

COURT-ORDERED SHERIFF'S SALE

Case No. CV-24-102844 in the Cuyahoga County Court of Common Pleas

May 11, 2026 at 9 AM
Minimum Bid: \$4,100,000
cuyahoga.sheriffsaleauction.ohio.gov

23611-23811 CHAGRIN BOULEVARD

Chagrin Plaza
Beachwood, OH 44122

Mark Abood, Esq.
Senior Vice President
+1 216 239 5121
Mark.Abood@colliers.com

Elizabeth Finazzo, Esq.
Transaction Manager
+1 216 239 5072
Elizabeth.Finazzo@colliers.com

Colliers | Cleveland
200 Public Square, Suite 1050
Cleveland, OH 44114
+1 216 239 5060



NOTICE OF SHERIFF'S SALE

Pursuant to the Order of Sale issued by the Court of Common Pleas, the real property identified as Permanent Parcel Nos. 742-14-026, 742-15-011, and 742-15-036 and commonly known as 23611, 23711, and 23811 Chagrin Boulevard, Beachwood, Ohio 44122 will be offered for public auction on Monday, May 11, 2026 9:00 a.m. at <https://cuyahoga.sheriffsaleauction.ohio.gov>. The property will be sold for not less than \$4,100,000.00, which equals two-thirds of the Sheriff's valuation of the subject property. The purchaser shall be responsible for the deposit required by Section 2329.211 of the Ohio Revised Code and for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Please see below for a copy of the advertisement language setting forth all terms of this Sheriff's Sale.

SHERIFF'S SALE (Case No. 102844 Pluries)

The State of Ohio, Cuyahoga County, ss. Pursuant to the command of and order of sale issued from the Court of Common Pleas of said county, and to me directed, in the action of **Wilmington Trust, National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Trust 2015-NXS3, Commercial Mortgage Pass-Through Certificates, Series 2015-NXS3, plaintiff vs. Shelbourne CP, LLC, et al., defendants**, I, the Sheriff of Cuyahoga County, shall offer this property for sale at public auction, at <https://cuyahoga.sheriffsaleauction.ohio.gov/> on **Monday, the 11th day of May, 2026**, beginning at 9:00 o'clock A.M. with bidding open for a minimum of seven days prior, the following described lands and tenements to wit: Permanent Parcel No. 742-14-026, 742-15-011, 742-15-036. For a full copy of the legal description of this property, please contact the Cuyahoga County Recorder's Department or visit <http://RECORDER.CUYAHOGACOUNTY.US>

The above described property is further known as a three commercial buildings, located at 23611 Chagrin Blvd., 23711 Chagrin Blvd., 23811 Chagrin Blvd., in the City of Beachwood, Ohio.

Per O.R.C. 2329.211 and Local Rule 27 the required deposit shall be based on the appraised value for non-tax residential and commercial properties. Individuals must

register and submit a deposit by wire transfer or ACH debit transfer with <https://cuyahoga.sheriffsaleauction.ohio.gov/>. All registration and deposit requirements must be met to be eligible to place a bid on a property.

The full purchase price shall be paid to the Sheriff in the form of a certified bank check or money order within thirty (30) days from the date of the confirmation of sale, and unless paid within eight (8) days shall bear interest at the rate of 10% per annum until paid, and on failure to do so, the purchaser shall be adjudged in the contempt of court.

The purchaser shall be responsible for the recording fees and those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Please note: This appraisal is based on an exterior viewing of the property only, unless otherwise noted.

COMMERCIAL Property
Appraised value: \$6,150,000.00
Minimum Bid: \$4,100,000.00
Deposit required: \$10,000.00
The Sheriff of Cuyahoga County.

COURT-ORDERED SHERIFF'S SALE

This property is being offered pursuant to a court-ordered **Sheriff's Sale** in Case No. CV-24-102844 in the Cuyahoga County Court of Common Pleas. The sale will be conducted via public auction at **9:00 AM on Monday, May 11, 2026** with a **minimum bid of \$4,100,000** (2/3 of \$6,150,000 appraised value).

Welcome to Chagrin Plaza, a multi-building office complex located along the Chagrin Boulevard corridor in Beachwood, Ohio, one of the most established and highly accessible suburban commercial districts on Cleveland's east side.

