

METROPOLITAN PLAZA

22901 Millcreek Blvd., Highland Hills, OH 44122



EXCLUSIVE LEASING BY

NAIPleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY HIGHLIGHTS

Metropolitan plaza is now under new management, located at a high-visibility intersection in a strong suburban office market, with significant capital allocated for building upgrades and tenant improvements, and exceptional access to major highways and arterial roadways.

Tenants enjoy a highly-amenitized work environment with a building auditorium, on-site food services, fitness center, and secured underground parking.

This Class A suburban Office building has recently transitioned to a new, well-capitalized management group with significant allocations for building upgrades and tenant improvements. Strategically located along the I-271 corridor within Cleveland's strong eastside office submarket.



BUILDING AMENITIES

Metropolitan Plaza offers a full suite of on-site amenities designed to support tenant productivity, including a large auditorium, a training room, and a fully equipped conference facility, making the building ideal for meetings, presentations, and corporate events.

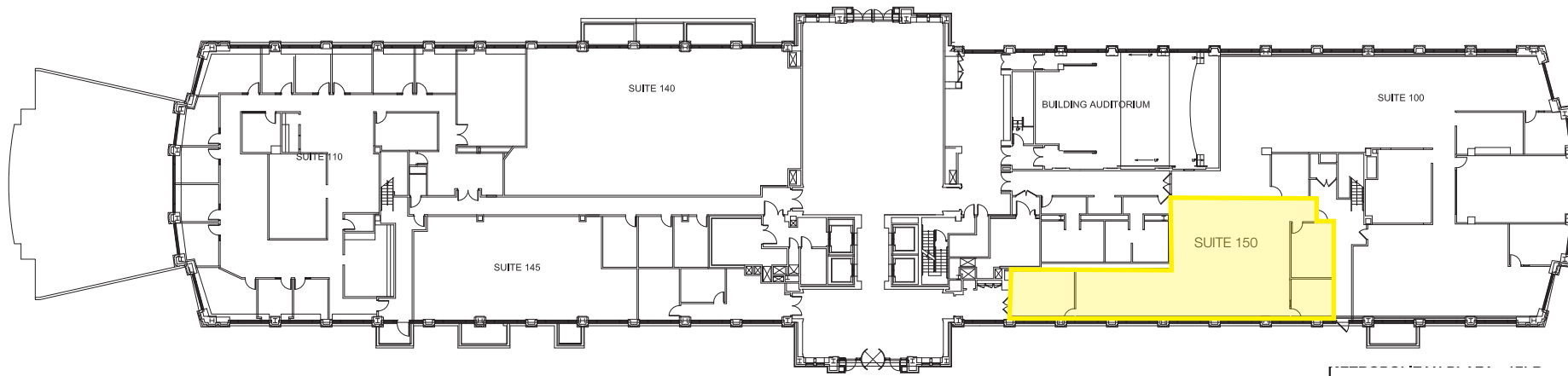
On-site food service and fitness center provide everyday convenience and promote a healthy work-life balance.

Tenants can also enjoy an outdoor patio space, offering a comfortable setting for breaks or meetings.

Additional features such as in-building storage and secured underground parking enhance functionality, security, and ease of access for tenants.

SUITE #	FLOOR #	AVAILABLE
150	1st floor	2,958 SF

FIRST FLOOR



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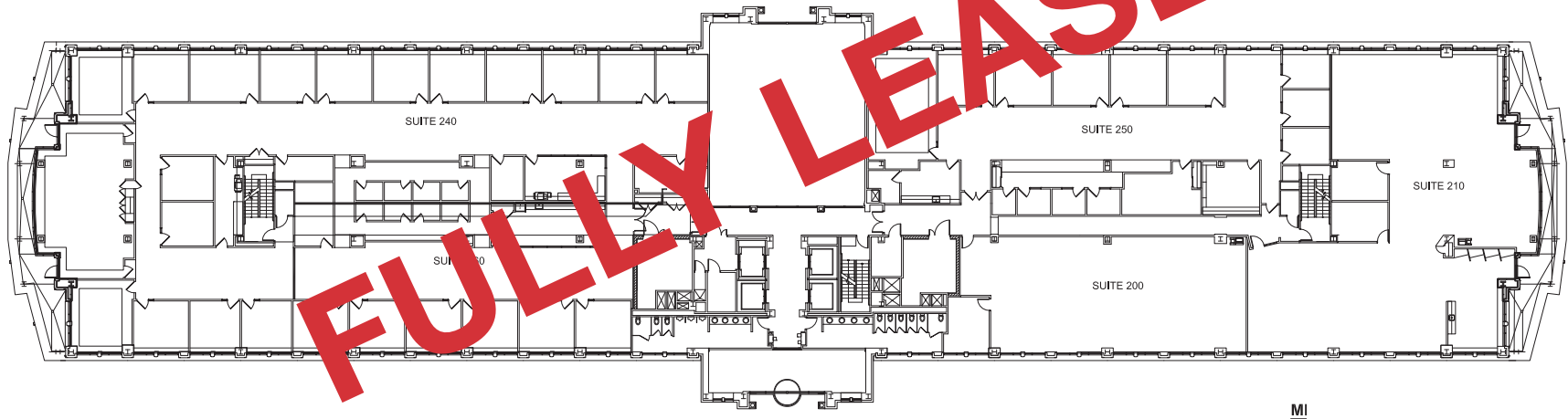
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SECOND FLOOR



