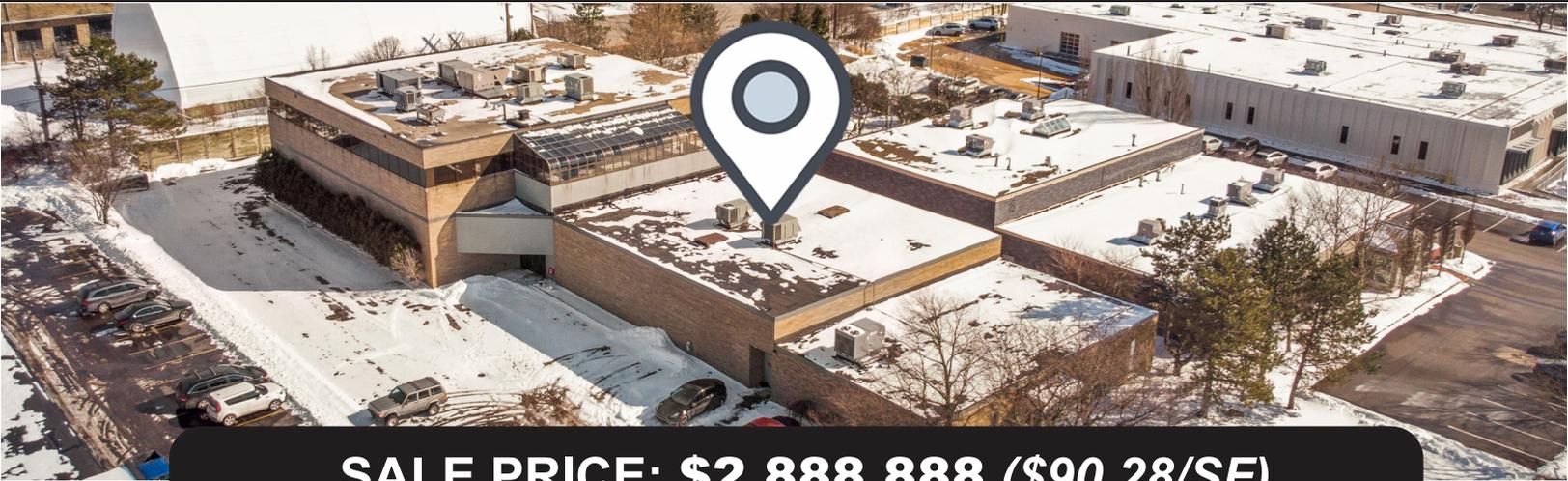


# AVAILABLE FOR SALE

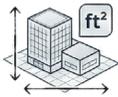
## 32,000-SQUARE-FOOT UNIQUE OFFICE BUILDING

23330 Commerce Park | Beachwood, OH 44122



**SALE PRICE: \$2,888,888 (\$90.28/SF)**

### HIGHLIGHTS



Three-story 32,000 SF building on a 1.19 acre site  
17' clear height



240 Volt/400 Amp/3 Phase Power for plenty of upgradeable capabilities



Former audio/video/podcast recording facility; with soundproof doors, walls, ceilings, etc.



1st and 2nd floor office space  
Many conference rooms  
3rd floor meeting room with glass rooftop ceiling.



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



80 Total parking spots for employees and visitors

**CONTACT**



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**HOWARD HANNA**  
REAL ESTATE SERVICES

