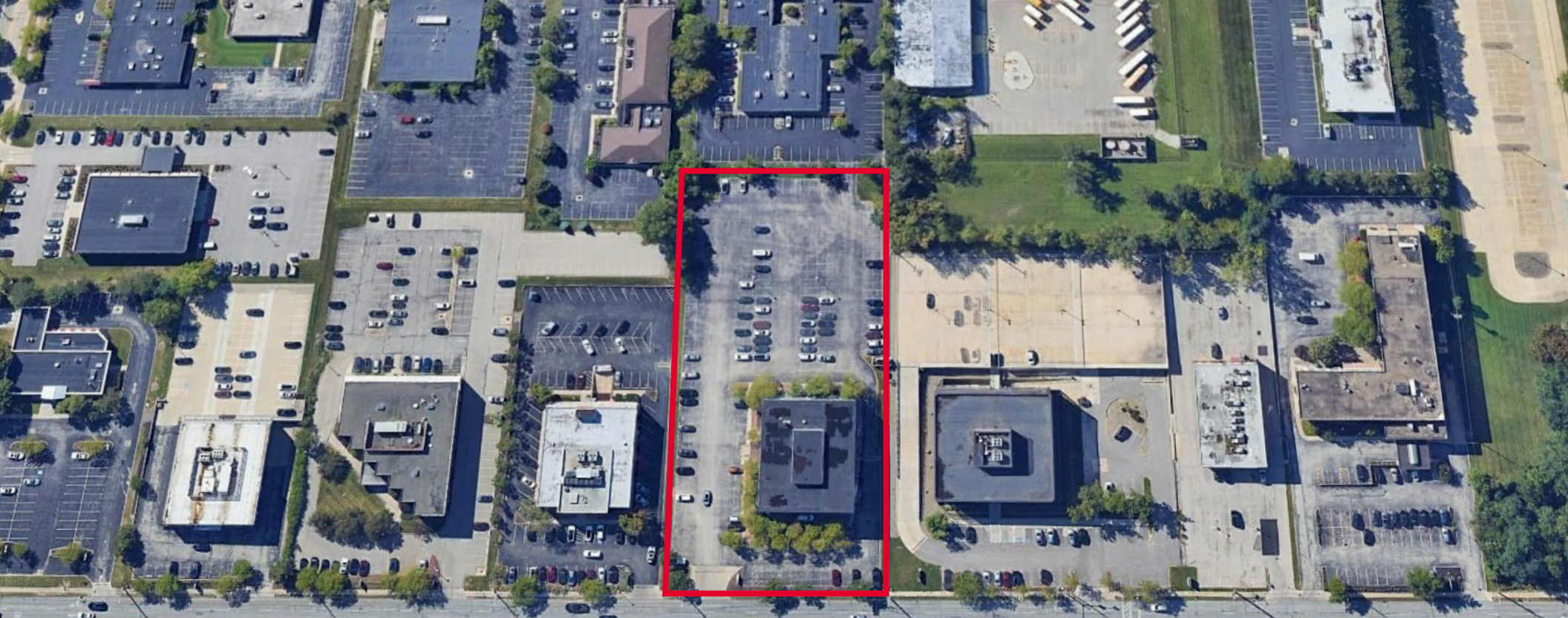


BEACHWOOD OFFICE BUILDING AVAILABLE

For Sale or Lease | 24200 Chagrin Blvd, Beachwood, Ohio 44122



[View Property Video](#)



Chagrin Boulevard



Executive Summary

This well-maintained 40,888 SF office building, previously occupied for outpatient psychiatry, offers an excellent opportunity for an owner-user or investor seeking a strategically located asset in the thriving Chagrin Corridor of Beachwood, Ohio. The building will be delivered vacant, providing flexibility for single or multi-tenant use. This office building is a rare opportunity for businesses looking to establish a presence in one of Beachwood's most sought-after commercial corridors.

