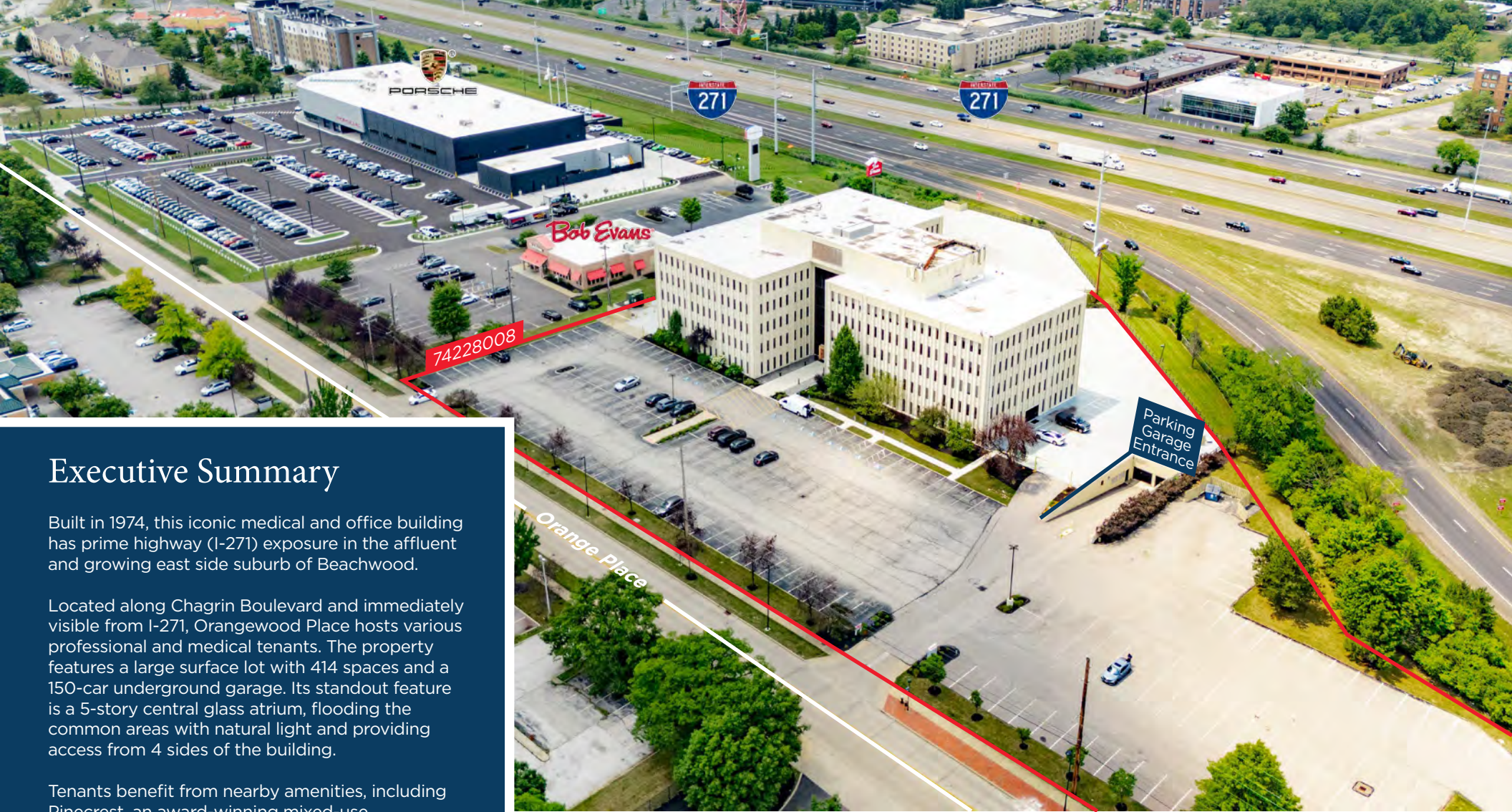


ORANGEWOOD PLACE MEDICAL BUILDING

Cash flowing value-add investment opportunity at 3690 Orange Place, Beachwood, Ohio 44122





Executive Summary

Built in 1974, this iconic medical and office building has prime highway (I-271) exposure in the affluent and growing east side suburb of Beachwood.

