



ONE & TWO
CHAGRIN HIGHLANDS



CUSHMAN &
WAKEFIELD



Class A Office Space for Lease

ONE & TWO CHAGRIN HIGHLANDS

2000 & 3000 Auburn Drive | Beachwood, OH 44122

HIGHLIGHTS

- Class A Office Space in One and Two Chagrin Highlands
- Best-in-class location and access along the Chagrin Boulevard corridor
- First class property with shared conference room, underground parking, and impressive common areas
- Easy access to Pinecrest, Harvard Park shopping center, Eton collection, I-271/I-480, and more

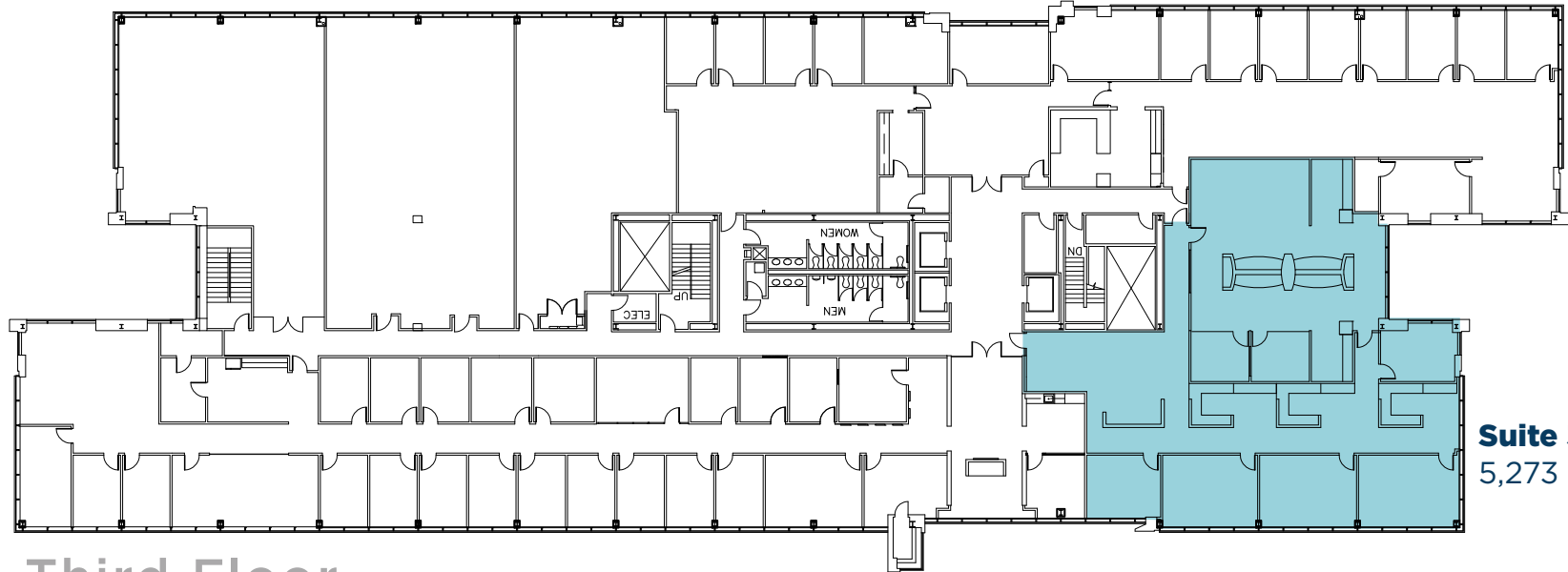
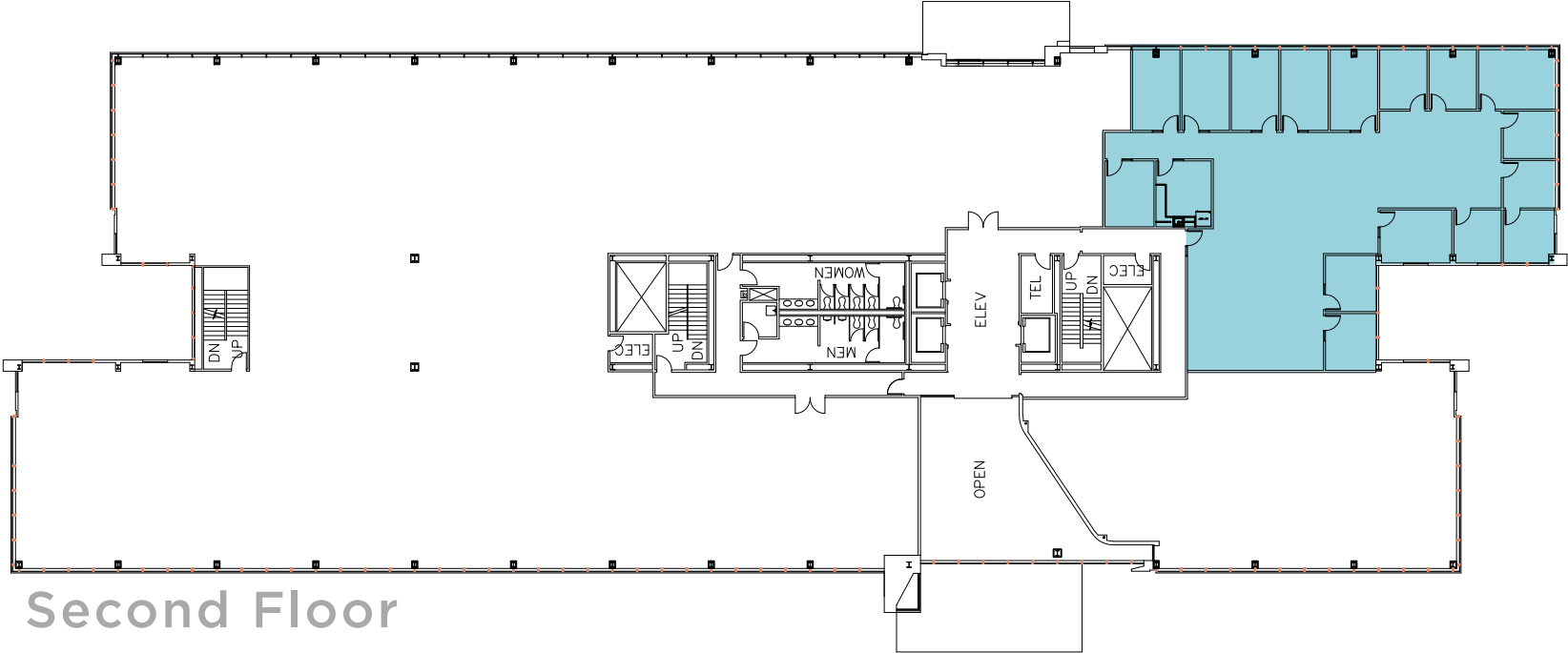
LEASE RATE: \$27.00/SF Gross

