

# OFFICE FOR LEASE MERCANTILE BUSINESS PARK

23500 Mercantile Rd., Beachwood, OH 44122



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$11.00 SF/yr (MG) |
| Building Size: | 49,360 SF          |
| Available SF:  | 3,100 SF           |
| Year Built:    | 1971               |
| Market:        | East               |
| Submarket:     | Chagrin / I-271    |

## PROPERTY OVERVIEW

23500 Mercantile Road is a masonry, multi-occupant, office and warehouse building. The property is professionally managed and offers ample parking.

## PROPERTY HIGHLIGHTS

- Flexible Use Suites
- Ample Parking
- Professionally Managed
- Excellent Highway Access
- Great Location of Chagrin Office Corridor

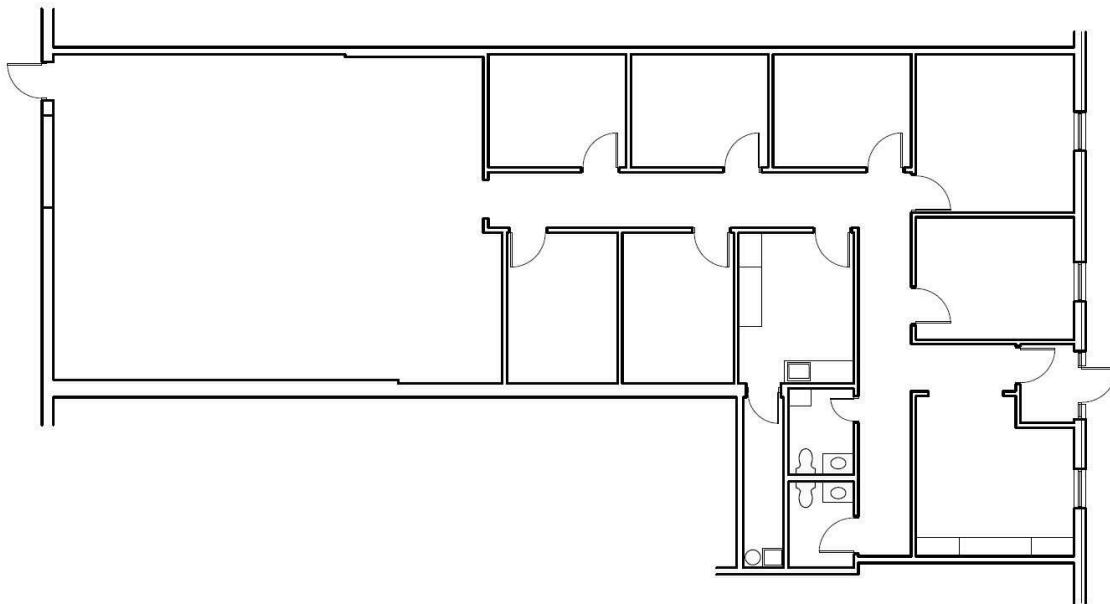
Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

Bradley Coven, SIOR, CCIM  
bcoven@lee-associates.com  
D 216.282.2222

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE MERCANTILE BUSINESS PARK

23500 Mercantile Rd., Beachwood, OH 44122



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



## LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | MG       | Lease Term: | Negotiable    |
| Total Space: | 3,100 SF | Lease Rate: | \$11.00 SF/yr |

## AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE    |
|---------|-----------|-----------|----------------|---------------|
| Suite B | Available | 3,100 SF  | Modified Gross | \$11.00 SF/yr |

Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

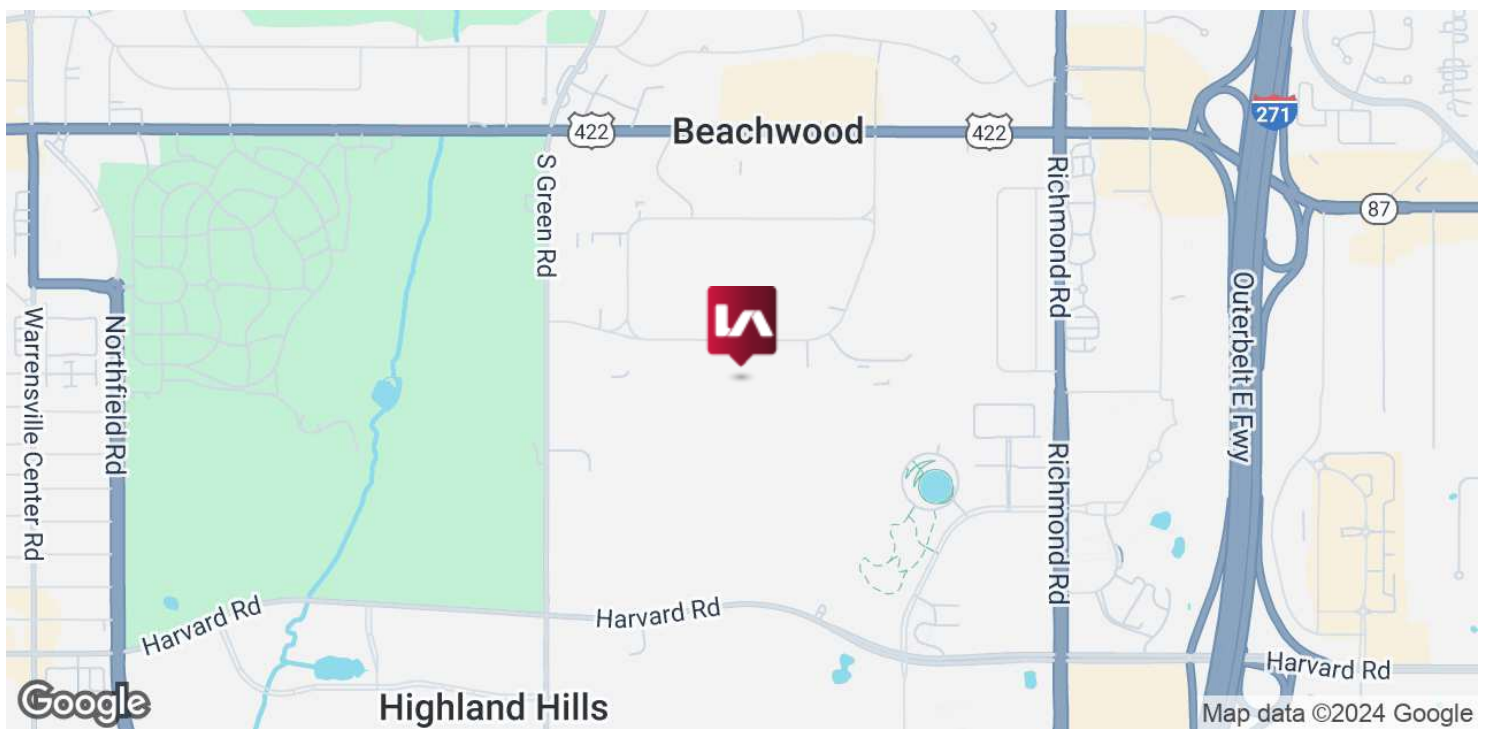
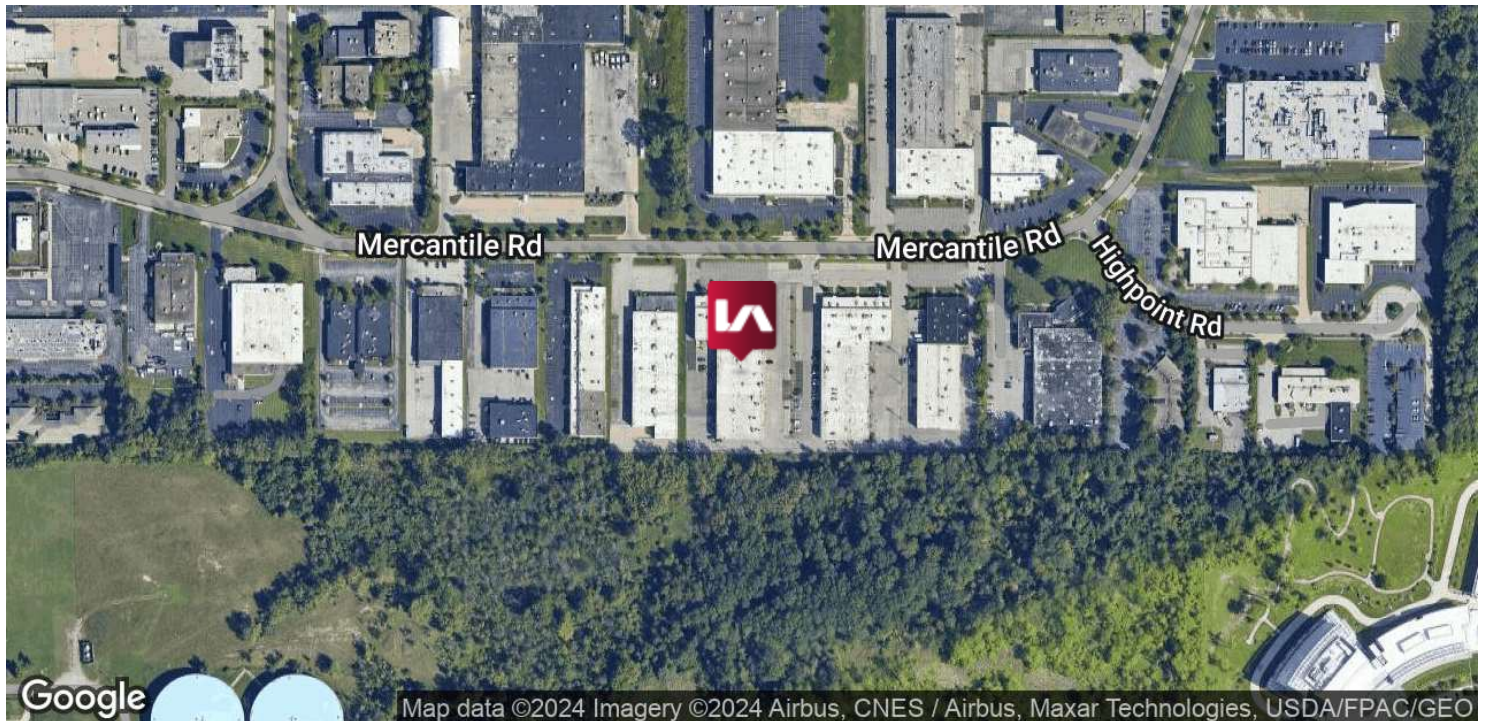
Bradley Coven, SIOR, CCIM  
bcoven@lee-associates.com  
D 216.282.2222

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# OFFICE FOR LEASE MERCANTILE BUSINESS PARK

23500 Mercantile Rd., Beachwood, OH 44122

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE CLEVELAND



Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

Bradley Coven, SIOR, CCIM  
bcoven@lee-associates.com  
D 216.282.2222

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.