

# AVAILABLE FOR LEASE



21625 & 21825 Chagrin Boulevard | Beachwood, OH



**SUITE 310 & 320  
3,961 RSF  
(SPACE CAN BE DIVIDED)**

**CONTACT**



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**Lease Rate**  
**\$19.00/SF**

**NEWMARK**

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## PROPERTY HIGHLIGHTS



### HVAC

Tenants have their own HVAC and operable windows



### Location

Located in a park-like setting



### Parking

Ample parking available



### Access

Direct entrance from the parking



### Area Amenities

Close proximity to area shopping and dining, including the Van Aken District



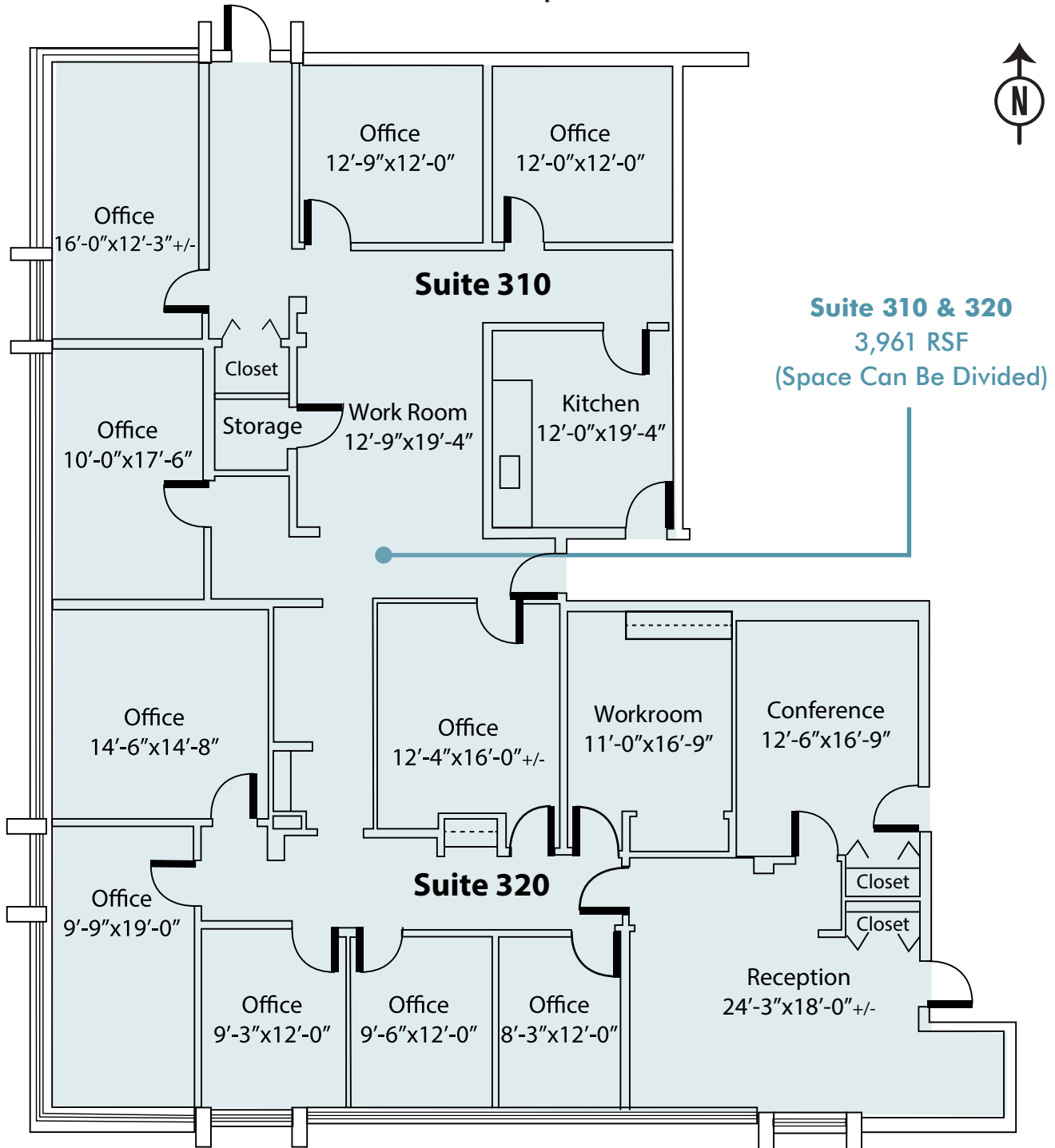
### Excellent Location

Chagrin Corridor suburban office market location close to I-271, I-480, Cleveland Hopkins International Airport and Downtown Cleveland



