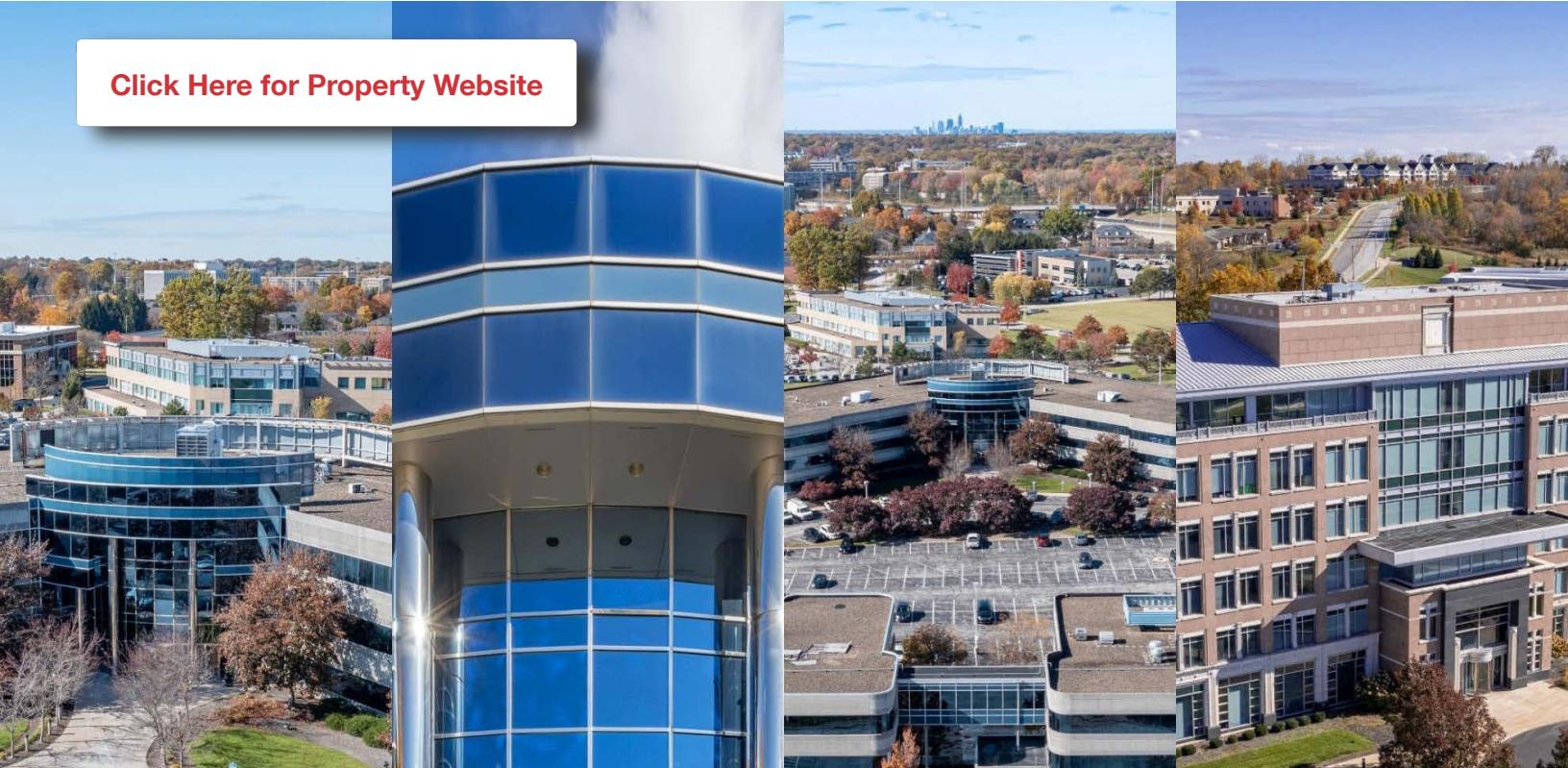


WELL-POSITIONED FOR LONG-TERM GROWTH FOUR-OFFICE BUILDING PORTFOLIO



FOR SALE

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Cleveland East Portfolio

22901 Millcreek Boulevard, Beachwood, OH 44122
5900-5920 Landerbrook Drive, Mayfield Heights, OH 44124

Property Description

NAI Farbman and NAI Pleasant Valley are pleased to present the opportunity to acquire the Cleveland East Office Portfolio, a four-building office portfolio strategically located across Mayfield Heights and Beachwood, OH. The portfolio includes approximately 502,227 square feet of office space, offering a blend of stabilized tenancy and significant value-enhancement opportunities. This portfolio provides diversified cash flow, making it an attractive investment for those seeking both steady income and growth potential. The properties are positioned in a highly accessible suburban office corridor, close to major roadways, retail, dining, and residential neighborhoods, ensuring sustained tenant demand.

Property Highlights

- Multi-Asset Office Portfolio with Diversified Cash Flow
- Strategic Scale with Operating Efficiencies
- Attractive Suburban Office Fundamentals
- Institutional Ownership Lineage
- Embedded Upside Through Leasing & Capital Execution
- Durable Tenant Demand Drivers

OFFERING SUMMARY

Building Class:	A
Years Built:	1997 & 2000
Total Occupancy:	40.7%
Total Square Footage:	502,227 SF

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FOR SALE



NAI Farbman

Commercial Real Estate Services, Worldwide.

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