

AVAILABLE FOR SALE OR LEASE

32,000-SQUARE-FOOT UNIQUE OFFICE BUILDING

23330 Commerce Park | Beachwood, OH 44122



SALE PRICE: \$2,950,000 (\$92.19/SF) | LEASE RATE: \$12.00/SF NNN

HIGHLIGHTS



Property Size

Three-story, 32,000 SF building situated on a 1.1 acre site



Efficient Layout

- Open first and second floor office space
- Office intensive third floor with executive offices



Prime Beachwood Location

- In the heart of the Chagrin Boulevard office and retail market
- Close to area shopping, restaurants and lodging



Freeway Access

Close proximity I-271 and I-480 providing quick access to all eastern suburbs



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NEWMARK

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Terry **COYNE**.com



Car Parking

62 Surface spaces
(3.00/1,000 SF)



Drive-in Door

One (1) drive-in door with climate controlled warehouse/storage area



Year Built

1978



HVAC

Central heating and air conditioning



Security

- 24-hour controlled access security system



Signage

Building and monument signage opportunities



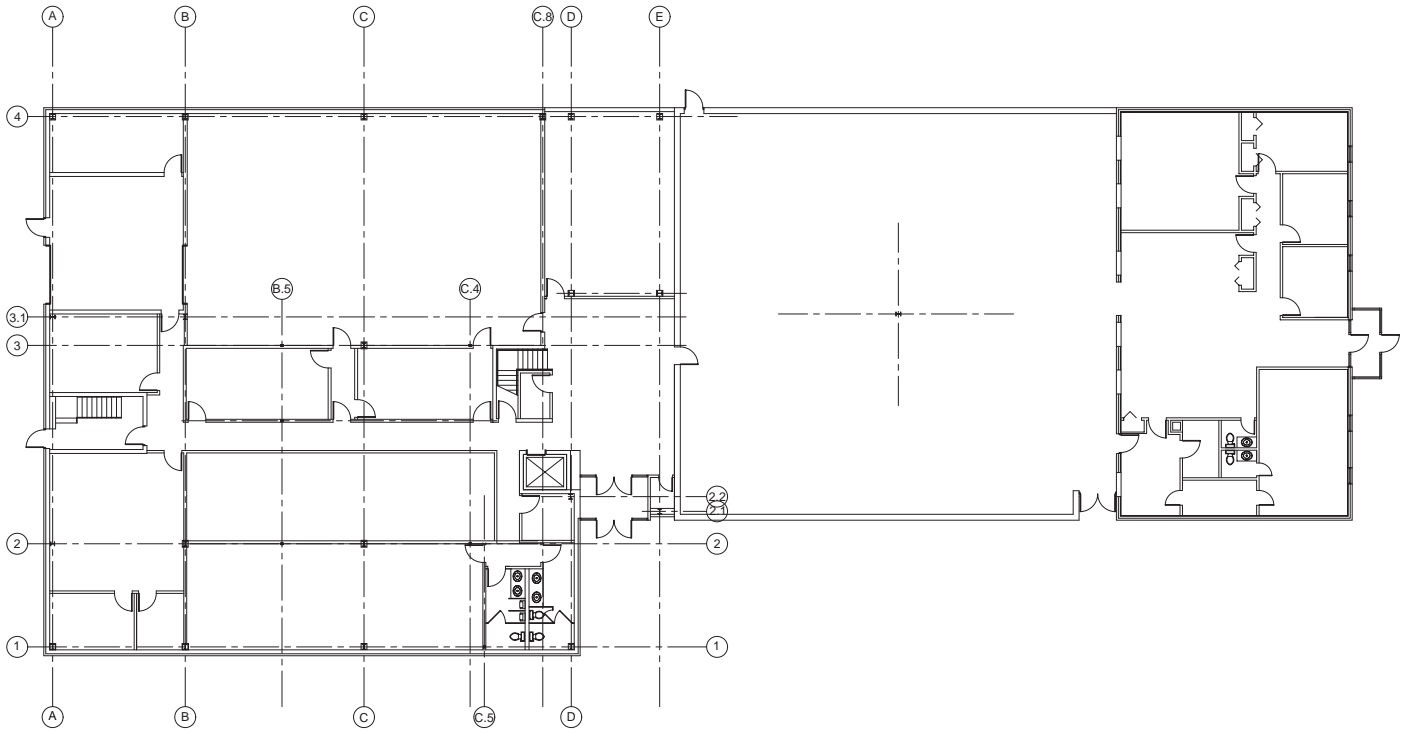
Conference Rooms

- Glass rooftop ceiling in conference room
- Wood finished sound rooms can convert to conference area