Located along Chagrin Boulevard and immediately visible from I-271, Orangewood Place hosts various professional and medical tenants. The property features a large surface lot with 414 spaces and a 150-car underground garage. Its standout feature is a 5-story central glass atrium, flooding the common areas with natural light and providing access from 4 sides of the building.

Tenants benefit from nearby amenities, including Pinecrest, an award-winning mixed-use development. The 128,729 SF building is currently 88% occupied, offering significant upside for new ownership to fill vacancies and increase income potential.

Recent investments include new elevators, a new roof, parking garage stabilization, waterproofing, and new concrete walkway and sidewalks on frontage of the property. Upgrades include restrooms, lobby, parking lot, and lighting. Orangewood Place combines an unbeatable location, strong tenant roster, fantastic upside potential, and premium asset quality in Cleveland's most active and affluent office market.

building sf
128,729 SF

year built
1974

year renovated
2021

medical practices
27

occupancy
88%

purchase price
\$13,000,000

cap rate
8.67%



VALUE-ADD

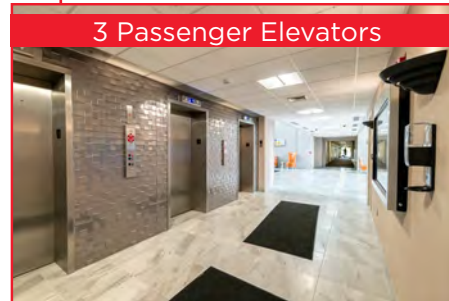
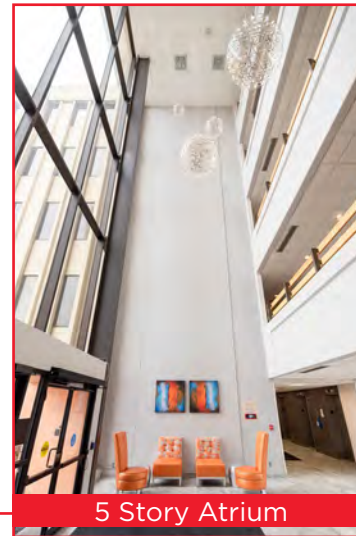
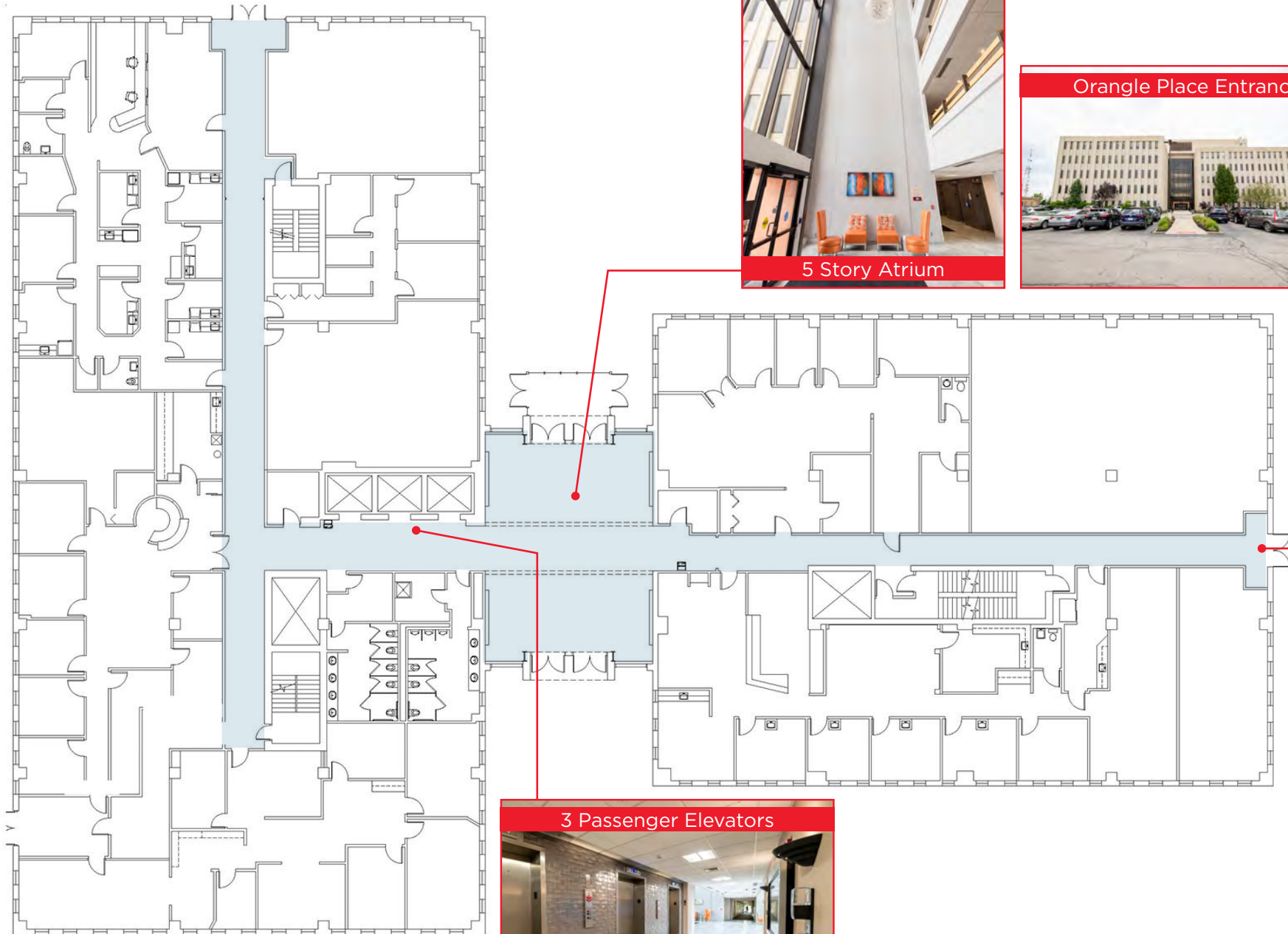
Value-add opportunities for new ownership include:

