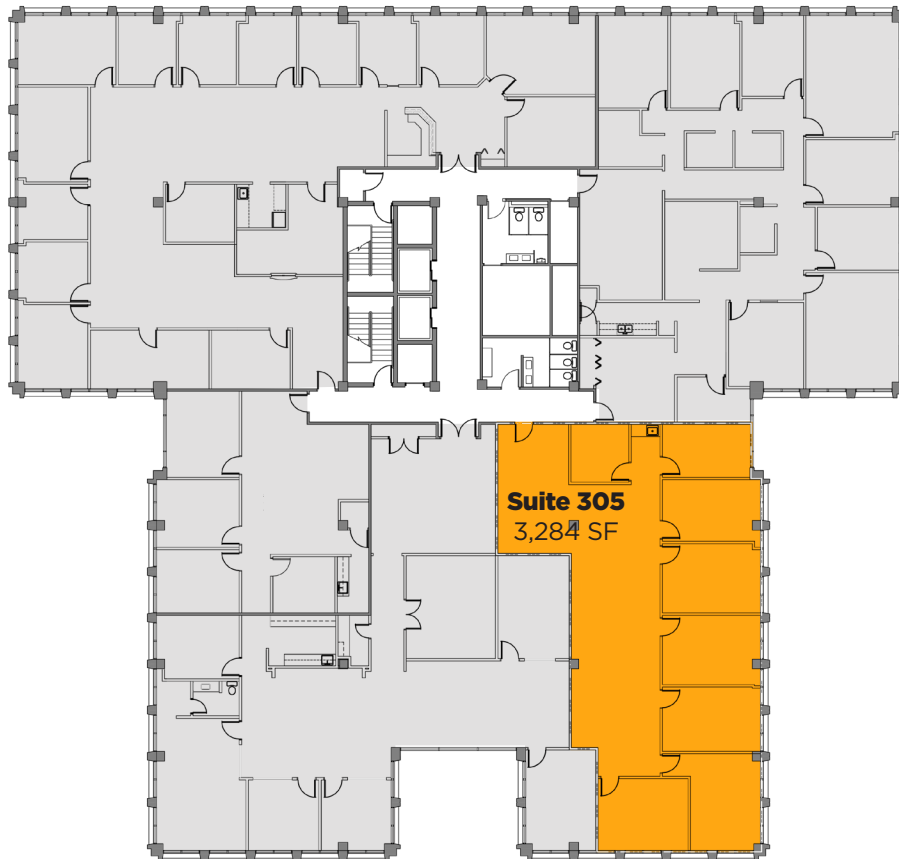


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Second Floor



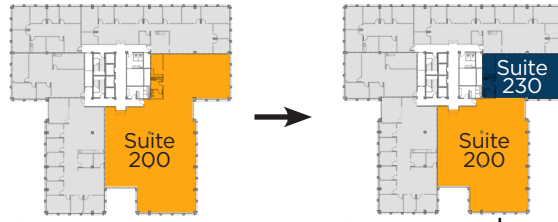
Third Floor



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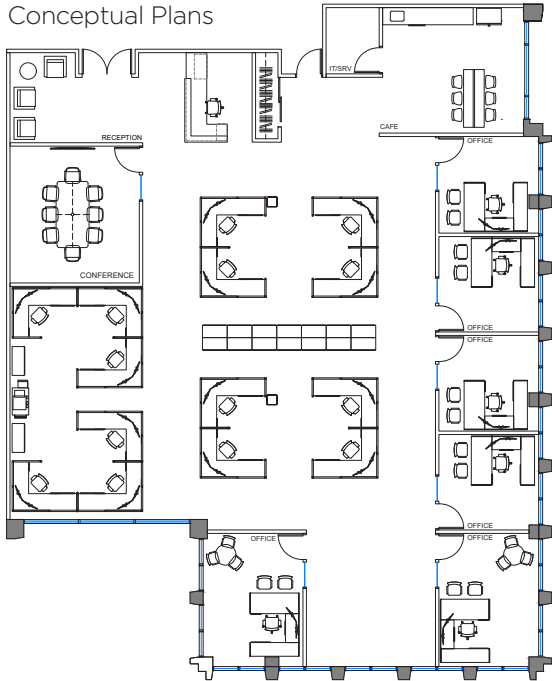
Suite 200 Demising Plans



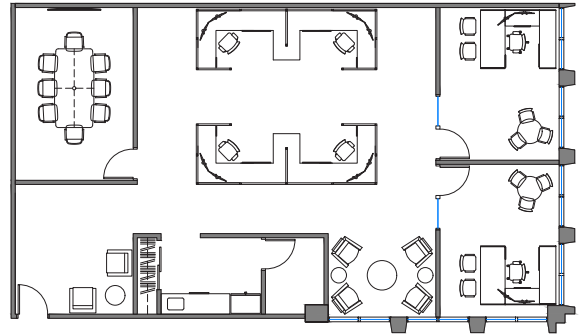
Suite 200 5,140 SF

Suite 230 2,031 SF

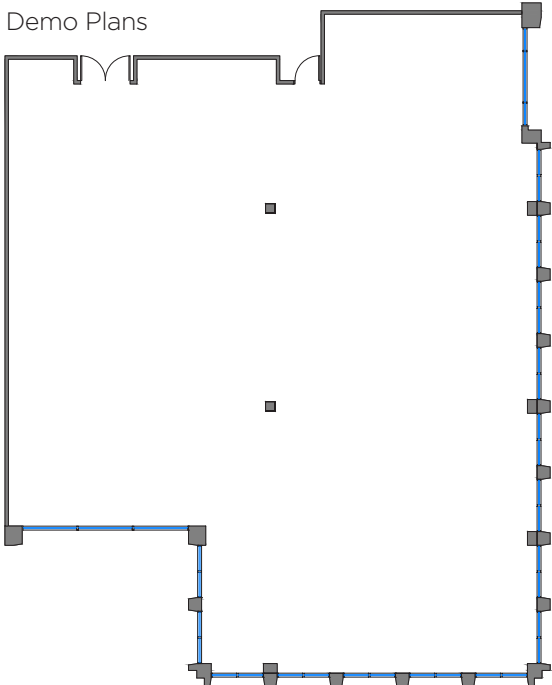
Conceptual Plans



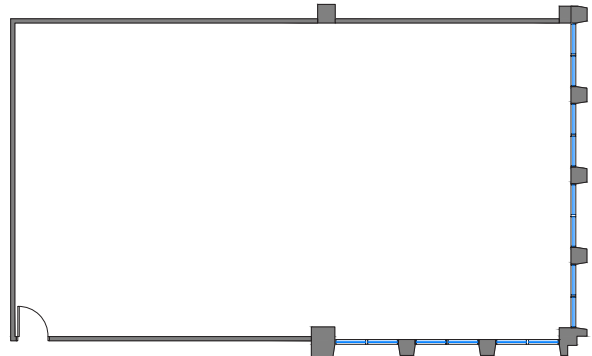
Conceptual Plans



Demo Plans



Demo Plans



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