

Office Space For Lease

23875 Commerce Park
Beachwood, OH 44122

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Space Availability: **3,043 RSF**

- **Use:** Office or Medical
- **Rental Rate:** \$19.50 PSF modified gross
- **Base Rent includes:**
 - All utilities (except Tenant's share of lights and plugs)
 - Five nights per week janitorial service
 - Operating expenses, taxes and insurance (for the base year)



Address:	23875 Commerce Park
Location:	Beachwood, OH 44122
Building Size:	15,121 SF
Space Available:	3,043 RSF
Condition:	Move in ready
Parking:	86 surface parking spaces
Location Details:	Conveniently located near I-271 and Chagrin Blvd, making it accessible for both business and commuting

Property Overview

• Building Notes

- Owner occupied
- Flexible terms
- Monument signage available
- Plentiful parking

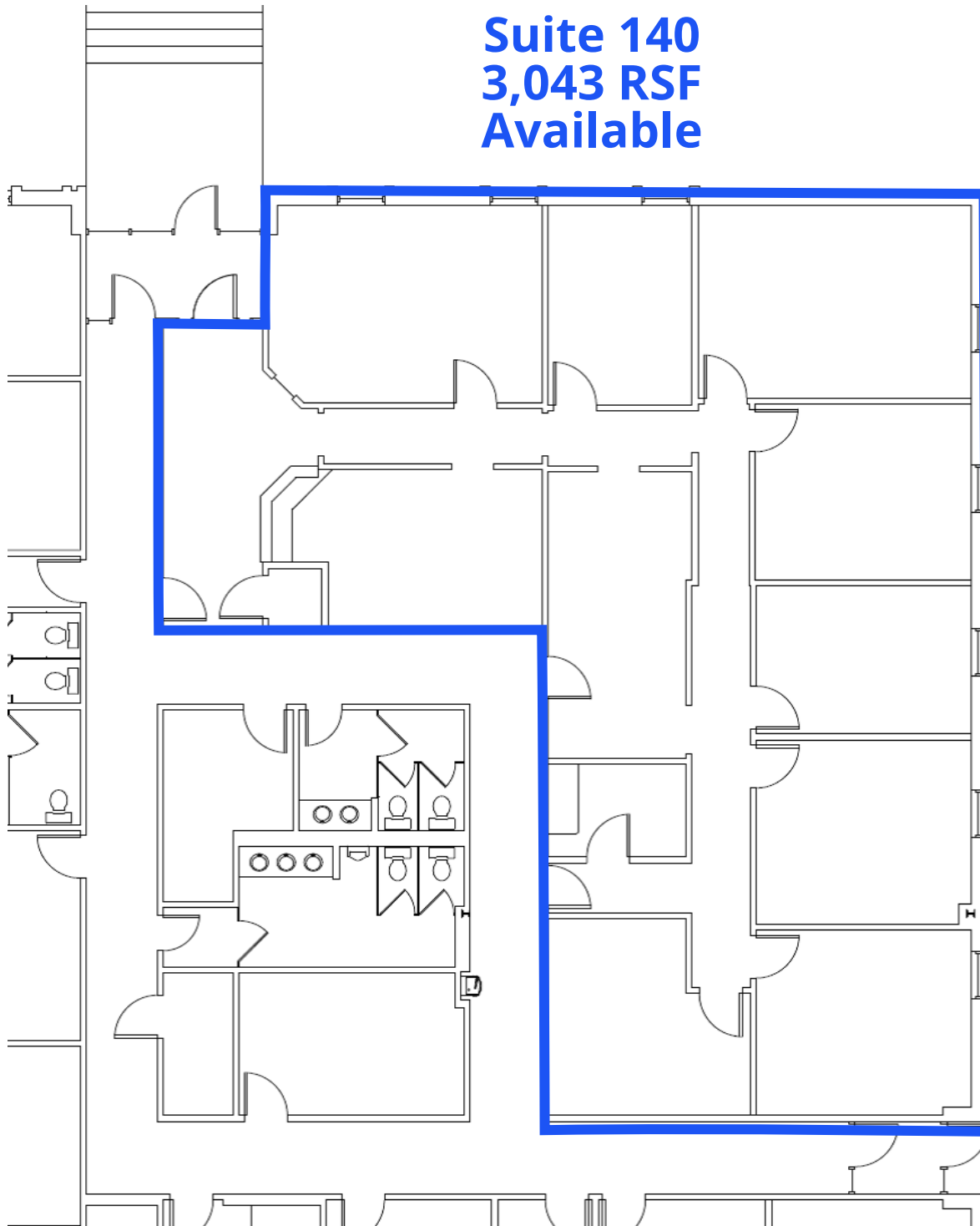
Space Notes

- 6 windowed private offices
- Ideal space for law firm, financial services, behavioral health or medical use
- Dedicated building entrance



Floor Plan (3,043 RSF)

