

# First Time on Market | Prime Office Opportunity

FOR SALE OR SUBLEASE | 25435 HARVARD ROAD, BEACHWOOD, OHIO 44122



# 25435 Harvard Road

Discover an unparalleled opportunity at the prestigious Synthomer headquarters located at 25435 Harvard Road in Beachwood, OH. This premier property offers the highest quality office space available in the eastern suburbs of Cleveland, presenting a unique sale or sublease opportunity in a thriving business district.

## Location Advantage:

- Prominently situated in the Chagrin Highlands subdivision, one of Cleveland's most sought-after suburbs for business & commerce
- Benefits from excellent proximity to major highways, including I-271 and I-480, facilitating seamless accessibility for employees & clients
- Minutes from Pinecrest, Eton, Harvard Park, and much more

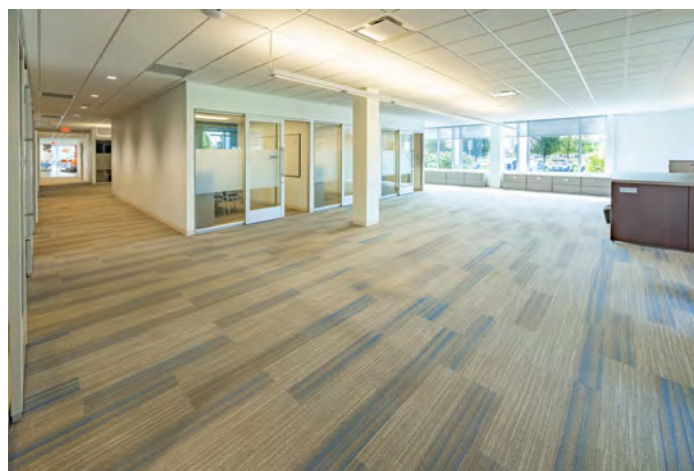
## Property Highlights:

- Class A space in a new (2015) building featuring unbelievable amenities and building quality
- Modern and sophisticated design with state-of-the-art facilities and amenities designed to enhance productivity and comfort
- Features glass ribbon walls throughout, high ceilings, abundant natural light, and premium finishes with a mixture of private offices and open workstation space
- Ample onsite parking and proximity to dining, retail, and recreational options further elevate its appeal as a premier business destination

**For Sale or Sublease:** 59,168 SF

Inquire with broker regarding pricing or a tour





**200,583**

Population  
(2024 | 5 Mile)

**41.5**

Median Age  
(2024 | 5 Mile)

**87,033**

Households  
(2024 | 5 Mile)

**\$123,844**

Household Income  
(2024 | 5 Mile)

