

**OFFICE SPACE AVAILABLE  
LEASE SPECIALS**



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**OFFICE SPACE AVAILABLE FOR LEASE**

**24400 Highpoint Rd, Beachwood, OH 44122**

# OFFICE SPACE AVAILABLE FOR LEASE

24400 Highpoint Rd, Beachwood, OH 44112

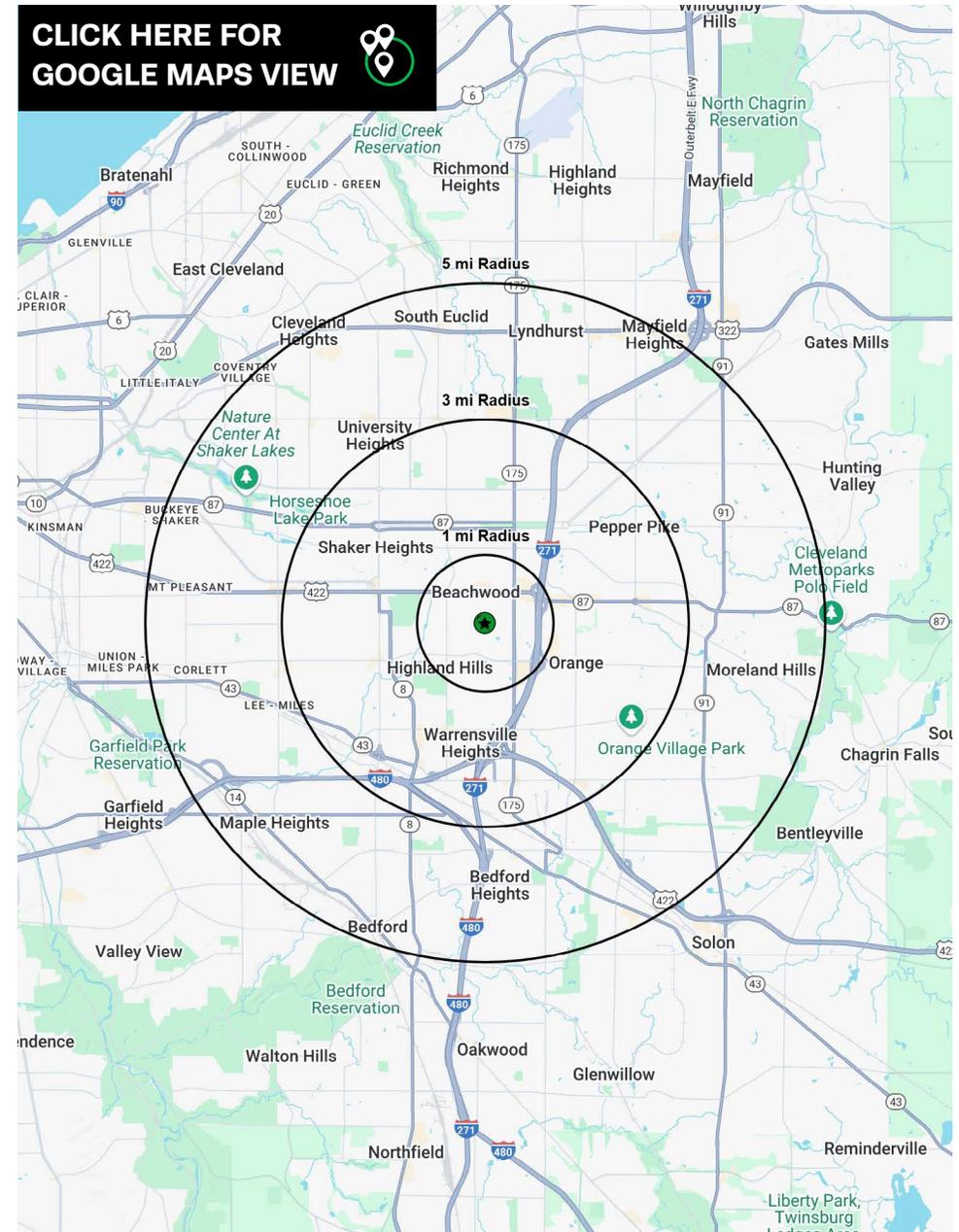
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Total Building size 14,357
- **Available Spaces:**
  - Suite 2: 2,077 SF (Vacant)
  - Suite 10: 2,410 SF (Vacant)
- Unique suites featuring exposed brick, natural light and wooded views
- Parking 4.00 / 1,000 SF
- Strong Tenant Mix: Professional and medical service providers
- Location: Convenient access to I-271
- Nearby amenities like Pinecrest and Beachwood Place
- **LEASE SPECIALS:**
  - \$15.50 PSF As-is
  - Minimum 3-year lease
  - Lease signed by March 31st, 2026
  - 4% broker commission