AVAILABLE SUITES

Building 1	Suite 230	5,744 SF
Building 1	Suite 300	5,273 SF
Building 1	Suite 400	1,690 SF
Building 2	Suite 430	3,958 SF
Building 2	Suite 440	2,324 SF
Building 2	Suite 450	11,481 SF



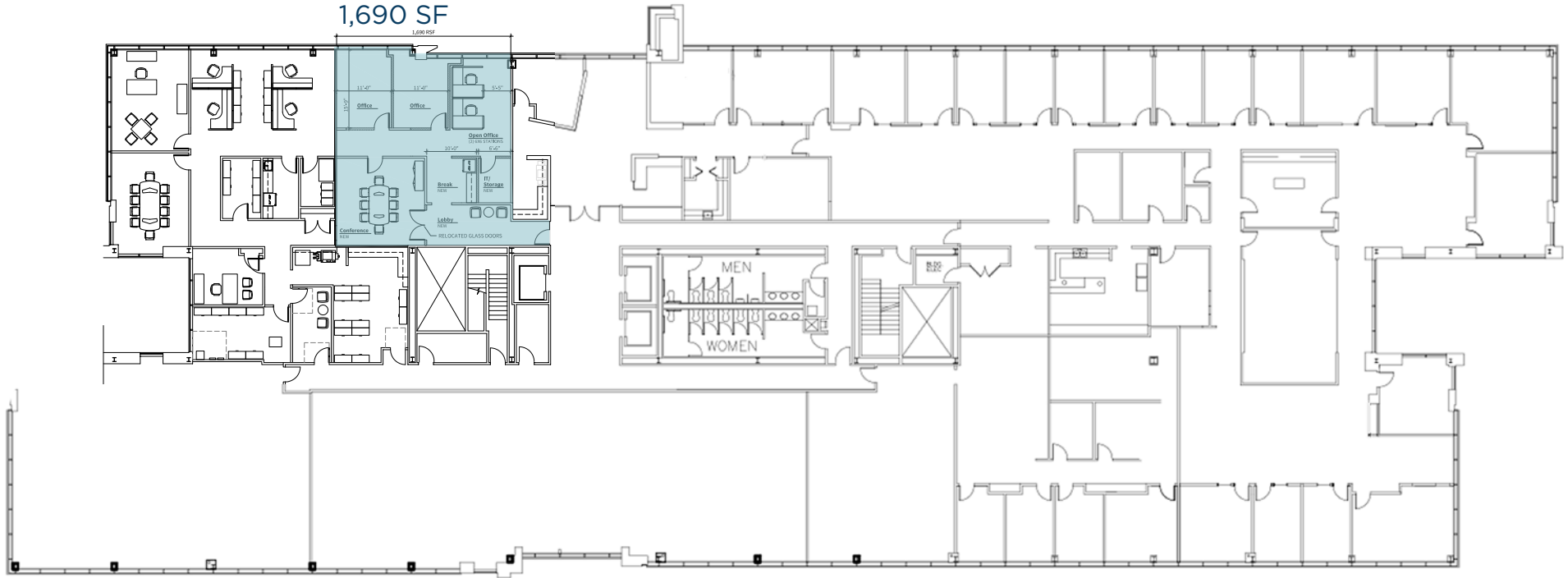
One Chagrin Highlands Floor Plans



One Chagrin Highlands Floor Plans

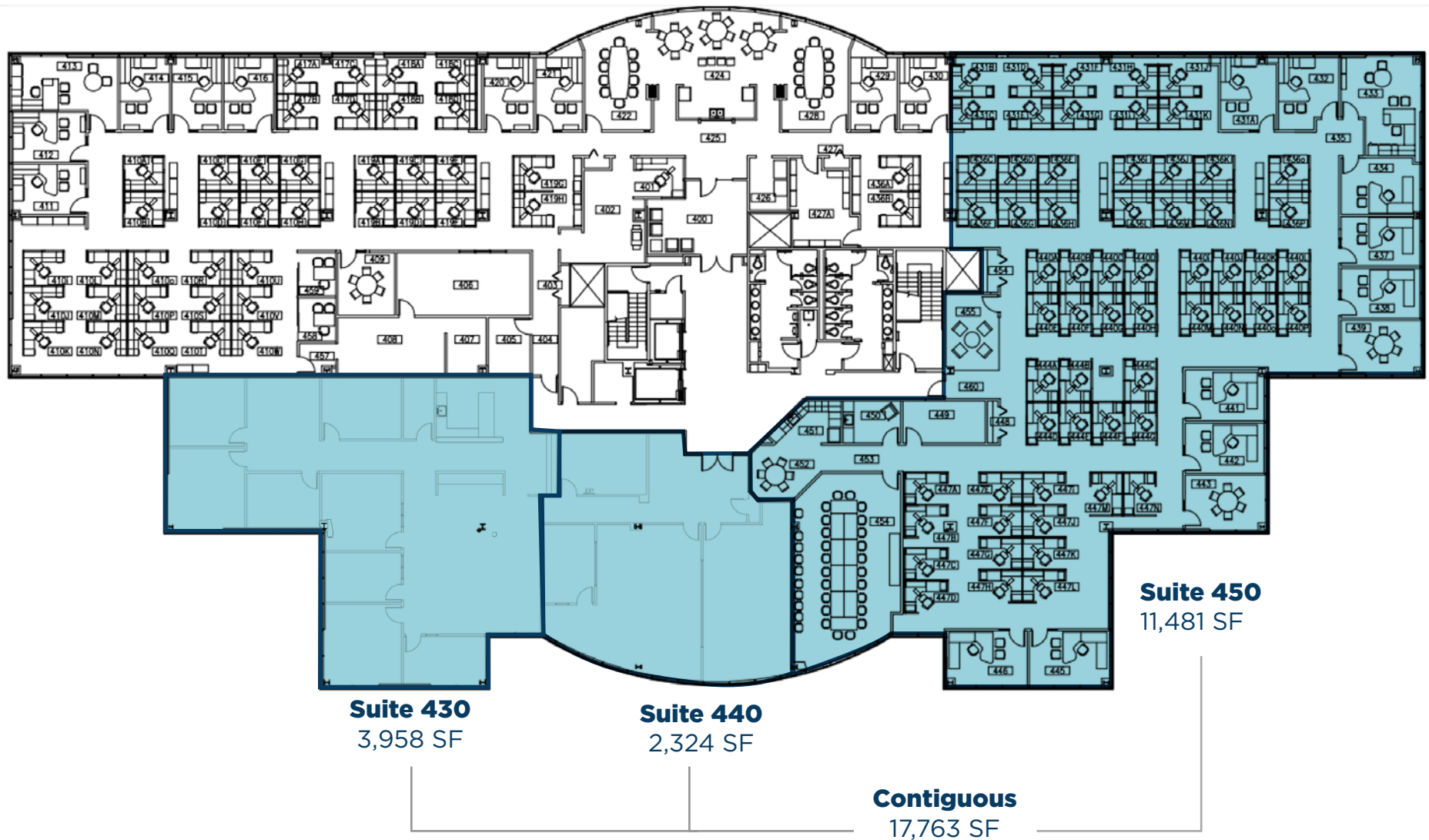
Suite 400

1,690 SF

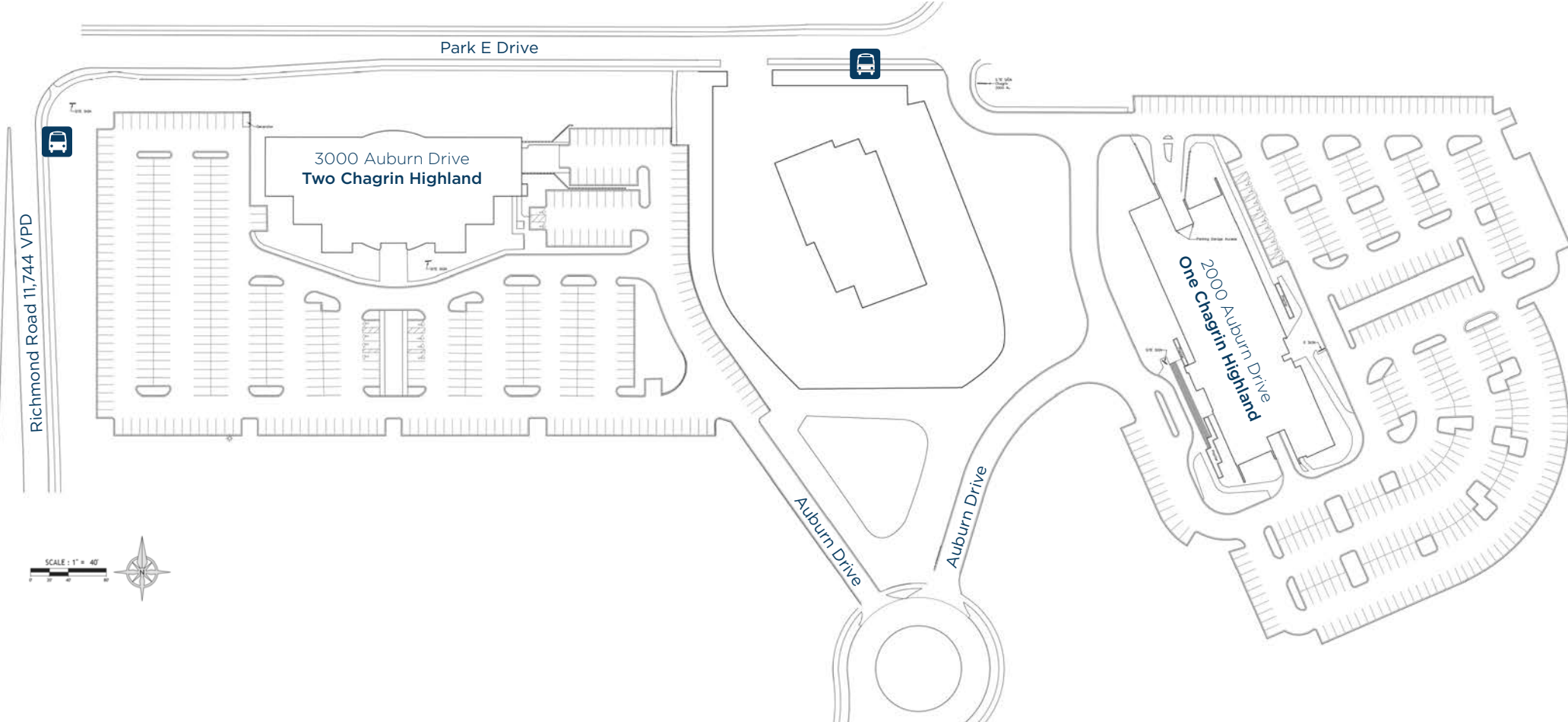


Fourth Floor

Two Chagrin Highlands Floor Plans



Fourth Floor