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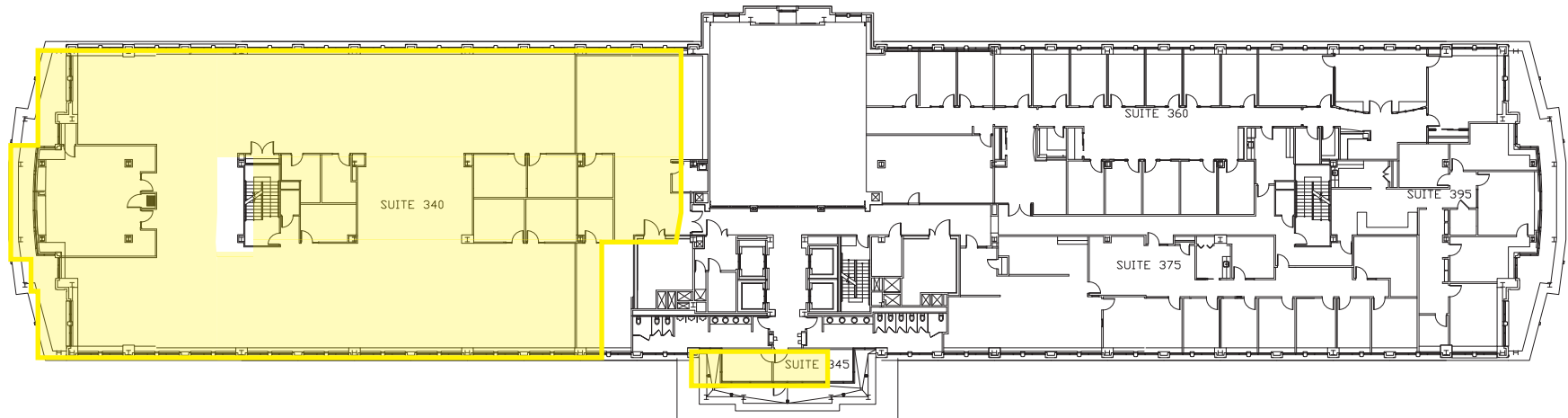
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SUITE #	FLOOR #	AVAILABLE
340	3rd floor	15,298 SF
345	3rd floor	359 SF