Suite 140
3,043 RSF
Available



Shopping Centers

- 1 [Van Aken District](#) (Shaker Heights)
- 2 [Pavilion Shopping Center](#) (Beachwood)
- 3 [Harvard Park](#) (Warrensville Hts.)
- 4 [Pinecrest](#) (Orange Village.)
- 5 [Village Square](#) (Woodmere)
- 6 [Eton Chagrin Blvd.](#) (Woodmere)
- 7 [Landerwood Plaza](#) (Pepper Pike)

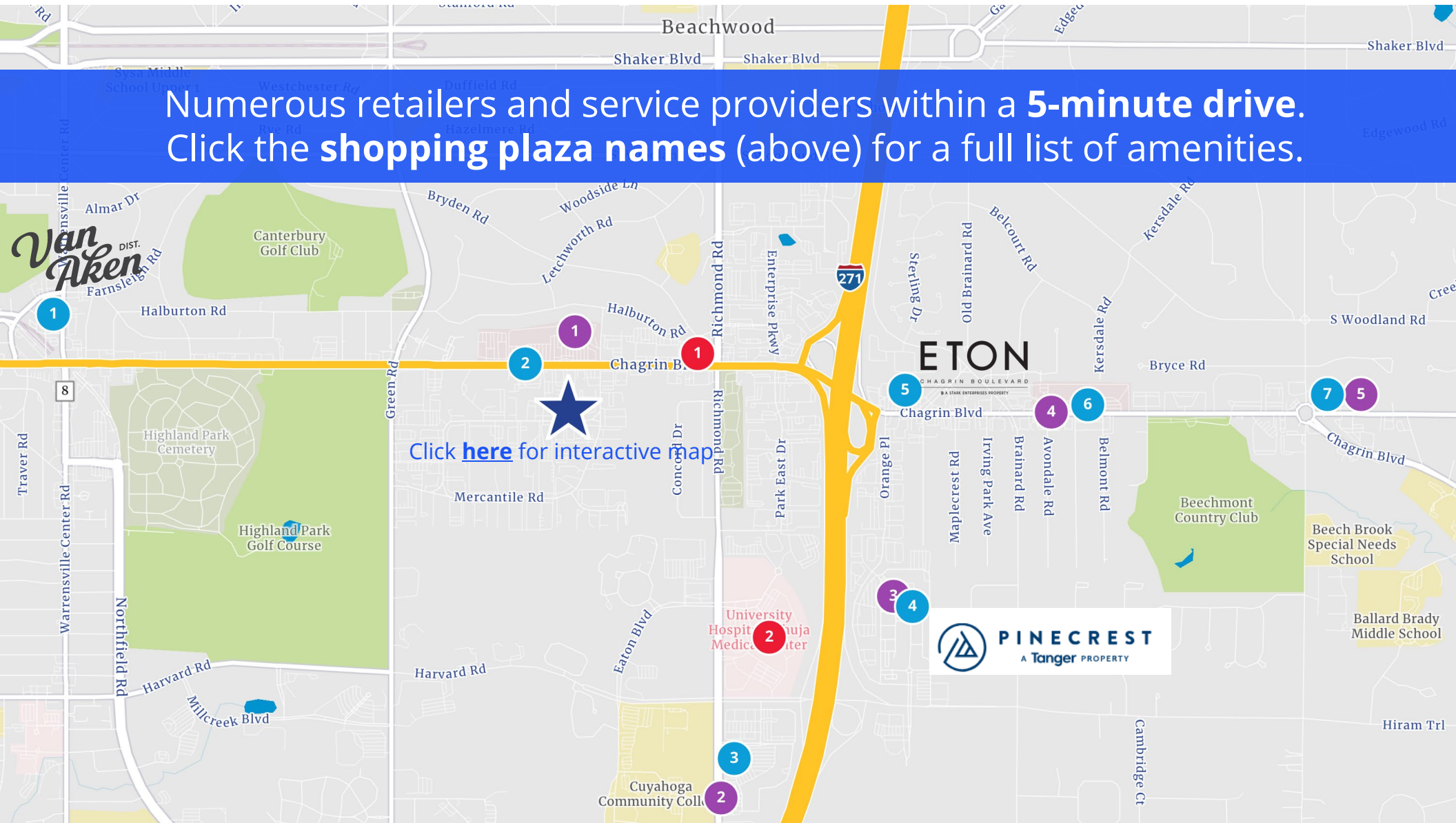
Healthcare

- 1 [UH Beachwood Medical Center](#)
- 2 [UH Ahuja Medical Center](#)

Grocery Stores

- 1 [Giant Eagle](#)
- 2 [Aldi](#)
- 3 [Whole Foods](#)
- 4 [Trader Joe's](#)
- 5 [Heinen's](#)

Numerous retailers and service providers within a **5-minute drive**.
Click the **shopping plaza names** (above) for a full list of amenities.



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