- Lease up of vacant suites
- Dramatically increase parking revenue in stabilized garage
- Increased CAM recoveries and utility reimbursements
- One (1) acre of potential future development on northern edge of parcel
- Addition of building signage on frontage
- Activate lower level restaurant and conference room spaces as new amenities
- Attract medical occupiers paying higher rent and longer lease terms

QUICK SPECS

Address	3690 Orange Place Beachwood, Ohio
Parcel	742-28-008 & 901-01-062
Year Built (Reno)	1974 (2021)
Building Size	128,729 SF
Site Size	4.731 AC
Floors	Five (5)
Average Floorplate	25,774 SF
Parking	414 Free Surface 150 Paid Garage 565 Total
Foundation	Reinforced concrete slab
Framing	Structural steel with masonry and concrete encasement
Roof Type	Flat (Replaced 2018)
Floors	Concrete slab-on-grade
Exterior Walls	Concrete and glass
Elevator	Three (3) passenger (mechanicals replaced 2021)
Lobby	New in 2020
Lighting	LED
Utilities	Water, Sewer, Gas: Beachwood Electricity:
Fire Protection	Fire sprinkler system

TYPICAL FLOOR PLAN



FIRST FLOOR





Joseph Law Group, an Ohio personal injury firm, excels in securing compensation for accident victims. The passionate Cleveland attorneys seek justice and guide clients through every legal step, ensuring they can recover and move forward after an injury.

Pediatric Place

Pediatric Place in Beachwood provides healthcare for children from birth to mid-twenties. With board-certified physicians affiliated with top hospitals, this independent practice offers a comfortable waiting room, friendly staff, live call answering, and same-day appointments. Patient interests are prioritized with flexible hospital and specialist choices.