building sf
40,888 SF

year built
1974

parking
200 spaces

lease rate
18.50/SF MG

purchase price
\$6,000,000

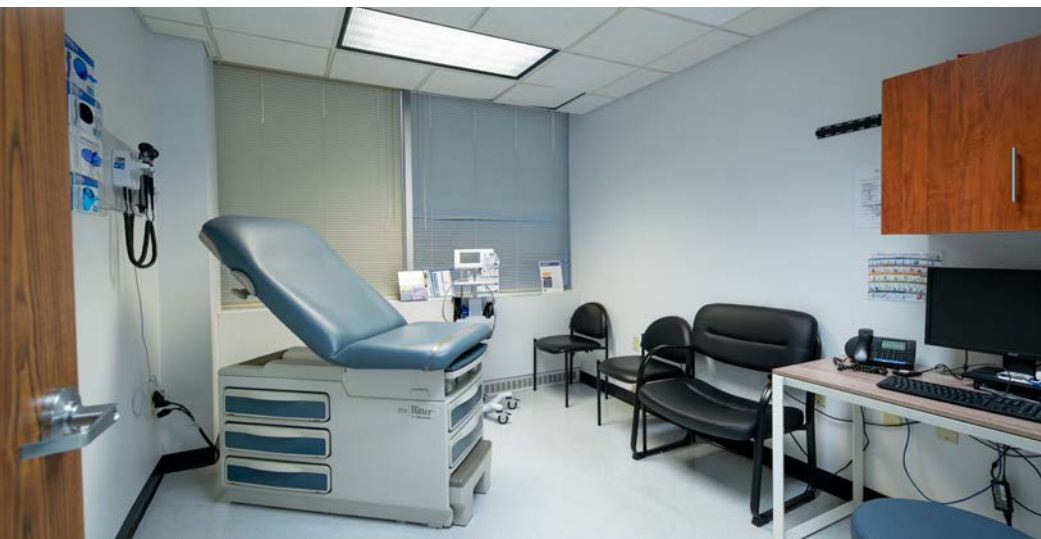


HIGHLIGHTS

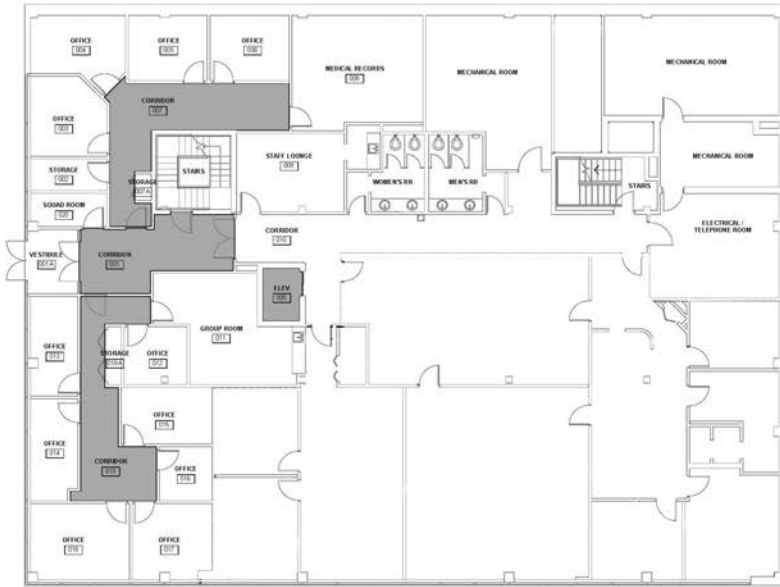
- **Prime Owner-User Opportunity:** Ideal for businesses seeking a ready-to-occupy space tailored to their needs, with the added potential for future tenant expansion.
- **Incentives from the City of Beachwood:** Job creation incentives are available for qualifying businesses, enhancing the property's value proposition.
- **Well-Maintained and Managed:** The property has been diligently maintained, ensuring minimal upfront investment for new occupants.
- **Flexible Floor Plans:** The building's layout supports either single or multi-tenant configurations, offering flexibility for various business operations.
- **Prime Location:** Situated in the heart of the bustling Chagrin Corridor, Beachwood's premier business district, the property benefits from excellent accessibility, nearby amenities, and a vibrant commercial environment.