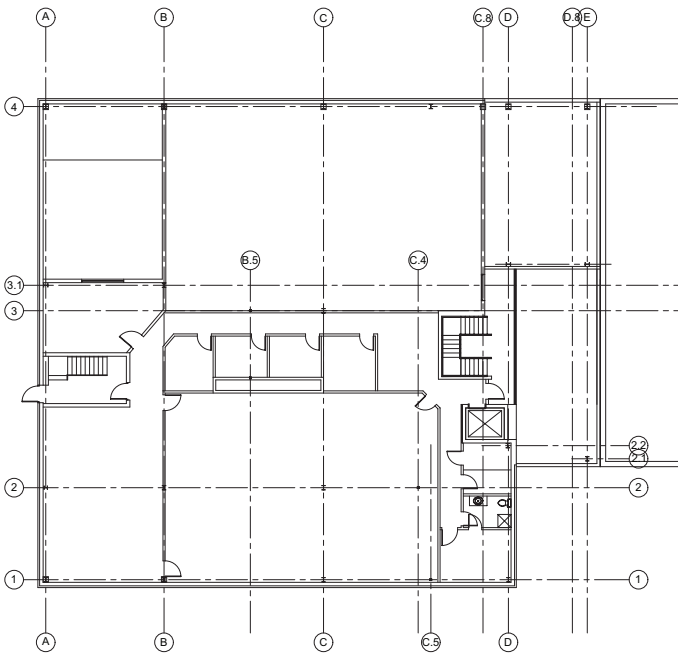


Airport Vicinity

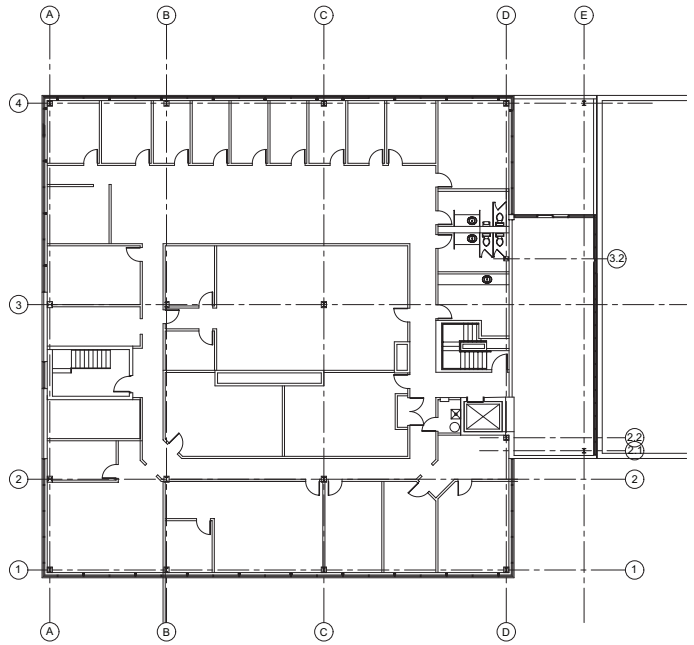
Only a 36 minutes drive to Cleveland Hopkins International Airport



















1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MEZZANINE/SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,149,396 Population	 24% High School Diploma	 \$55,104 Median Household Income	 63.5% White Collar	 19.5% Services
 42.3 Median Age	 28% Some College	 \$37,168 Per Capita Income	 16.9% Blue Collar	 5.0% Unemployment Rate
 504,940 Households	 35% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$47,288 Median Disposable		 15% Spend 7+ hours commuting to and from work per week	 42,977 Total Businesses	 816,484 Total Employees









LANDERBROOK DR./LANDERHAVEN DR./ PARKLAND BLVD. OFFICE CORRIDOR

TMW **PROGRESSIVE** **HURTUK & DAROFF CO. LLP** **Elk & Elk** **Rockwell Automation**
Parker **Cedar Brook** **PARK PLACE** **STAYBRIDGE SUITES** **ParkOhio**
State **NCA** **LMI** **FERRO** **MATERION**

LEGACY VILLAGE

chico's **THE CAPITAL**
DICK'S **LL.Bean**
SPORTING GOODS **Soft Surroundings**
ETHAN ALLEN **CRATE&BARREL** **BRIO**
ARHAUS **california**
WHITE HOUSE **BLACK MARKET** **PIZZA KITCHEN**
Lilly Pulitzer **Cheesecake Factory**
RESTORATION HARDWARE
TALBOTS **WILD MANGO**
BLACK BOX fix

BEACHWOOD PLACE

GAP **Clarks** **Finish Line**
Dillard's **GODIVA** **Justice**
Tommy Bahama **bareMinerals** **J.CREW**
sunglass hut **VANS** **KAY**
SWAROVSKI **ZALES** **PAPYRUS**
ME **Massage Envy** **T-Mobile** **LEGO**
AVEDA **ALEX AND ANI**
Abercrombie & Fitch
belLA **TICKNORS** **LOUIS VUITTON**
Bath & Body Works
ALDO **J. Jill** **ALTAR'S STATE**
AMERICAN EAGLE **Saks Fifth Avenue**
claire's **Microsoft**
CBG MAXAZRIA **Buckle** **BANANA REPUBLIC**
ATHLETA **See's CANDIES** **PINK**

ETON COLLECTION

BRIO **MITCHELL'S FISH MARKET** **BRavo!** **Starbucks**
bluemercury **KENDRA SCOTT** **LAZA**
A LEBANESE GRILL **BARNES & NOBLE**
TEXAS de BRAZIL **ORVIS**
PINOTS PALETTE **Fleming's** **THE NORTH FACE**
PAPER SOURCE **feel people**
DINO PALMIERI **eyetique** **EILEEN FISHER** **Apple**
TRADER JOE'S **ANTHROPOLOGIE**

VILLAGE SQUARE Shopping Center

23330 Commerce Park
Beachwood, Ohio

PINECREST
(\$90 MILLION DOLLAR MIXED-USE DEVELOPMENT)

WHOLE FOODS MARKET **POTTERY BARN** **RED** **KREI** **AC HOTELS**
vineyard vines **SILVERSPARK CINEMA** **WILLIAMS-SONOMA**
KONA GRILL **PINSTRIPES** **RESTORE**
WARBY PARKER **SHAKE SHACK**