The property is comprised of three adjacent office buildings on 7.37± acres, functioning collectively as a unified campus. The buildings are interconnected via a shared underground parking garage, supplemented by surface parking across the site. This campus-style configuration provides operational flexibility and presents opportunities for a future owner to pursue redevelopment, repositioning, or alternative use strategies, subject to zoning and municipal approvals.

The property is currently subject to a court-appointed receivership. The Receiver is not renewing existing leases or entering into new lease agreements at this time. This approach is intended to preserve flexibility for a future owner to implement a comprehensive redevelopment or repositioning plan without long-term leasing constraints.

LOCATION & ACCESS

Chagrin Plaza boasts prominent frontage and visibility along Chagrin Boulevard, the primary east-west commercial corridor serving Beachwood and surrounding eastern Cleveland suburbs. The site is located just minutes from Interstate 271, the region's primary north-south transportation artery, which provides direct access to Interstate 480, Highway 422, and broader Greater Cleveland employment and residential nodes. This connectivity supports convenient access for commuters, visitors, and service providers.

SURROUNDING AMENITIES

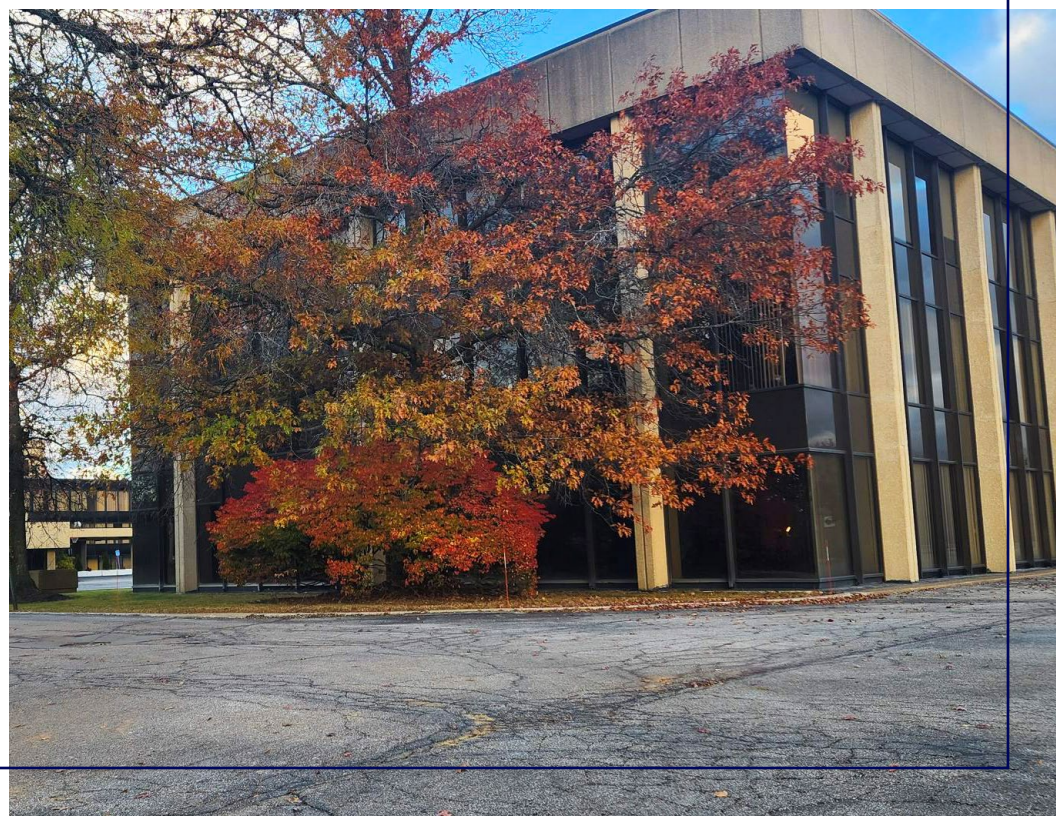
The property benefits from its proximity to a dense concentration of established retail, restaurant, and service amenities, including Pavilion Shopping Center and other nearby neighborhood retailers. The surrounding area is characterized by dense commercial development, residential neighborhoods, and institutional uses, contributing to the long-term relevance of the location.