QUICK SPECS

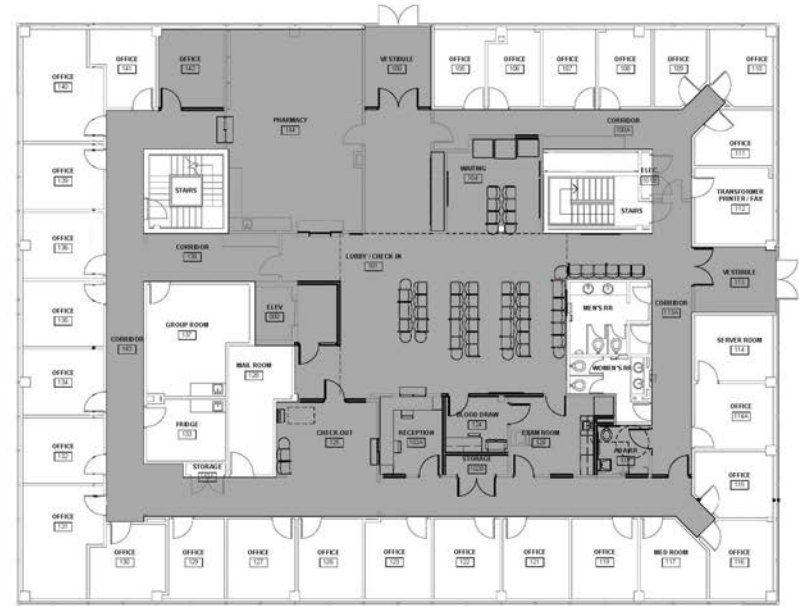
Address	24200 Chagrin Blvd Beachwood, Ohio 44122
Parcel	74225016
Year Built	1974
Building Size	40,888 SF
Site Size	2.21 AC
Floors	Four (4)
Average Floorplate	10,222 SF
Parking	200 Surface Spaces
Construction	Steel
Elevators	One (1)
Class	B
Available for Lease	40,888 SF



FLOOR PLANS



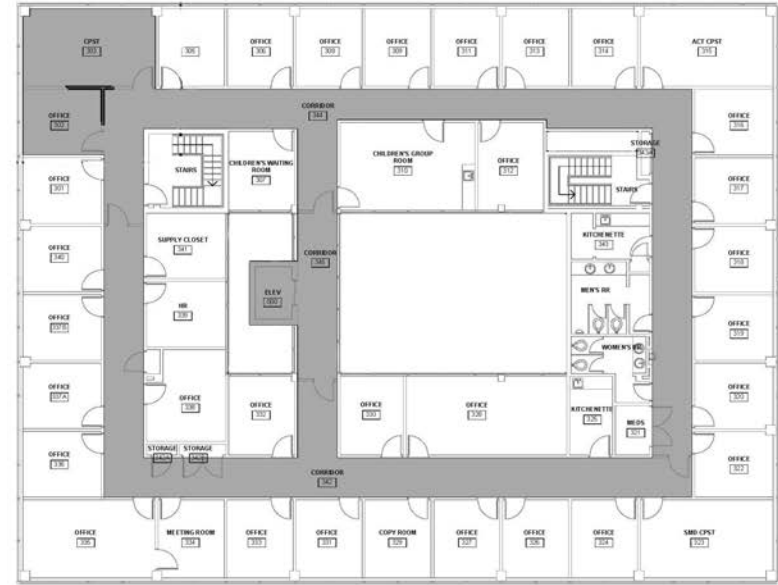
1 LOWER LEVEL FLOOR PLAN
A0.1 3/32" = 1'-0"