1st Floor Tenants *(Click Names to View Website, if available)*

1 st Floor Tenants <i>(Click Names to View Website, if available)</i>	Suite Size	Expiration
Joseph Law Group	2,981 SF	2028
Pediatric Place	2,842 SF	2025
Dr. Schwartz - Oral Surgery	2,782 SF	2031
University Hospital - Psychiatry Dept	2,490 SF	2029
Advanced Dental Group	2,301 SF	2026
Dr. Goldstein - Dentist	1,897 SF	2026
Cleveland Weightloss Clinic	1,703 SF	2028
Suite 115, LLC	1,231 SF	2026
Professional Associates Accounting	1,172 SF	2025
Theodicies Support	943 SF	2025
Zukowsky Law	500 SF	2026

Daniel M. Schwartz, DMD, MD LLC

Dr. Schwartz, trained in anesthesia, dental implants, extractions, jaw surgery, trauma, and reconstruction, is a member of the American Association of Oral and Maxillofacial Surgery and other prestigious organizations. Board-certified, he has authored several publications and presented research nationally.



The Department of Psychiatry at University Hospitals enhances the lives of people affected by mental illness and addictions through comprehensive clinical services, leading-edge treatment and innovative programs in mood disorders, addiction recovery, child and adolescent psychiatry, community mental health, forensics, and psychiatry and medicine.

Lease Expirations: ■ 2024 ■ 2025 ■ 2026 ■ 2027 ■ 2028+ ■ MTM



Dr. Todd Hochman, MD

Dr. Todd Hochman, MD, is an Occupational Preventive Medicine Physician in Beachwood, OH, specializing in Occupational Medicine with 24 years of experience. He is board certified in Internal Medicine, graduated from the University of Toledo College of Medicine and Life Sciences, and is affiliated with Mercy Health-Lorain Hospital, Southwest General Health Center, and Akron General Medical Center.



For 34 years, the doctors of UH Beachwood Family Medicine have provided comprehensive, compassionate and continuous primary care for patients of all ages, from newborns to seniors. We are committed to building a healthy relationship with you and your family to detect and minimize long-term health issues, or just help you get over that illness that is going around. Our goal is to keep you healthy.



For almost 50 years, Seaman & Associates has provided experienced legal representation to individuals who have been injured and families who are dealing with the loss of a loved one. Insurance companies and employers are not always on the side of those who have been physically and financially hurt and dealing with the aftermath of a serious personal injury is never easy.



Paragon Injury Medical Group is dedicated to providing exceptional care in rehabilitation and pain management. Our team of experienced healthcare professionals specializes in personalized treatment plans to help patients recover from injuries and manage chronic pain effectively. We prioritize patient well-being through compassionate care and cutting-edge medical expertise.

2nd Floor Tenants *(Click Names to View Website, if available)*

Tenant	Suite Size	Expiration
Dr. Hochman - Internal Medicine	6,497 SF	2025
University Hospitals - Family Medicine	4,166 SF	2029
Seaman & Associates	3,089 SF	2026
Colten Capital	2,790 SF	MTM
Paragon Injury	2,740 SF	2028

Lease Expirations: ■ 2024 ■ 2025 ■ 2026 ■ 2027 ■ 2028+ ■ MTM



Chattree & Associates

Chattree And Associates Ltd, a Medical Group in Beachwood, OH, has 3 offices and 4 healthcare providers specializing in Psychiatry, Clinical Social Work, Nurse Practitioner, and Certified Clinical Nurse Specialist (CNS). Their medical taxonomies include Psychiatry, Social Worker, Psychiatric/Mental Health, Adult, and Clinical.



INTEGRITY FEDERAL SERVICES

Integrity Federal Services, Inc. (IFS), an SBA-certified Service-Disabled Veteran Owned Small Business, focuses on impactful projects that enhance quality of life, infrastructure resiliency, and reduce environmental impact. Committed to “best value” solutions, IFS integrates communities and creates lasting legacies, delivering exceptional service to clients, including DOD, VA, NCA, and Government Agencies.

3 rd Floor Tenants <i>(Click Names to View Website, if available)</i>	Suite Size	Expiration
Chattree & Associates	5,707	2029
Integrity Financial Services	3,014	2028
Carl Vajdich - State Farm	2,597	2027
Dr. Castro - Periodontics and Oral Implantology	2,075	2027
Forest City Vision	1,961	2032
Friedman & Cool Law Firm	1,938	2027
Datatrak International	1,479	2026
Emerald Direct	1,453	2026
Eastside Accident Rehab	1,332	2028

Dr. Marcus A. Castro, DDS

Dr. Marcus A. Castro, DDS, a periodontist in Beachwood, OH, specializes in dental implants, cosmetic periodontal surgery, and gum grafting. He treats various periodontal diseases, helping patients achieve natural-looking smiles and improved self-confidence. Dental implants restore the ability to eat and preserve facial contours.



