



Office & Medical Space for Lease

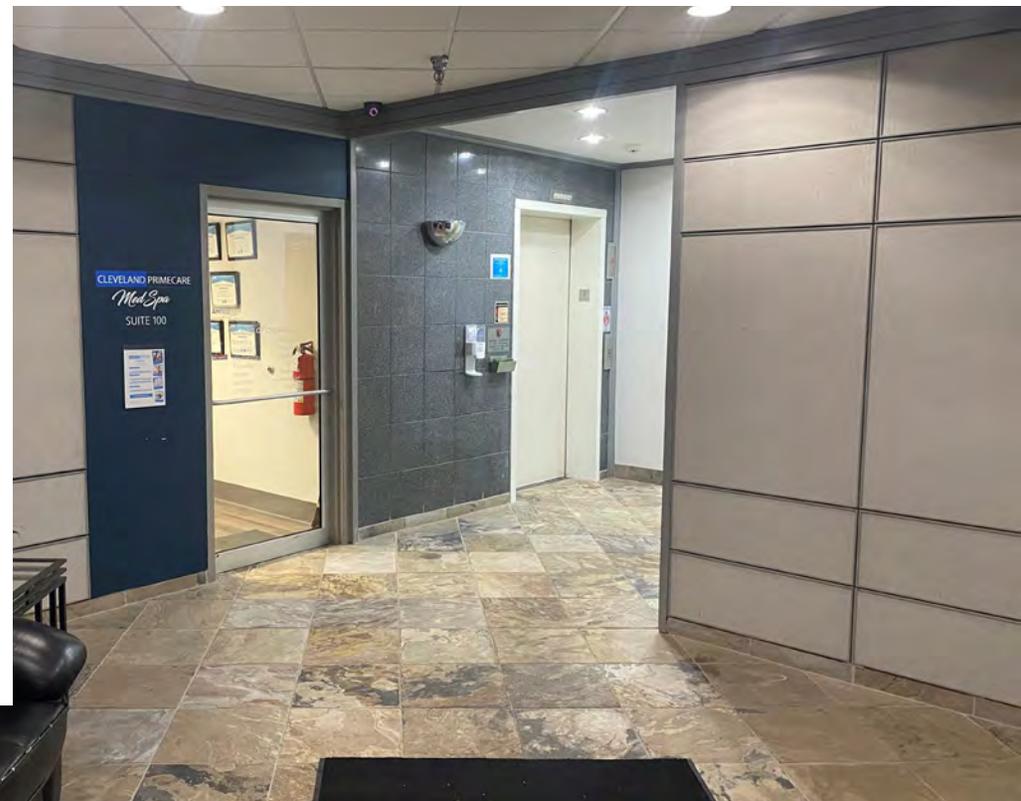
# **WATER TOWER PLAZA**

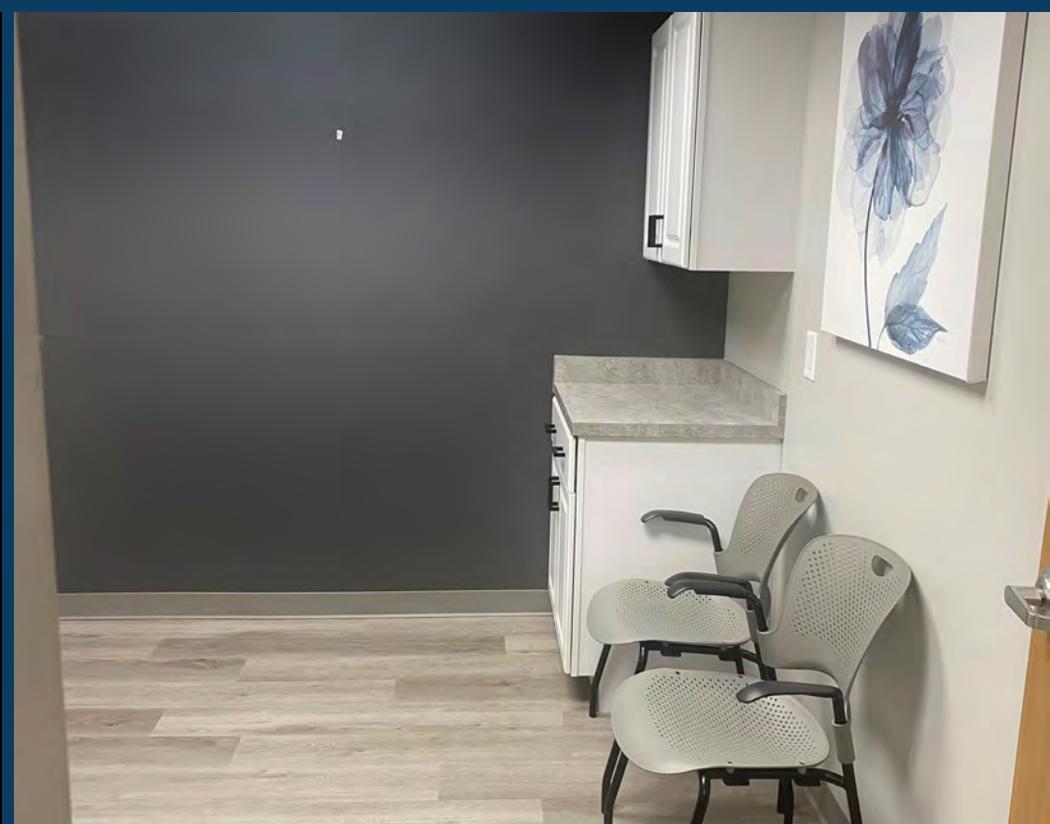
25200 Chagrin Boulevard | Beachwood, OH 44122

# HIGHLIGHTS

- Newly available suites
- “Main and Main” location at East Side’s busiest intersection
- Heart of Chagrin Corridor’s healthcare submarket
- Loaded with nearby amenities
- Affordable small office opportunities
- Professionally managed
- Suite 100:
  - Recently remodeled “MedSpa” suite with prominent Chagrin Boulevard visibility
  - Located immediately off the main lobby
  - Updated finishes throughout
- Suite 106:
  - Ideal for small professional office user
  - First floor presence with efficient layout
- Suite 303:
  - Laid out as lab/blood draw site