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	3,408	70,454	224,242
HOUSEHOLDS	1,599	29,672	98,153
AVERAGE HH INCOME	\$164,835	\$157,384	\$119,226
MEDIAN HH INCOME	\$102,704	\$102,279	\$81,419
DAYTIME POPULATION	21,268	81,746	203,287

CLICK HERE FOR  
GOOGLE MAPS VIEW



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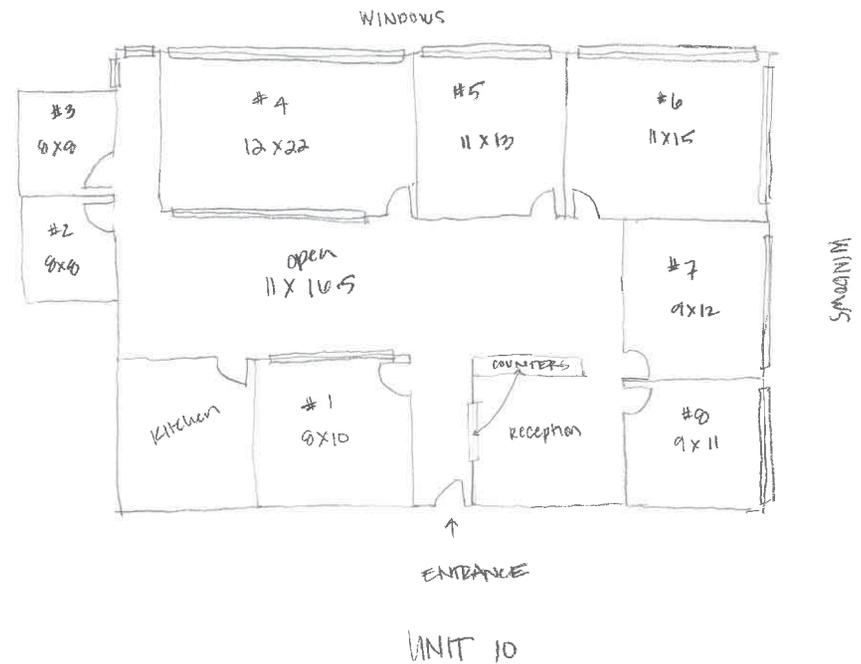
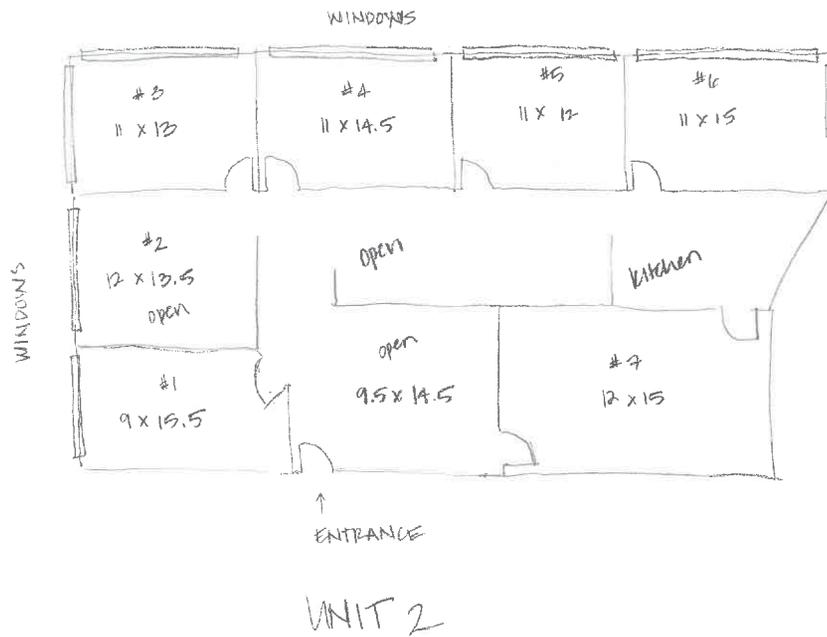
PICTURES



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## FLOOR PLANS



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MACRO AERIAL