Forest City Vision, led by Dr. Zachery Weinberg, addresses vision problems affecting academic and sports performance, and rehabilitation from head injuries. They help students develop visual skills, treat eye turns and lazy eyes, and aid athletes in gaining a competitive edge. Their motto, “Achieve-Compete-Restore,” reflects their dedication to improving visual skills for all.

Lease Expirations: ■ 2024 ■ 2025 ■ 2026 ■ 2027 ■ 2028+ ■ MTM



Seaforth, founded in 1957, is an industrial mineral supply company serving the U.S. and Canadian markets. Named after the Seaforth Highlanders, a Scottish military regiment dear to the founding family, Seaforth sources products internationally to meet its clients' needs.

Rogen & Young CPA

Rogen & Young CPA's, LLC is a full-service accounting firm in Northeast Ohio, offering professional, personalized services for a wide range of financial and business needs. They provide online resources like tax forms, financial calculators, and useful links, helping both individuals and businesses with their accounting needs.



North Coast Mental Health offers a select group of trusted practitioners. They provide a personalized approach, combining medication management and psychotherapy from various treatment perspectives, tailored to the unique needs of individual families.

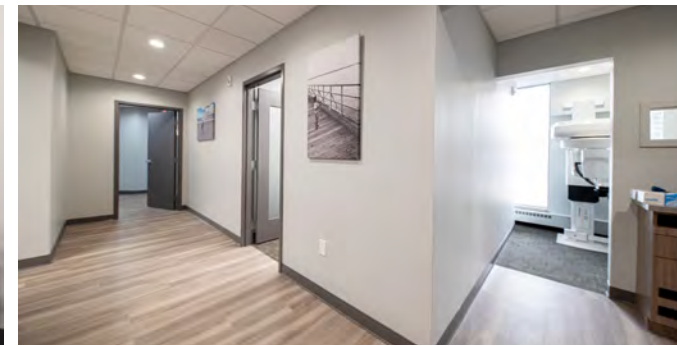
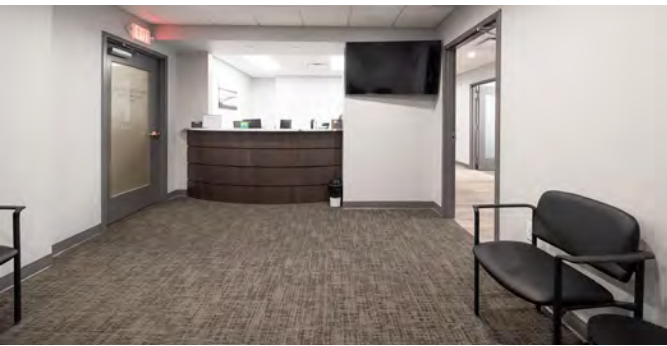


Beachwood Endodontic Specialists, affiliated with the American Association of Endodontists, boasts a team led by Dr. Katz, Dr. Bonar, and Dr. Segal, recognized experts in their field. Known for their commitment to high-quality care in a welcoming environment, they aim to exceed patient expectations with compassion and clinical excellence, ensuring optimal endodontic treatment outcomes.

4th Floor Tenants *(Click Names to View Website, if available)*

	Suite Size	Expiration
Seaforth Mineral & Ore	3,193	2024
Rogen & Young CPA	2,708	2025
North Coast Mental Health	1,965	2025
Moyar, Dolesh, Goldhamm, & Berie	1,936	2017
Beachwood Endodontic Specialists	1,912	2025
Dr. Diamond - Dentist	1,677	2025
Dr. Wazney - Dentist	1,587	MTM
Eating Disorder Medical Specialist	1,181	2026
Joseph Law Group	919	2025
F-SCO Inc	891	2026

Lease Expirations: ■ 2024 ■ 2025 ■ 2026 ■ 2027 ■ 2028+ ■ MTM



Beachwood Dental offers top-tier dental care. With a focus on oral health at every age, their skilled team provides high-quality services, accepts most insurance plans, and uses state-of-the-art technology for procedures like dental veneers and cleanings. They prioritize patient comfort and satisfaction, ensuring a positive dental experience.