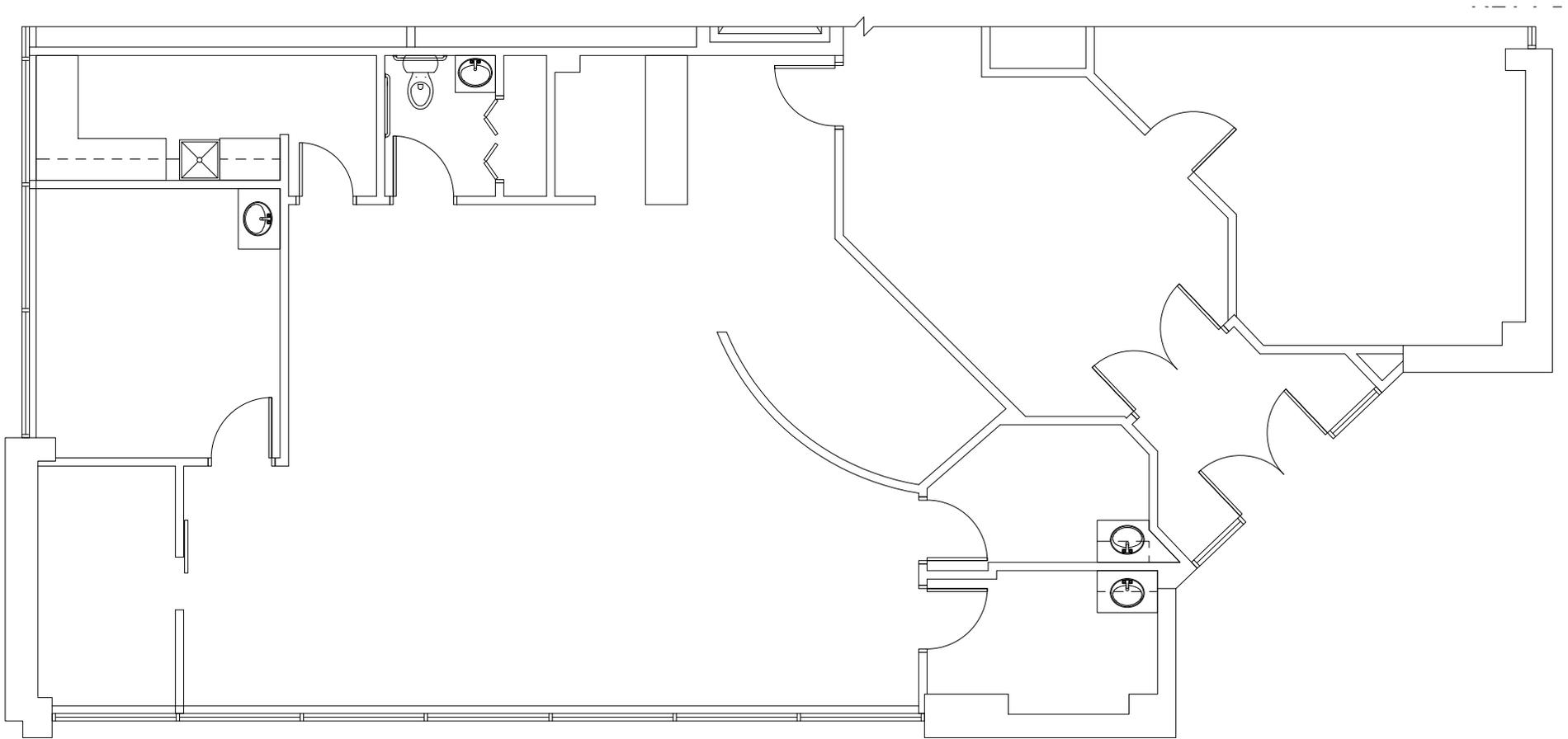
Available Suites	Space Available	Lease Rate
Unit 100	1,801 SF	\$22.50/RSF
Unit 106	970 SF	\$22.50/RSF
Unit 303 <i>Lab Space</i>	650 SF	\$1,500/Month MG