THIRD FLOOR



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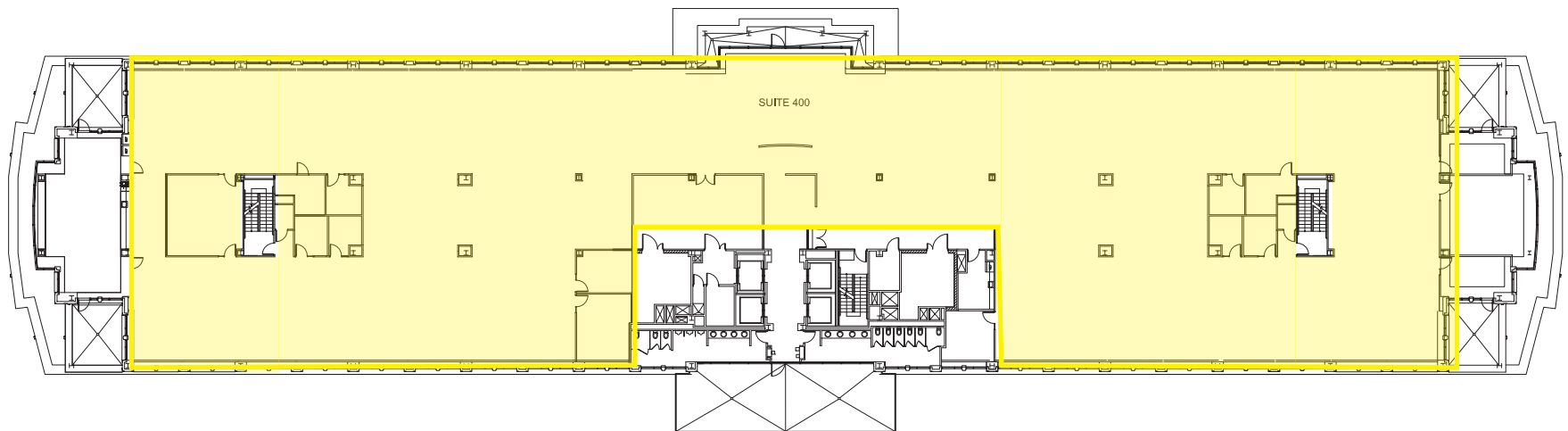
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SUITE #	FLOOR #	AVAILABLE
400	4th floor	29,422 SF

FOURTH FLOOR



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FIFTH FLOOR



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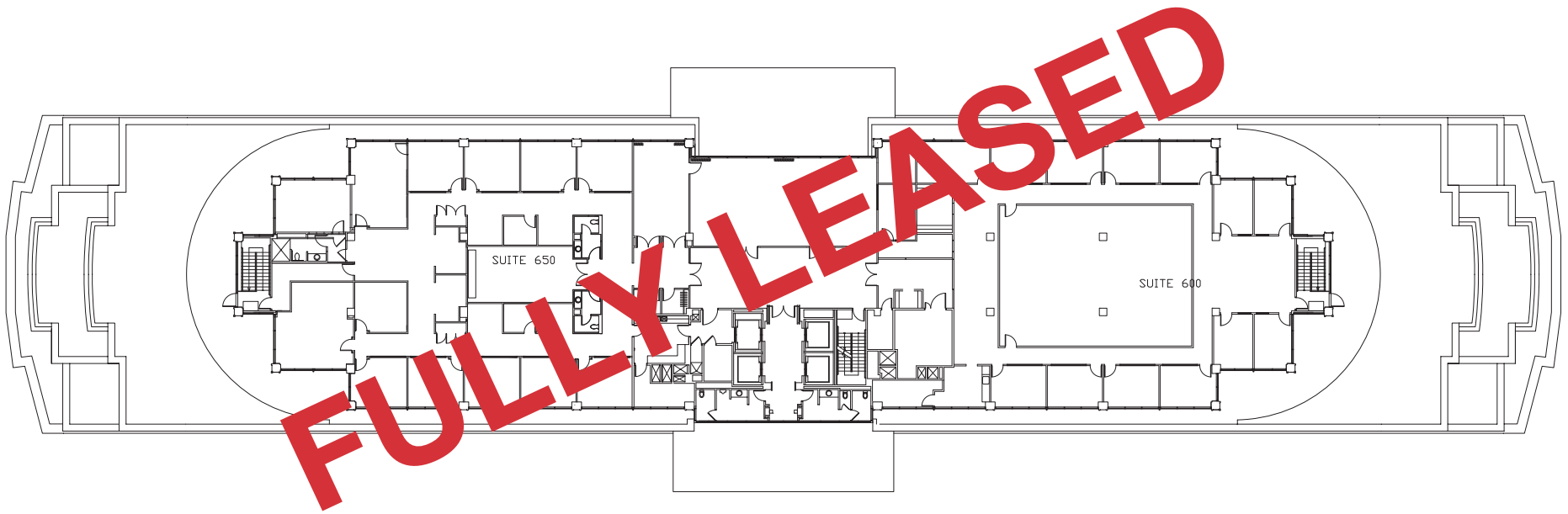
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SIXTH FLOOR