MAJOR TENANTS

One Chagrin Highlands



MAJOR TENANTS

Two Chagrin Highlands





The Pavilion



Chagrin Blvd 19,478 VPD



Village Square



ETON CHAGRIN HIGHLANDS



Landerwood Plaza North



Harvard Rd 27,708 VPD

Harvard Park



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

- | | |
|-----------------------------|-------------------------|
| 1. STARBUCKS COFFEE | 17. RED LOBSTER |
| 2. SHUHEI | 18. Bob Evans |
| 3. BENIHANA | 19. Waga |
| 4. YOURS TRULY | 20. SANTITAS |
| 5. Garden of Eatin' | 21. PIADA |
| 6. Great Pizzeria | 22. Olive Garden |
| 7. Blue | 23. BUFFALO WILD WINGS |
| 8. Archie's Hough Bakeries | 24. Chick-fil-A |
| 9. P.F. CHANG'S | 25. CUPOLE |
| 10. Pizzeria Uno | 26. JJ's |
| 11. HYDE PARK | 27. PANCAKE HOUSE |
| 12. CHELAAH | 28. Davis Bakery |
| 13. Taste of Kerala | 29. Geraci's |
| 14. Pie-O-Mine | 30. Cooper's Hawk |
| 15. Wendy's | 31. BJ's |
| 16. McDonald's | |



For Lease

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