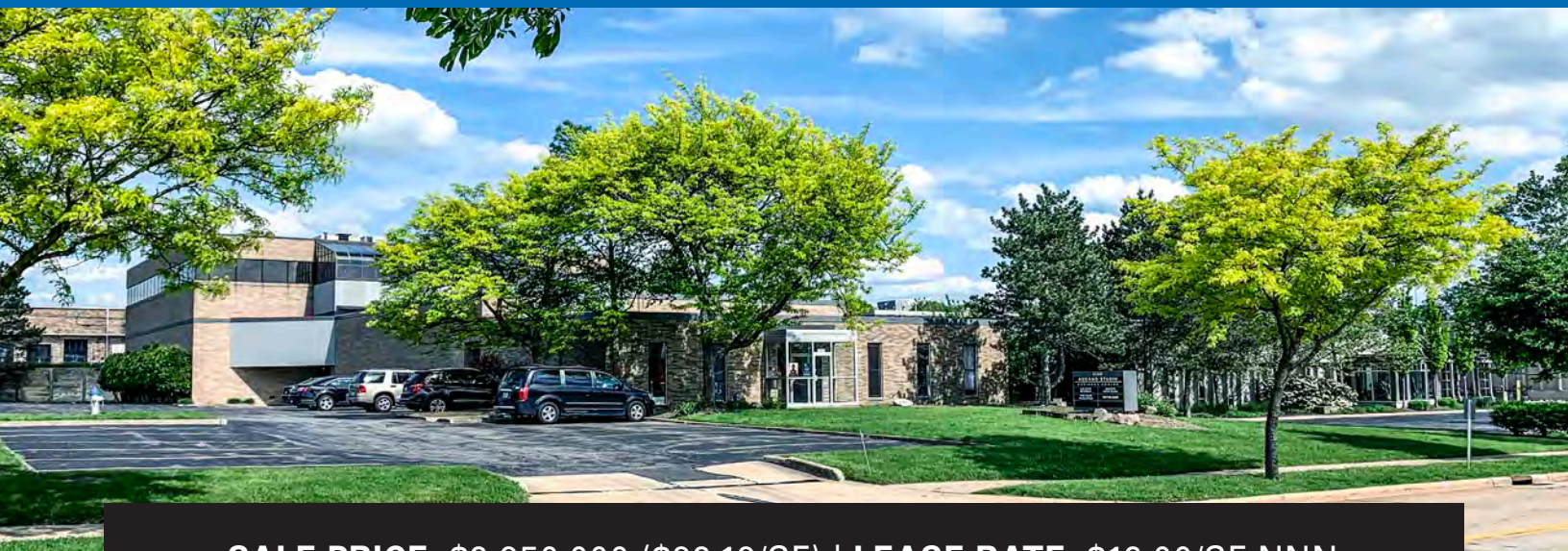


# AVAILABLE FOR SALE OR LEASE

## 32,000-SQUARE-FOOT UNIQUE OFFICE BUILDING

23330 Commerce Park | Beachwood, OH 44122



**SALE PRICE: \$2,950,000 (\$92.19/SF) | LEASE RATE: \$12.00/SF NNN**

### HIGHLIGHTS



#### Property Size

Three-story 32,000 SF building on 1.1 acre site



#### Efficient Layout

- Open first and second floor office space
- Office intensive third floor with executive offices



#### Prime Beachwood Location

- In the heart of the Chagrin Blvd. office and retail market
- Close to area shopping, restaurants and lodging



#### Freeway Access

Close proximity I-271 and I-480 providing quick access to all eastern suburbs



CONTACT



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**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

