



**Request a Full OM**

**Price: \$15,320,000**

**CAP Rate: 7.50%**



**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 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 Concentration of Office Occupancy Rates 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", 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 Development
- Long-Term Tenants In Place with Recent Extensions and Expansions Proving Commitment and Success, Along with Excellent Leasing Traction with New Lease Executions
- Aesthetically Pleasing Curb Appeal with 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 (Approx. 175k Vehicles Per Day): Perfect for Medical and Other High-Profile Tenants Wanting the Best Location for Customer Access
- Premier Location at Signalized Intersection at the Entrance to a Class "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 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 Education: State-Rated "Excellent" and Top Rated Beachwood Exempted Village School District
- Major Complimentary Nearby National Retailers: Newer Construction Pinecrest Lifestyle Center, Eaton 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)
- Desirable Suburban Community with Short Commute (11 Miles) to Downtown Cleveland with Immediate Proximity to Several Colleges/Universities and Numerous Other High-Profile Companies

**Exclusively Listed By:**

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