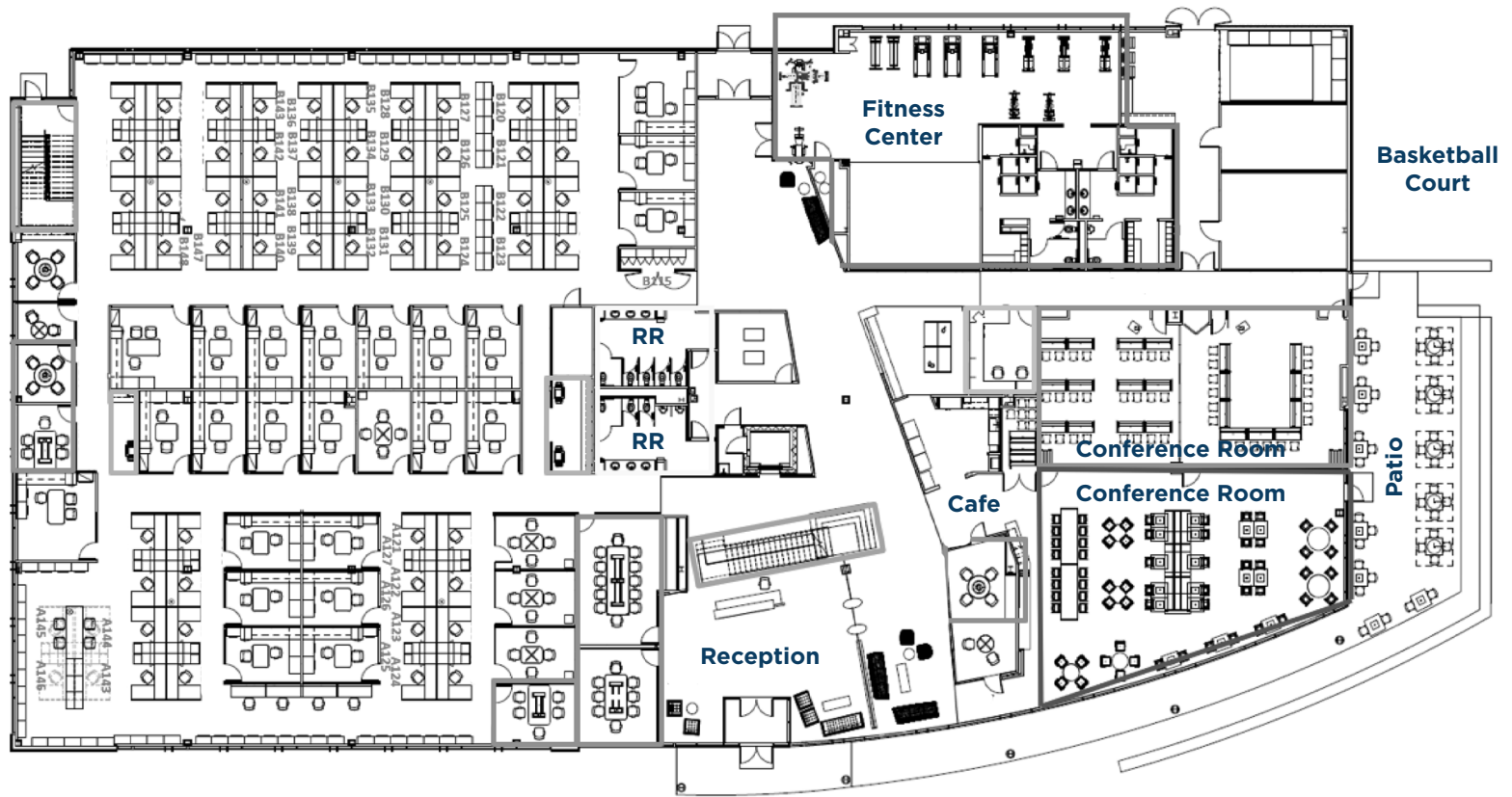
**10,699**

Total Businesses  
(2024 | 5 Mile)