*Terry* **COYNE**.com



#### Car Parking

62 Surface spaces  
(3.00/1,000 SF)



#### Drive-in Door

One (1) drive-in door with climate controlled warehouse/storage area



#### Year Built

1978



#### HVAC

Central heating and air conditioning



#### Security

24-hour controlled access security system



#### Signage

Building and monument signage opportunities



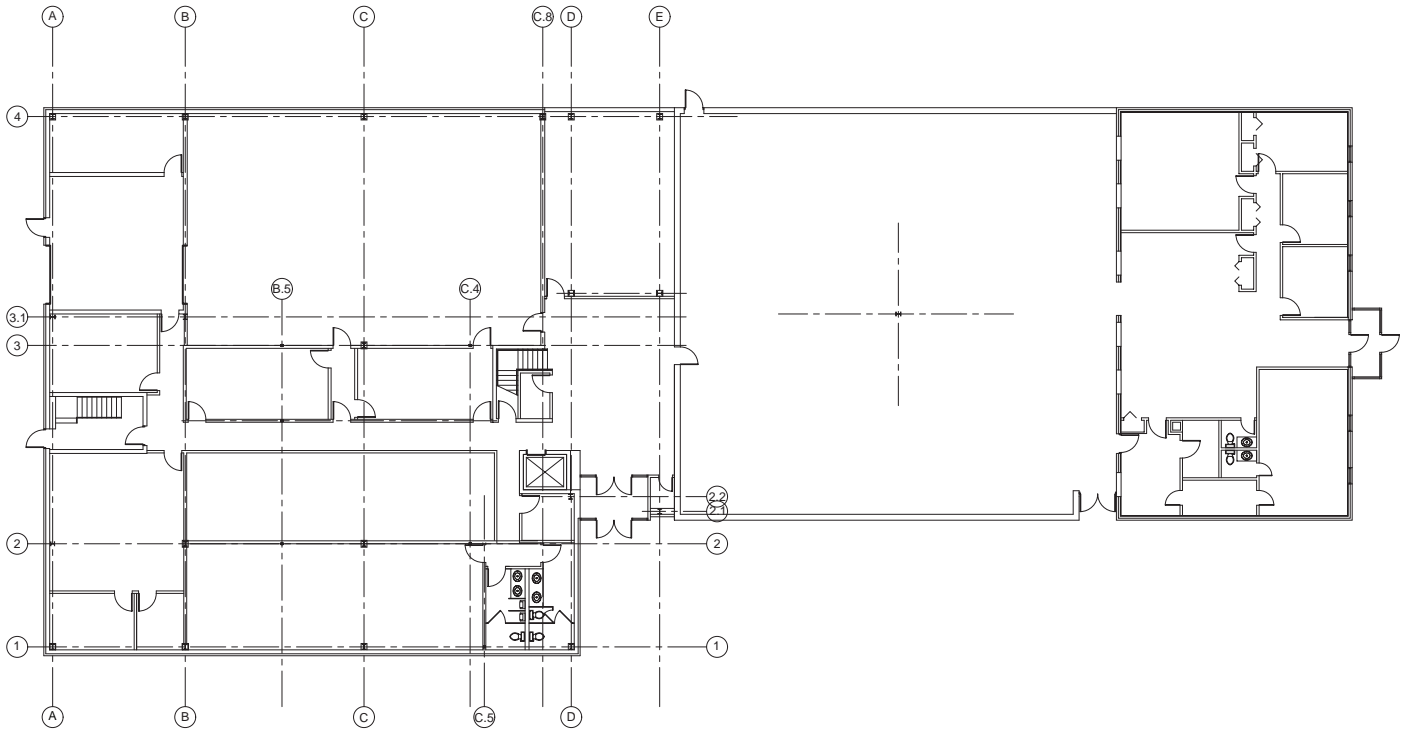
#### Conference Rooms

- Glass rooftop ceiling in conference room
- Wood finished sound rooms can convert to conference area

