

CORPORATE PLACE

25800

SCIENCE PARK DRIVE

BEACHWOOD, OH 44122

LOCATION: 25800 Science Park Drive, Beachwood, Ohio 44122

YEAR BUILT: 1988

BUILDING

AREA: 86,018 RSF

AVAILABLE

SUITES: Suite 105 - 5,191 RSF
Suite 225 - 5,228 RSF

FLOOR SIZE: 27,700 RSF to 30,168 RSF per floor

NUMBER OF

FLOORS: Three floors, plus lower level

RATES: \$20.00 - \$22.00

COMMON

AREA FACTOR: 14% multi-tenant

PARKING: 271 free surface parking spaces and 68 underground garage spaces.
The parking ratio is 4 spaces per 1,000 SF.

ELEVATORS: Two hydraulic elevators.

UTILITIES: In-suite electric (lights and outlets) is separately metered and billed at public utility rates. In addition to in-suite electricity charges, the tenant shall pay for the pro-rata share of the building's gas and electricity charges for the common areas.



CONTACT US

DOUGLAS LEARY

Senior Vice President
+1 216 363 6424
douglas.leary@cbre.com

CBRE

950 Main Avenue
Suite 200
Cleveland, OH 44113

CORPORATE PLACE FACT SHEET

25800

SCIENCE PARK DRIVE
BEACHWOOD, OH 44122

- HVAC:** Advanced, energy-efficient system providing 24-hour climate control system to each tenant suite.
- HOURS OF OPERATION:** 7:00 a.m. to 6:00 p.m. Monday through Friday; and 7:00 a.m. to 1:00 p.m. Saturday.
- BUILDING ARCHITECTURE:** Three-story building comprised of textured aluminum panels and a tinted two-story glass entry area at the front of the building. The windows are insulated tinted glass in anodized aluminum frames.
- ON-SITE AMENITIES -**
- CAFETERIA:** Food service is located on the lower level.
- SECURITY:** Tenants have access to their space 24 hours a day, seven days a week.
- LIFE SAFETY:** Sophisticated fire safety system, equipped with smoke detectors and sprinkler system.



CONTACT US

DOUGLAS LEARY
Senior Vice President
+1 216 363 6424
douglas.leary@cbre.com

CBRE
950 Main Avenue
Suite 200
Cleveland, OH 44113

www.cbre.com/cleveland

CBRE