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## FLOOR PLAN | SUITE 310 & 320

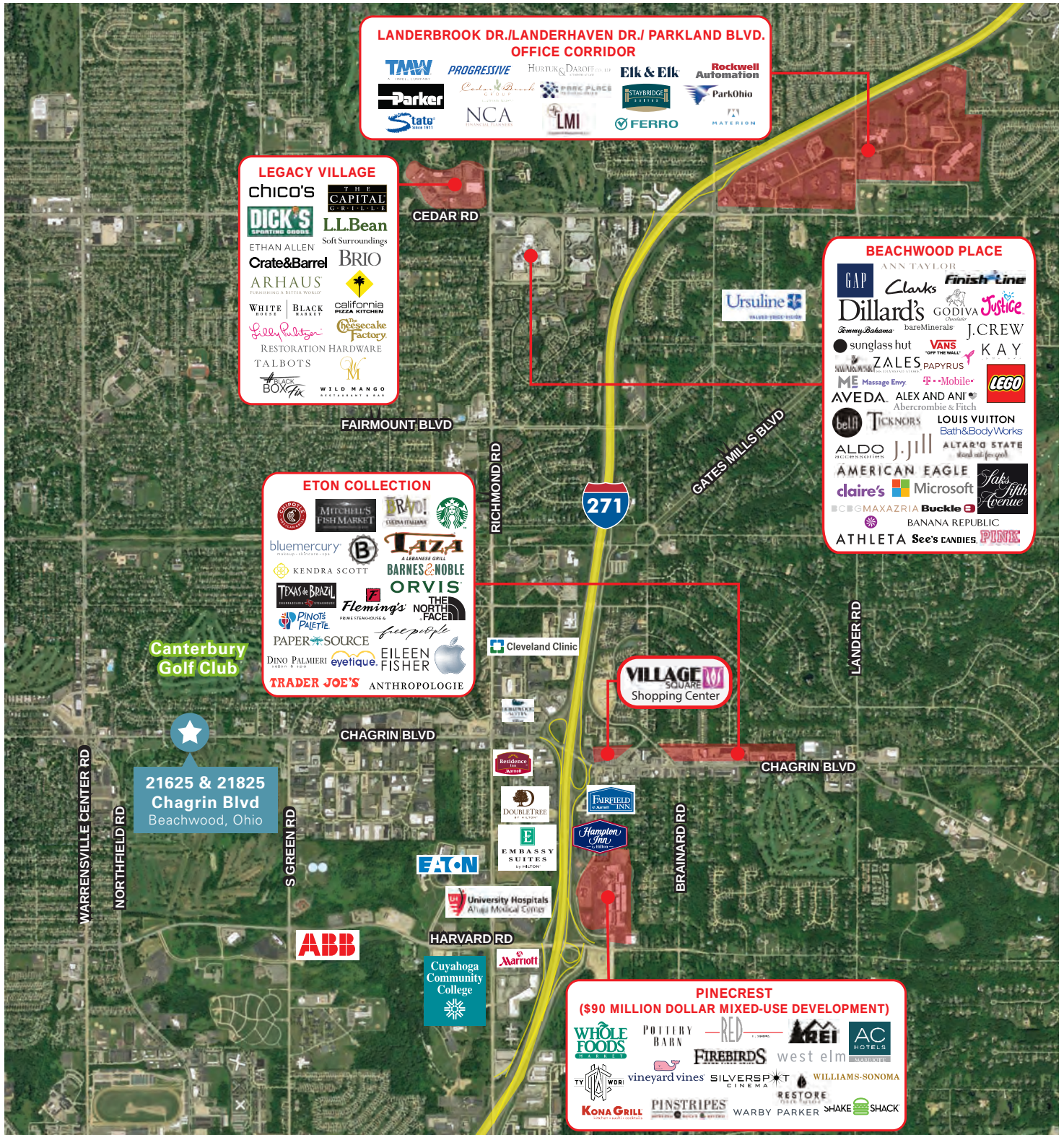






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## BEACHWOOD INDUSTRY AERIAL







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## LOCATION MAP