Smiles by Dr. Hickle
General and Cosmetic Dentistry

Beachwood Dental prioritizes holistic patient care, addressing comprehensive health needs beyond dental concerns. Their new Beachwood facility integrates advanced technologies such as the CEREC® crown mill and The Wand® STA for efficient, comfortable treatments.



They excel in residential and commercial real estate, along with expert property management services. Excel offers comprehensive solutions tailored to meet diverse client needs. Their commitment to excellence ensures efficient and effective management of properties across the region.



Pinnacle Dental offers compassionate, high-quality dentistry for all family members. They prioritize oral health maintenance, restorative treatments, and cosmetic procedures. With a mission to deliver top-tier dental care, they ensure comprehensive patient satisfaction and wellness.

5th Floor Tenants *(Click Names to View Website, if available)*

[Beachwood Dental](#)

7,583 SF

2031

[Smiles by Dr. Hickle](#)

2,291 SF

2025

[Excel Realty Investors](#)

2,167 SF

2026

[Pinnacle Dentistry](#)

1,920 SF

2033

[Dr. Silver - Dentist](#)

1,568 SF

2026

[NEO Counseling](#)

1,299 SF

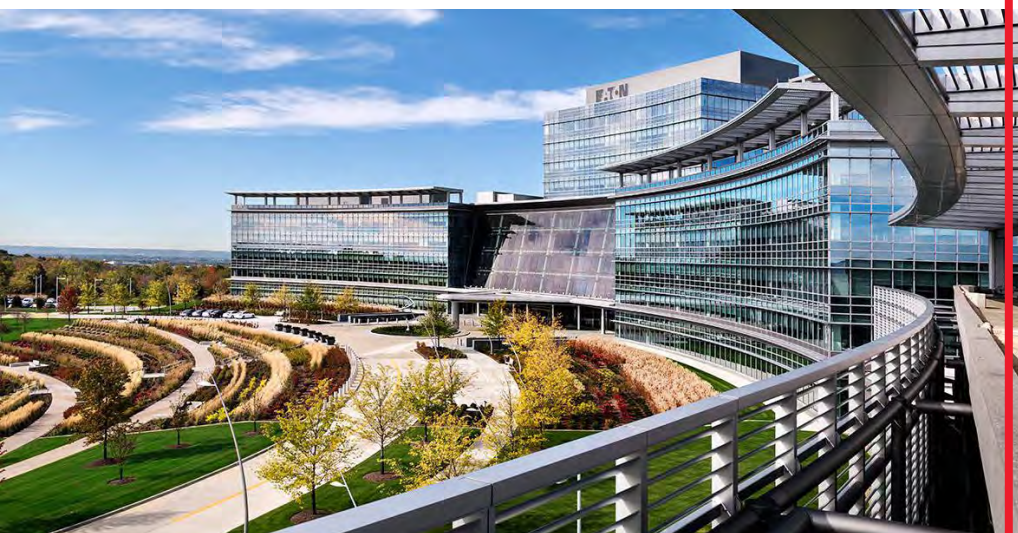
2028

[Stiggers Dental](#)

1,221 SF

2028

Lease Expirations: ■ 2024 ■ 2025 ■ 2026 ■ 2027 ■ 2028+ ■ MTM



BEACHWOOD

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. Known for its upscale shopping centers like Beachwood Place and Legacy Village, it attracts both residents and visitors seeking retail therapy and dining experiences. The city's proximity to major highways facilitates easy access to Cleveland's cultural attractions and business districts, making it a prime location for professionals and families alike. Investing in a medical office building in Beachwood is advantageous due to the area's affluent demographics and robust healthcare infrastructure. With a growing population and a reputation for high-quality medical services, a medical office in Beachwood promises steady demand and a solid return on investment in the thriving Greater Cleveland area.

