



Enterprise Place

3401 Enterprise Parkway | Beachwood, OH 44122

Year Built:	1985 (2022)
Building Size:	124,550 rentable square feet Five (5) floors
Method of Measurement:	16% multi-tenant
Rental Rate:	\$22.50 per rentable sq. ft.
Space Available:	Suite 200: 10,210 rsf Suite 300: 11,272 rsf Suite 330: 2,610rsf Suite 412: 3,610 rsf
Escalations:	Tenants pay pro rata share of increases in operating expenses, taxes and insurance over a base year.
Improvements:	Negotiable
Elevators:	Three (3) new high-speed electric passenger elevators
Security:	24-hour key-card security access
Janitorial Services:	Provided five (5) nights per week after business hours.
Parking:	Ample free surface parking. Indoor heated parking available at \$85 per month, per space.

Utilities/Services:

Tenants are separately metered and billed for electricity at public utility rates. Heating, ventilating and air conditioning is provided by landlord during normal building hours of 8 a.m.–6 p.m. Monday through Friday, and 8 a.m.–1 p.m. Saturdays.

Amenities:

Highly visible location at intersection of I-271 and Chagrin Boulevard, close to numerous restaurants and hotels, full-time on-site maintenance staff, day cleaning, beautifully landscaped grounds, sit-down café in building providing breakfast and lunch service. Building conference room available free of charge to all tenants and includes seating for 28, tables and wireless internet. P.F. Chang's China Bistro, a full service restaurant, is adjacent to the building, servicing lunch and dinner seven days a week.

Leasing Information:

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Owner Managed Properties