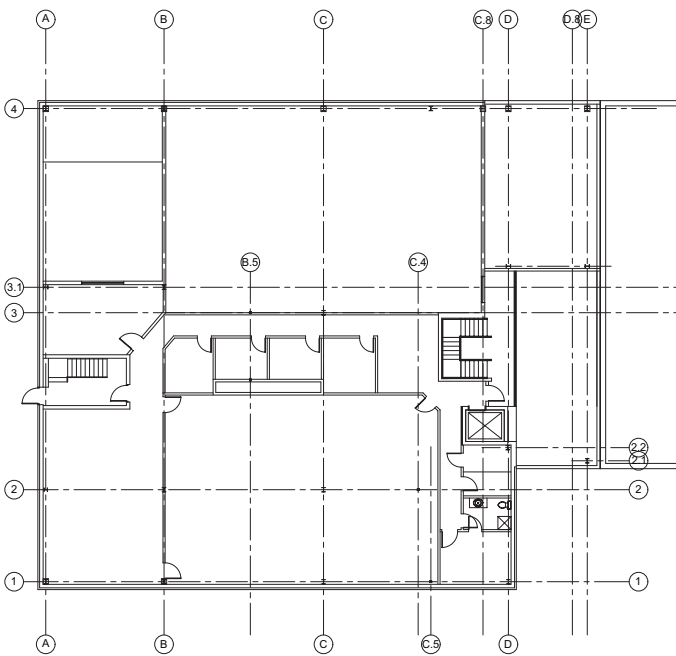


#### Airport Vicinity

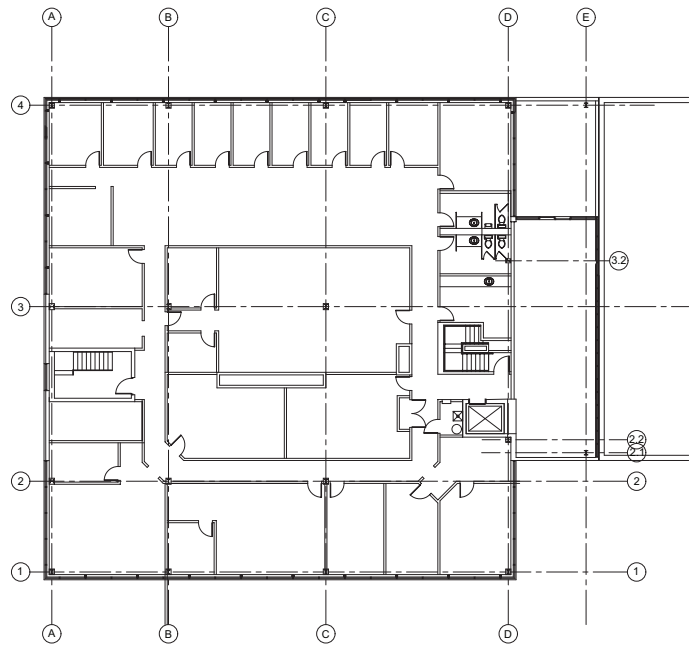
Only a 36 minutes drive to Cleveland Hopkins International Airport



















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



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



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

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,149,396</b> Population	 <b>24%</b> High School Diploma	 <b>\$55,104</b> Median Household Income	 <b>63.5%</b> White Collar	 <b>19.5%</b> Services
 <b>42.3</b> Median Age	 <b>28%</b> Some College	 <b>\$37,168</b> Per Capita Income	 <b>16.9%</b> Blue Collar	 <b>5.0%</b> Unemployment Rate
 <b>504,940</b> Households	 <b>35%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
		 <b>15%</b> Spend 7+ hours commuting to and from work per week	 <b>42,977</b> Total Businesses	 <b>816,484</b> Total Employees
 <b>\$47,288</b> Median Disposable				

















LANDERBROOK DR./LANDERHAVEN DR./ PARKLAND BLVD.  
OFFICE CORRIDOR



LEGACY VILLAGE



BEACHWOOD PLACE



ETON COLLECTION



VILLAGE SQUARE Shopping Center

23330 Commerce Park  
Beachwood, Ohio



PINECREST  
(\$90 MILLION DOLLAR MIXED-USE DEVELOPMENT)