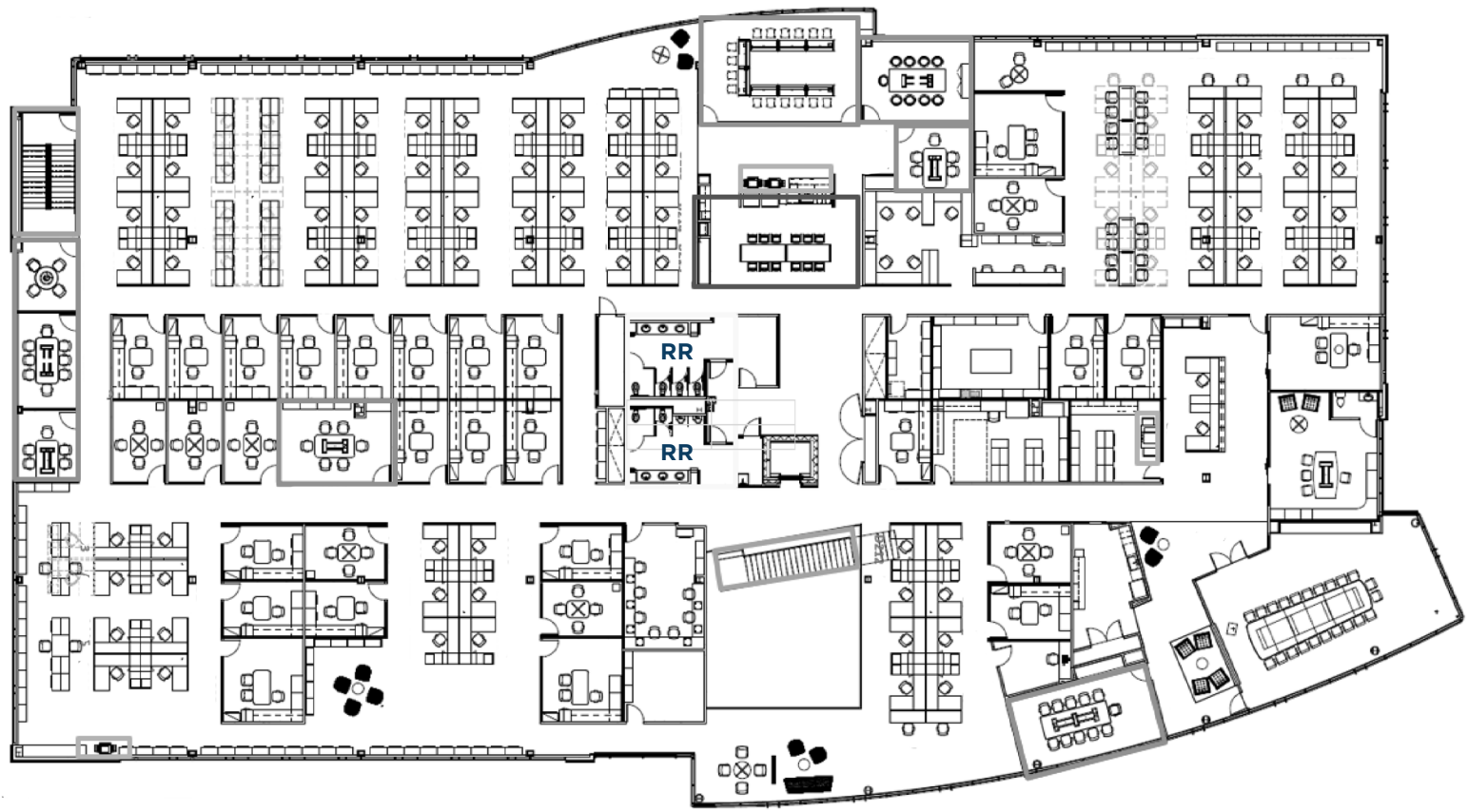
**131,091**

Total Employees  
(2024 | 5 Mile)





**First Floor**



**Second Floor**



**The Pavilion**

giant eagle    BIG lots!    SALLY BEAUTY  
 petco    Michaels    City BARBELLUE  
 Huntington

BUICK  
 INFINITI  
 GMC

**ETON CHAGRIN BOULEVARD**

TIFFANY & Co.  
 BARNES & NOBLE    Apple    TRADER JOE'S    MITCHELL'S FISH MARKET  
 Citizens Bank    THE NORTH FACE    WALGREENS  
 ANTHROPOLOGIE  
 FARMER'S MARKET    STARBUCKS COFFEE    DUNKIN' DONUTS    TEXAS BIZL

**Landerwood Plaza North**

henners    ups  
 SUBWAY    FLEET FEET

**Village Square**

Pet People    Cook's Corner  
 PNC    DXL    TJ-MAXX

Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS

Cadillac

MetroHealth  
 Case City Health Center

Alson

CVS pharmacy

RITE AID

UNITED STATES POSTAL SERVICE

TREMCO

**EATON**  
 Corp Headquarters

LIFETIME

ONE & TWO HIGHWAYS HIGHLANDS

**PINECREST**

REI    WEOLE FOODS    POTTERY BARN  
 MINISTRIES    SILVER STAR    west elm  
 WILLIAMS SONOMA  
 CITY WORKS    AC HOTELS

25435 Harvard Rd

Harvard Rd 27,708 VPD

**Harvard Park**

VCF    buybuy BABY    Office Max  
 Marshalls    DSW    LABOY  
 FIVE GUYS    FAMOUS  
 DiBella's Subs    five BELW

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

17. RED LOBSTER  
 18. Bob Evans  
 19. Waga  
 20. SUSHI MAN  
 21. PIADA  
 22. Olive Garden  
 23. BUFFALO WILD WINGS  
 24. Chick-fil-ee  
 25. P.F. CHANG'S  
 26. IHOP  
 27. PANCAKE HOUSE  
 28. Davis Bakery  
 29. Geraci's  
 30. Cooper's Hawk  
 31. Wendy's  
 McDonald's

Green Rd 11,061 VPD

168,765 VPD

Richmond Rd 12,454 VPD

Cuyahoga Community College

CORPORATE COLLEGE





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BEACHWOOD, OHIO 44122**

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