MAIN ATTRACTIONS

Beachwood Place: Premier shopping destination featuring upscale retailers and dining options, perfect for a day of retail therapy.

Legacy Village: Outdoor lifestyle center with shops, restaurants, and entertainment venues, offering a vibrant atmosphere for shopping and dining.

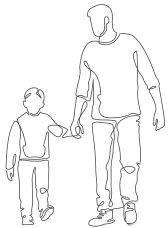
Chagrin River Park: Natural retreat with trails for hiking and biking, ideal for outdoor enthusiasts looking to explore nature.

Maltz Museum of Jewish Heritage: Offers exhibitions and educational programs focused on Jewish heritage and diversity, providing cultural enrichment for visitors.



DEMOS

(2024 | 3-MILE RADIUS)



51,797
population



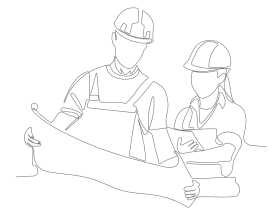
22,019
households



\$174,475
avg hh income



4,260
businesses



54,095
employees



The Pavilion

giant eagle | BIG lots | SALLY BEAUTY
petco | Michaels | City BARBELLUE
Huntington

BUICK
INFINITI
GMC

ETON CHAGRIN BOULEVARD

TIFFANY & Co.
BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET
Citizens Bank | THE NORTH FACE | WALGREENS
ANTHROPOLOGIE
TARAJA | STARBUCKS COFFEE | DUNKIN' DONUTS | TEXAS BIZL

Landerwood Plaza North

henners | ups
SUBWAY | FLEET FEET

Village Square

Pet People | Coko's Tacos
PNC | DXL | TJ-MAXX



Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS

EATON
Corp Headquarters

Orangewood Place

LIFETIME | ONE & TWO | CHAGRIN HIGHLANDS

University Hospitals Rehabilitation Hospital

University Hospitals Ahuja Medical Center

PINECREST

REI | WEOLE FOODS | POTTERY BARN
MINISTRIPES | SILVER STAR | west elm
WILLIAMS SONOMA
CITY WORKS | AC HOTELS

- | | |
|----------------------------|------------------------|
| 1. STARBUCKS COFFEE | 17. RED LOBSTER |
| 2. SHUHEI | 18. Bob Evans |
| 3. BENIHANA | 19. Waga |
| 4. YOURS TRULY | 20. SUSHI MAN'S |
| 5. Gump's | 21. PIADA |
| 6. Tostitos | 22. Olive Garden |
| 7. Blue | 23. BUFFALO WILD WINGS |
| 8. Archie's Hough Bakeries | 24. Chick-fil-e |
| 9. PF. CHANG'S | 25. DUNKIN' DONUTS |
| 10. PINEAPPLE PIZZA | 26. TJ |
| 11. HYDE PARK | 27. Pancake House |
| 12. CHELSEA | 28. Davis Bakery |
| 13. Taste of Kerala | 29. Geraci's |
| 14. Pie-O-Mine | 30. Cooper's Hawk |
| 15. Wendy's | 31. BJ'S RESTAURANT |
| 16. McDonald's | |

Harvard Park

VCF | buybuy BABY | Office Max
Marshalls | DSW
LABOY
FIVE GUYS | FAMOUS
DiBella's Subs | five BELW

- | | |
|--------------------|---------------------------|
| 1. HOMewood SUITES | 9. Marriott |
| 2. hotel GINDIGO | 10. extended STAY AMERICA |
| 3. Clarion | 11. COURTYARD |
| 4. HOME 2 | 12. Fairfield |
| 5. Residence Inn | 13. Hampton Inn & Suites |
| 6. DOUBLETREE | 14. extended STAY AMERICA |
| 7. EMBASSY SUITES | 15. DRURY HOTELS |
| 8. Aloft | |

Cuyahoga Community College

BJ's

CORPORATE COLLEGE

Green Rd 11,061 VPD

Harvard Rd 27,708 VPD

Richmond Rd 12,454 VPD

168,765 VPD



Offering Memorandum Teaser

ORANGEWOOD PLACE MEDICAL BUILDING

Cash flowing value-add investment opportunity at 3690 Orange Place, Beachwood, Ohio 44122

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