2 FIRST FLOOR PLAN
A0.1 3/32" = 1'-0"

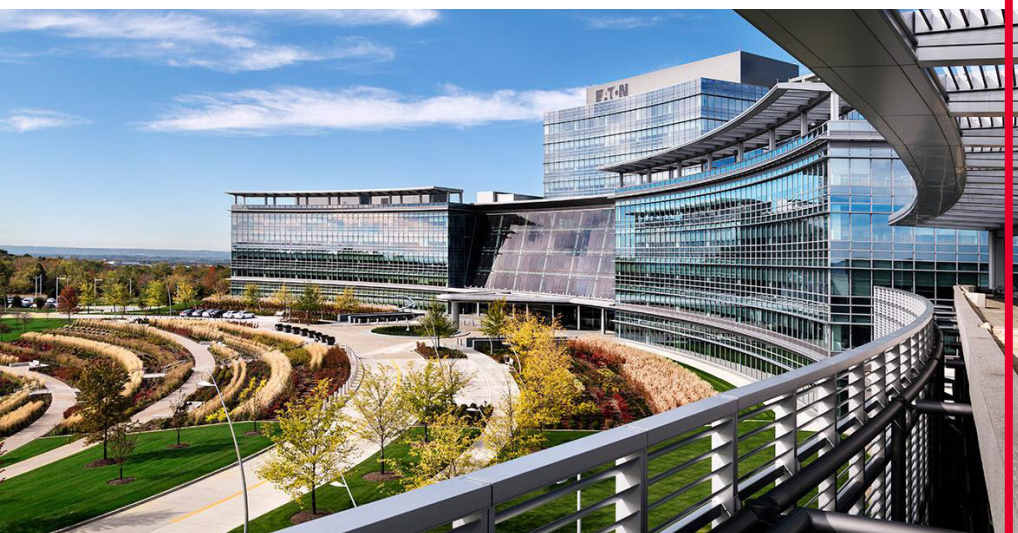


3 SECOND FLOOR PLAN
A0.1 3/32" = 1'-0"



4 THIRD FLOOR PLAN
A0.1 3/32" = 1'-0"





BEACHWOOD

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. Known for its upscale shopping centers like Beachwood Place and Legacy Village, it attracts both residents and visitors seeking retail therapy and dining experiences. The city's proximity to major highways facilitates easy access to Cleveland's cultural attractions and business districts, making it a prime location for professionals and families alike. Investing in a medical office building in Beachwood is advantageous due to the area's affluent demographics and robust healthcare infrastructure. With a growing population and a reputation for high-quality medical services, a medical office in Beachwood promises steady demand and a solid return on investment in the thriving Greater Cleveland area.

MAIN ATTRACTIONS

Beachwood Place: Premier shopping destination featuring upscale retailers and dining options, perfect for a day of retail therapy.

Legacy Village: Outdoor lifestyle center with shops, restaurants, and entertainment venues, offering a vibrant atmosphere for shopping and dining.

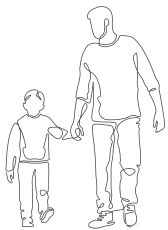
Chagrin River Park: Natural retreat with trails for hiking and biking, ideal for outdoor enthusiasts looking to explore nature.

Maltz Museum of Jewish Heritage: Offers exhibitions and educational programs focused on Jewish heritage and diversity, providing cultural enrichment for visitors.



DEMOS

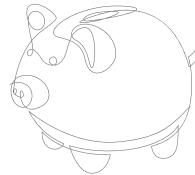
(2024 | 3-MILE RADIUS)



51,797
population



22,019
households



\$174,475
avg hh income



4,260
businesses



54,095
employees



The Pavilion

giant eagle, BIG LOTS!, SALLY BEAUTY, petco, Michaels, City BARBELLUE, Huntington

BUICK, INFINITI, GMC

ETON BRACHMAN BOOSEVANAD

TIFFANY & Co., BARNES & NOBLE, Apple, TRADER JOE'S, MITCHELL'S FISH MARKET, Citizens Bank, THE NORTH FACE, MUD EYES BBQ, ANTHROPOLOGIE, FARMER'S MARKET, STARBUCKS COFFEE, DUNKIN' DONUTS, TEXAS ROADZ

Landerwood Plaza North

hennerts, SUBWAY, ups, FLEET FEET

Village Square

Pet People, PNC, DXL, T.J. MAXX, Coko's Lemons

24200 Chagrin Blvd

PINECREST

REI, WHOLE FOODS, POTTERY BARN, PINSTRIPES, SILVER STAR, west elm, WILLIAMS SONOMA, CITY WORKS, AC HOTELS MARRIOTT

Harvard Park

VCF, buybuy BABY, Office Max, Marshalls, DSW, LA BOY, FIVE GUYS BURGERS and FRIES, FAMOUS (hotspot), DiBella's Subs, five BELOW

1. HOMewood SUITES BY HILTON, 2. hotel INDIGO, 3. Clarion, 4. HOME 2, 5. Residence INN BY HILTON, 6. DOUBLETREE BY HILTON, 7. EMBASSY SUITES BY HILTON, 8. Aloft CLEVELAND COVENTRY, 9. Marriott, 10. extended STAY AMERICA, 11. COURTYARD BY HILTON, 12. Fairfield by IHG, 13. Hampton Inn & Suites BY HILTON, 14. extended STAY AMERICA, 15. DRURY HOTELS

17. RED LOBSTER FRESH FISH - LIVE LOBSTER, 18. Bob Evans, 19. WagaZa Szechuan & Dumpling, 20. SUSHI MAN'S, 21. PIADA ITALIAN STREET FOOD, 22. Olive Garden, 23. BUFFALO WILD WINGS, 24. Chick-fil-ee, 25. DUNKIN' DONUTS, 26. JJ, 27. Pancake House, 28. Davis Bakery, 29. Geraci's, 30. Cooper's Hawk, 31. BJS RESTAURANT



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