

Enterprise Place Medical & Professional Center 3401 Enterprise Parkway Beachwood, OH 44122









Price: \$15,320,000



CLEVELAND BAST

Highlights: LOCATION, LOCATION, LOCATION! Once

in a Lifetime Opportunity for Class "A" Medical and Professional Building -Irreplaceable Real Estate with Tremendous Upside with Current Occupancy at 79%, Significantly Below the Market's 94%

Low \$118/S.F. Pricing, Far Below

FAMOUS PRESENT

GOLF GALAXY

- Replacement Costs with 65% of Existing Tenants Leased to 2027 and Beyond (WALT 5.2 Years) and Over 70% Nationals, Providing Great Rent Roll Stability from Existing Current Tenants High-End Building Amenities with
- Outdoor Terraces, Beautifully Landscaped Grounds, Heated Indoor Parking Garage and Ample Surface Parking, Café (Providing) Breakfast and Lunch), Conference Room/Learning Center, Electronic Directory, 3 High-Speed Elevators and On-Site Staff Located Amongst Some of the Highest
- in the Greater Cleveland Marketplace with the Chagrin Blvd, Corridor Market Occupancy at 94% and Below Market Rental Rates of \$20.75/S.F. vs. Current Market Rates Averaging \$22.25/S.F. Property Sits on Oversized Parcel of Approximately 8 Acres with Very Unique

Zoning Designation of "Motor Services",

Concentration of Office Occupancy Rates

- Allowing for All Sort of Uses and Leads to Very Large Land Values One of the Most Desirable and Sought Out Suburban Markets in Northern Ohio for Office, Retail and Other Commercial Properties: Directly Adjacent to I-271 with
- Visibility, Signage and Exposure (175,000+ VPD) and Located Off Highly Traveled Chagrin Blvd. (68,000 VPD) at Intersection. High Medical Concentration with Approximately 50% of Tenants in the Medical Industry and Anchored By Long-
- Term Medical Users (Arizona College of Nursing and The Emily Program) and Other Well-Known Professional Tenancy Direct Access to Extremely Large Population Base (Approx. 212,000+ People Within 5-Miles) and Daytime Working Population (Over 175,000) in Extremely High Barrier to

Entry Market: Heart of the Area's

Commercial, Retail & Residential

- Long-Term Tenants In Place with Recent Extensions and Expansions Proving Commitment and Success, Along with Excellent Leasing Traction with New Lease Executions
- New Roof (2022 with 15-Year Transferrable Warranty), Recent Elevator Modernization Project (Over \$600,000), Parking Lot/Garage Upgrades and Improvements Strategically Positioned Directly Off I-271

Aesthetically Pleasing Curb Appeal with

- (Approx. 175k Vehicles Per Day): Perfect for Medical and Other High-Profile Tenants Wanting the Best Location for Customer Access Premier Location at Signalized
- "A" Office Park and Close Proximity to Other Bountiful Area Amenities, Including Restaurants, Retail and Hotels Highly Visible Monument Signage in

Multiple Locations and Tenant Signage

Intersection at the Entrance to a Class

- on Building Boldly Visible from I-271 Strong, Affluent Market with Average Household Incomes of Over \$180,000
- Within 1-Mile and an Estimated 10,000+ Businesses in Beachwood Alone! Advantageously Located Quality
- Top Rated Beachwood Exempted Village School District Major Complimentary Nearby National Retailers: Newer Construction Pinecrest

Education: State-Rated "Excellent" and

- Lifestyle Center, Eton Lifestyle Center, Legacy Village, Pavilion, Village Square, Harvard Park and Beachwood Place Mall, Along with Numerous Fitness Centers, Hotels and Restaurants Surrounded by Major Employers All
- Within 1-Mile: University Hospital's Ahuja Medical Center (2,500 Employees and \$200 Million Recent Expansion), Cleveland Clinic (2,900 Employees), Eaton Corp. HQ (2,000 Employees), Bank of America, Cuyahoga Community College, Site Centers Corp. HQ and ABB Inc. (500 Employees)
- Short Commute (11 Miles) to Downtown Cleveland with Immediate Proximity to Several Colleges/Universities and Numerous Other High-Profile Companies

Desirable Suburban Community with

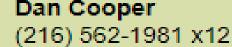


Development









Exclusively Listed By:

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