PROPERTY OVERVIEW

Property name	Chagrin Plaza
Location	23611-23811 Chagrin Boulevard Beachwood, OH 44122
Total land area	7.37± acres
Parcel numbers	742-14-026 742-15-011 742-15-036
Tax value (2025)	\$6,948,600 (*appeal pending)
Sheriff's appraisal value (2026)	\$6,150,000
Annual taxes (2025)	\$181,543.16 (*appeal pending)
Total property size	123,404 square feet
➤ Chagrin Plaza West 23611 Chagrin Boulevard	➤ 60,424 SF
➤ Former Bank 23711 Chagrin Boulevard	➤ 6,676 SF
➤ Chagrin Plaza East 23811 Chagrin Boulevard	➤ 56,304 SF
Zoning	U-7A General Office
Parking	494, including below ground
Occupancy	65%
➤ Chagrin Plaza West 23611 Chagrin Boulevard	➤ 63%
➤ Former Bank 23711 Chagrin Boulevard	➤ 50%
➤ Chagrin Plaza East 23811 Chagrin Boulevard	➤ 70%
Gross monthly income \$107,000 (approximate)	\$107,000 (approximate)

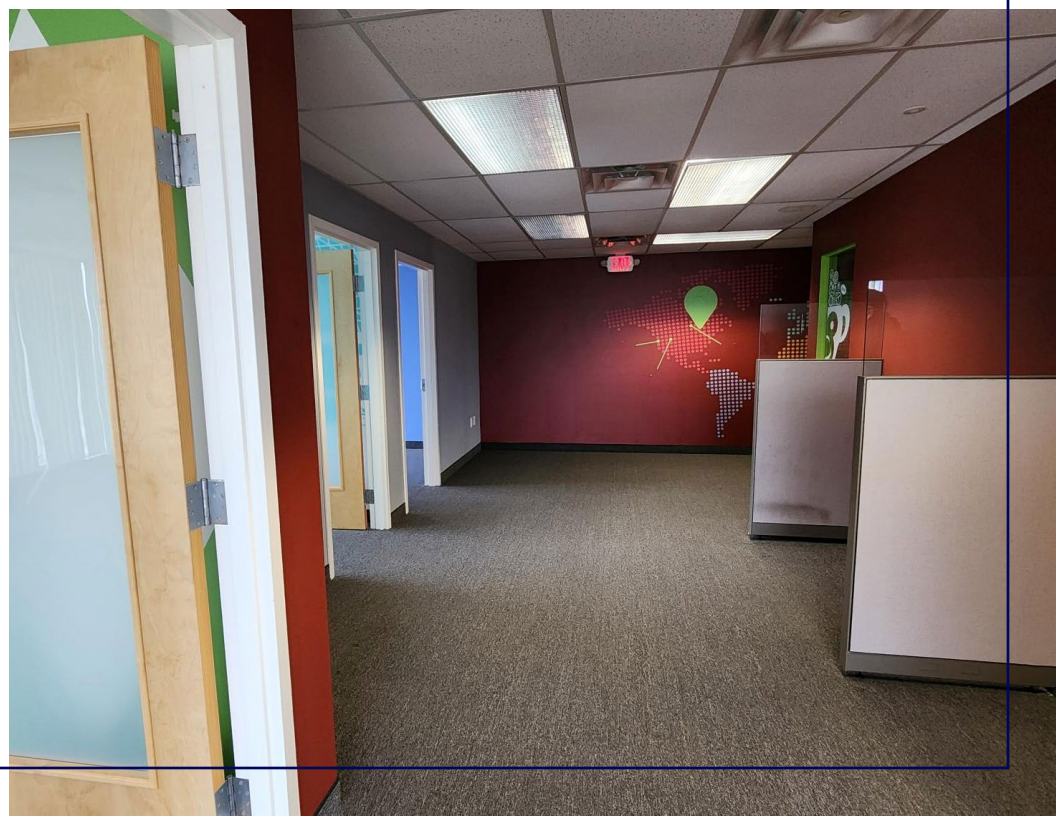


PROPERTY PHOTOS





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Mark Abood, ESQ.
 Senior Vice President
 +1 216 239 5121
 mark.abood@colliers.com

Elizabeth Finazzo, ESQ.
 Transaction Manager
 +1 216 239 5072
 elizabeth.finazzo@colliers.com

Colliers | Cleveland
 200 Public Square, Suite 1050
 Cleveland, OH 44114
 +1 216 239 5060

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