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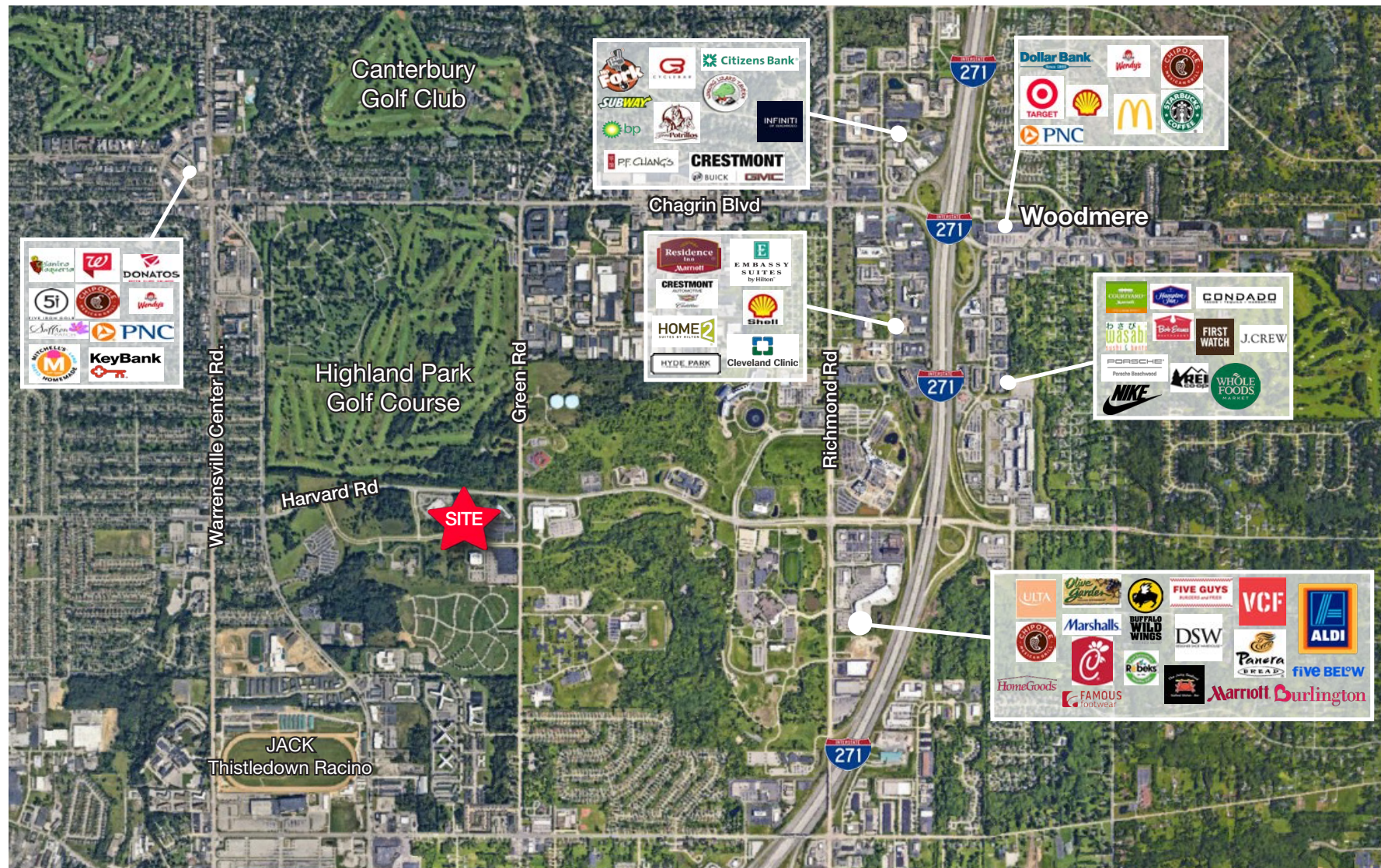
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LOCATION



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BUILDING INFORMATION

Property Details	22901 Millcreek Blvd., Beachwood, OH 44142
TOTAL BUILDING SF:	200,974 SF
AVAILABLE SPACE:	359 SF - 29,422 SF
MAXIMUM CONTIGUOUS:	29,422 SF
STORIES:	6
PARKING:	Abundant surface parking and secured underground parking garage
YEAR BUILT:	2000
LEASE TYPE:	Modified Gross
LEASE RATE:	\$24.00/SF
Amenities	<ul style="list-style-type: none"> On-site food service and fitness center 26 secured, underground parking spaces In-building training center, conference room and auditorium
Comments	<ul style="list-style-type: none"> Property is now under new management Significant capital allocated for upgrades and improvements

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