



# Enterprise Place

3401 Enterprise Parkway | Beachwood, OH 44122

|                        |  |
|------------------------|--|
| Year Built:            | 1985 (2022)  |
| Building Size:         | 124,550 rentable square feet<br>Five (5) floors  |
| Method of Measurement: | 16% multi-tenant   |
| Rental Rate:           | \$22.50 per rentable sq. ft.   |
| Space Available:       | <del>Suite 115; 8,434 rsf (LEASED)</del><br>Suite 300; 11,272 rsf*<br>Suite 310; 2,148 rsf*<br>Suite 330; 2,610rsf*<br>Suite 412; 3,610 rsf<br>*contiguous space |
| 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.<br>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