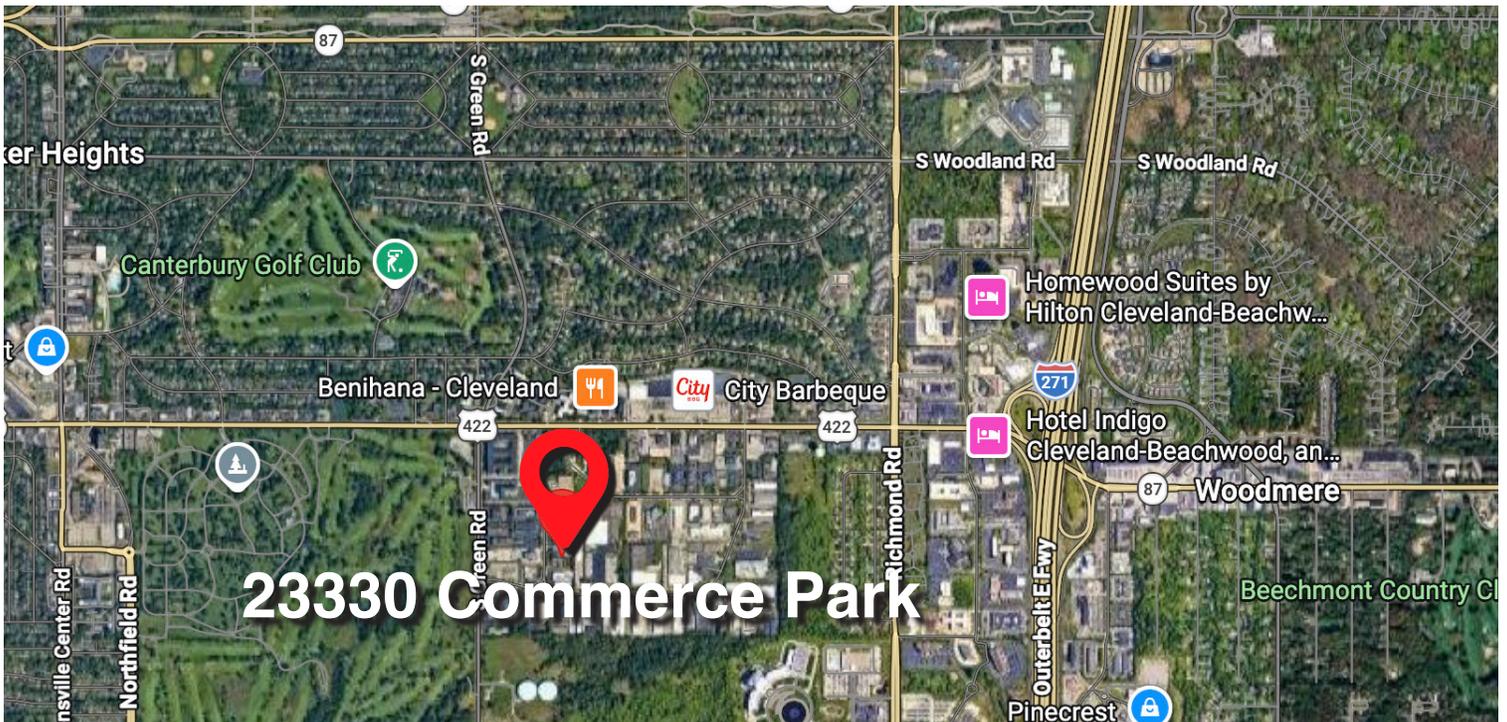
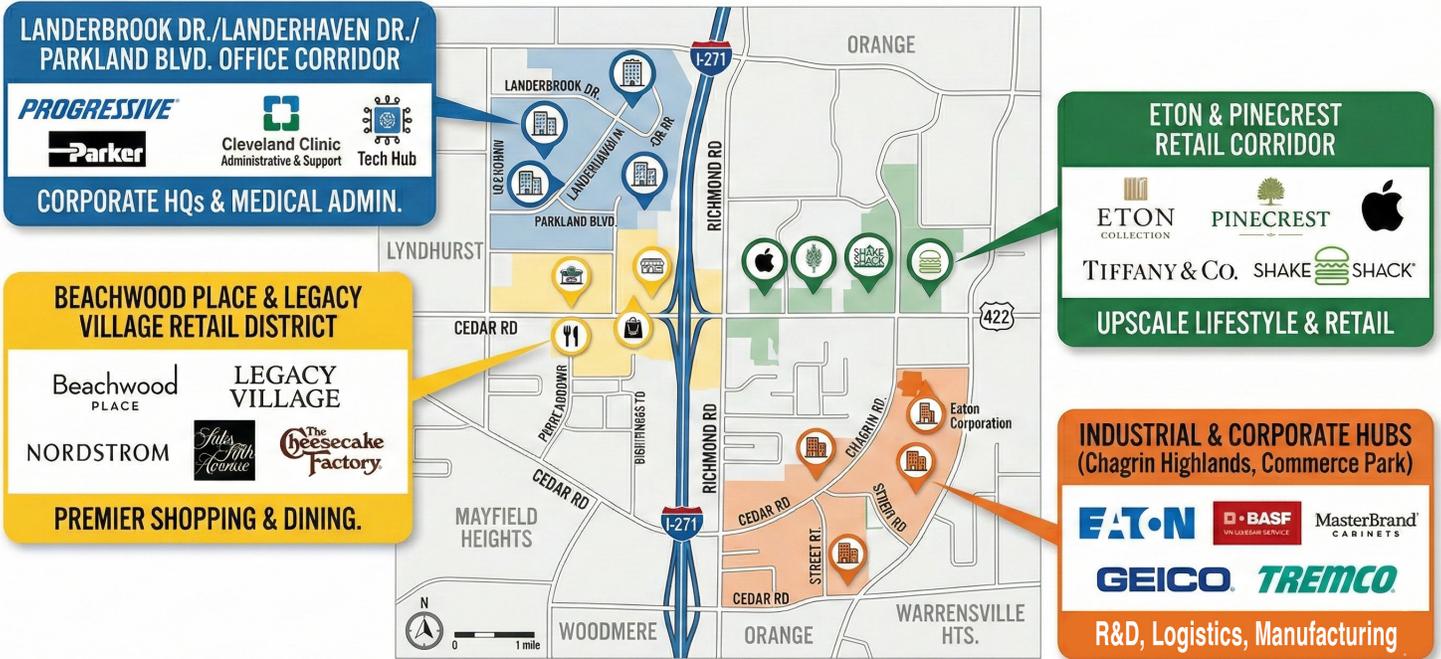
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**The Chin Team**





# BEACHWOOD, OHIO: KEY INDUSTRIAL, RETAIL & OFFICE CORRIDORS



### KEY FACTS



**1,149,396**  
Population



**42.3**  
Median Age



**504,940**  
Households



**\$47,288**  
Median Disposable  
Income

### INCOME PROFILE



**\$55,104**  
Median Household  
Income



**\$37,168**  
Per Capita  
Income

### COMMUTER HABITS



**15%**  
Spend 7+  
hours commuting  
to and from work  
per week



### EDUCATION ATTAINMENT



**24%**  
High School  
Diploma



**28%**  
Some  
College



**35%**  
Bachelors/Graduate/  
Professional Degree

### EMPLOYMENT SECTORS



**63.5%**  
White Collar



**19.5%**  
Services



**16.9%**  
Blue Collar



**5.0%**  
Unemployment  
Rate



### BUSINESS ECOSYSTEM



**42,977**  
Total  
Businesses



**816,444**  
Total  
Employees