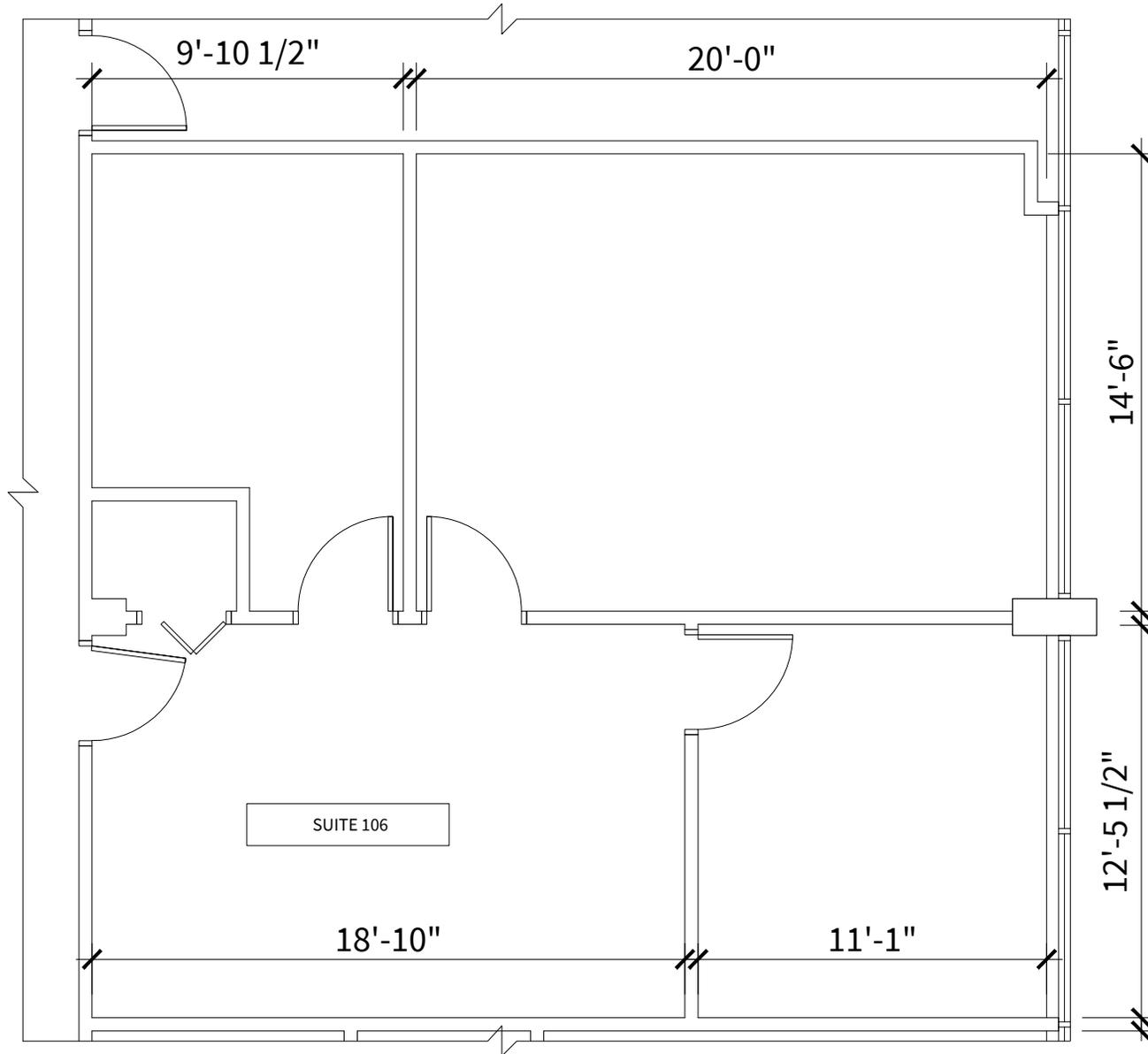
# Water Tower Plaza Floor Plan

## MedSpa Space



First Floor | Suite 100 - 1,801 SF

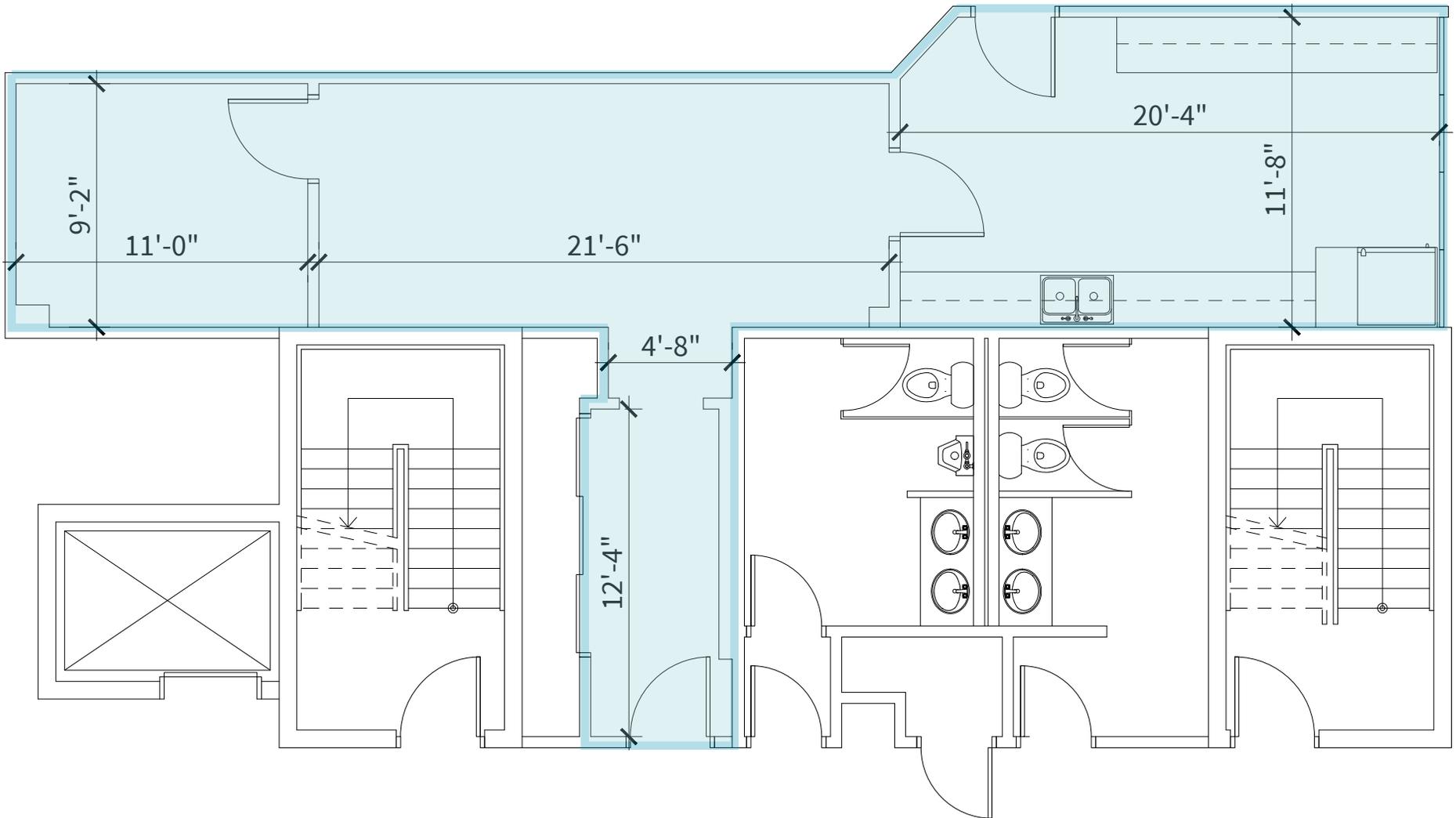
# Water Tower Plaza Floor Plan



First Floor | Suite 106 - 970 SF

# Water Tower Plaza Floor Plan

## Professional Lab Space



Third Floor | Suite 303 - 650 SF



**The Pavilion**

**BUICK**  
**INFINITI**  
**GMC**

**ETON CHAGRIN BOULEVARD**

**Landerwood Plaza North**

**Village Square**

Chagrin Blvd 19,478 VPD

**Water Tower Plaza**

**MASTER BUILDERS SOLUTIONS**



**TREMCO**

**EATON Corp Headquarters**

**University Hospitals Rehabilitation Hospital**

**OMNOVA SOLUTIONS**

Harvard Rd 27,708 VPD

**175**

**271**

Richmond Rd 12,454 VPD

**Harvard Park**

**PINECREST**

Green Rd 11,061 VPD

168,765 VPD



Alson



**LIFETIME**

**ONE & TWO**

**University Hospitals Ahuja Medical Center**

**CORPORATE COLLEGE**



For Lease

# WATER TOWER PLAZA

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