

OFFICE SPACE FOR SALE OR LEASE



BEACHWOOD OFFICE SPACE AVAILABLE

3781-3799 S Green Rd, Beachwood, OH 44122

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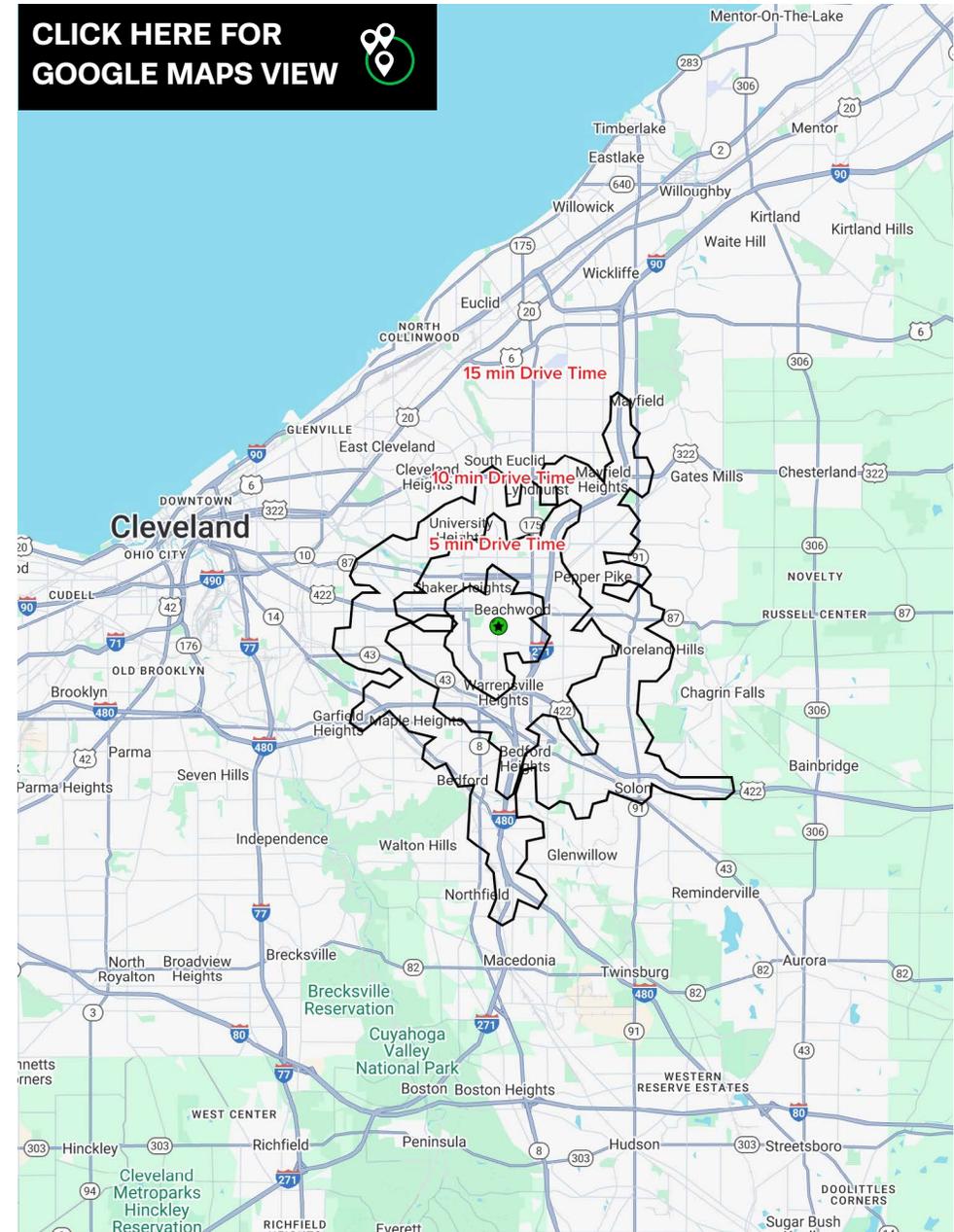
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- One-of-a-kind loft units featuring private entrances, floor-to-ceiling windows, and private patios & balconies
- **Underground Parking with Direct Access to Units:** Includes 1 garage space per 1,000 SF occupied, offering convenience for tenants and their clients. Additional parking surrounding building.
- **Square footage:** 24,134 SF
- **Lease rate:** \$12NNN Nets: \$4.50
- **Sale price:** \$1,750,000
- **Strong Tenant Mix:** Includes medical, wellness, and professional service businesses, creating a collaborative and professional environment.
- Centrally located in Beachwood with quick access to I-271, providing excellent connectivity to Cleveland's business districts and surrounding suburbs.

CLICK HERE FOR
GOOGLE MAPS VIEW



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UNIT DETAILS

AVAILABLE UNITS

SUITES	FLOOR	SIZE (SF)	STATUS
3789	2nd	1,574	Vacant
3795	1st & 2nd	1,908	Vacant
3797	1st & 2nd	2,420	Vacant
3787	1st & 2nd	2,080	Vacant



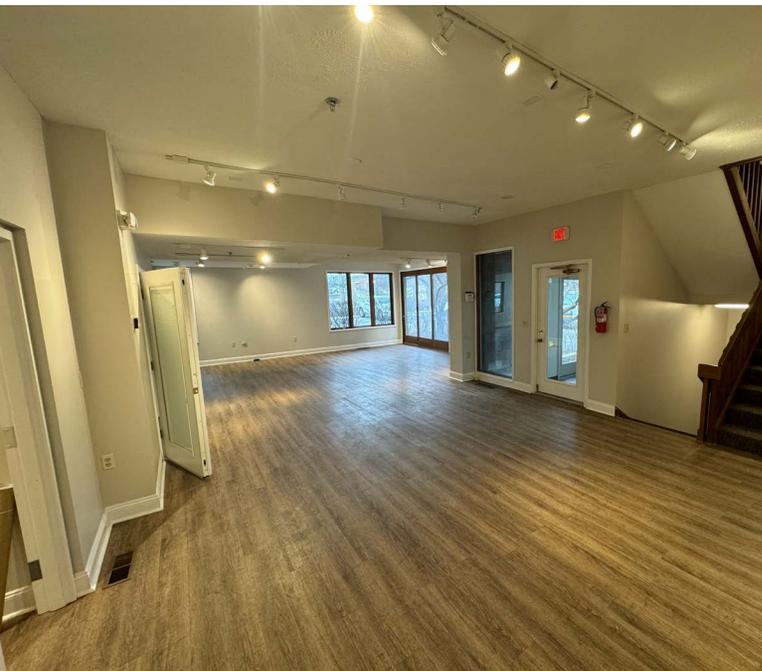
DEMOGRAPHICS	5-DT	10-DT	15-DT
POPULATION	18,161	83,115	205,071
HOUSEHOLDS	8,800	36,586	90,733
AVERAGE HH INCOME	\$123,489	\$130,073	\$116,240
MEDIAN HH INCOME	\$77,234	\$86,319	\$79,457
DAYTIME POPULATION	28,276	89,876	210,545



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PICTURES



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MICRO AERIAL



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MACRO AERIAL

