

# METROPOLITAN PLAZA

22901 Millcreek Blvd., Highland Hills, OH 44122



EXCLUSIVE LEASING BY

**NAI Pleasant Valley**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6060 Rockside Woods Blvd., Suite 402  
Independence, Ohio 44131

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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.

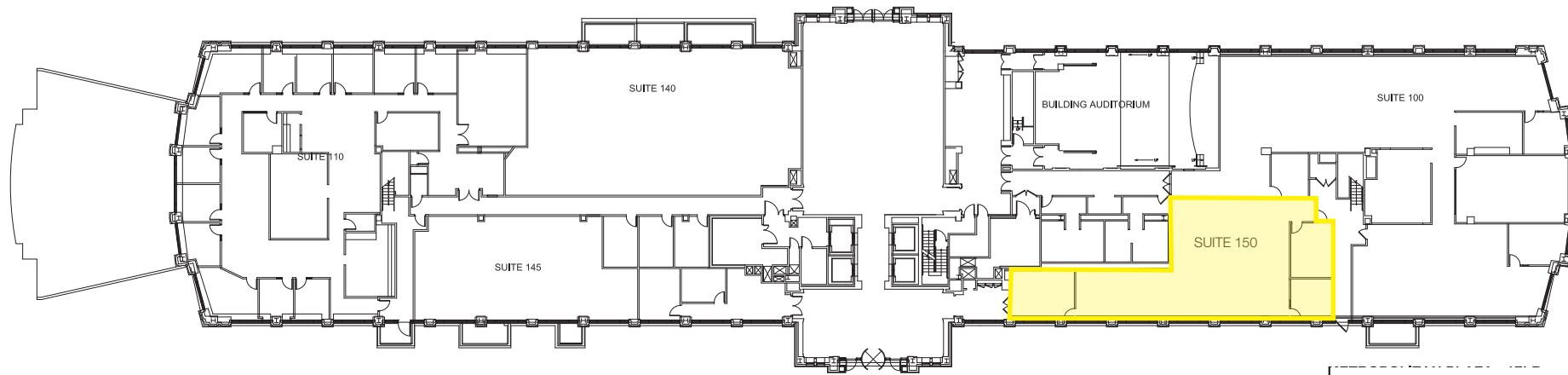
On-site food service and fitness center provide everyday convenience and promote a healthy work-life balance.

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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# SECOND FLOOR



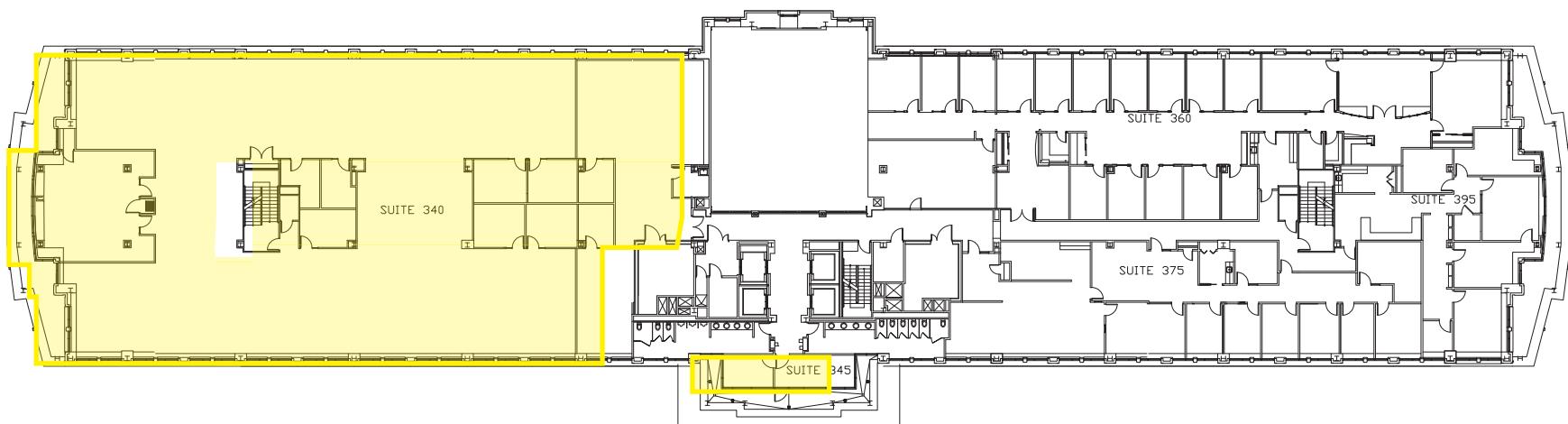
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SUITE #	FLOOR #	AVAILABLE
340	3rd floor	15,298 SF
345	3rd floor	359 SF

# THIRD FLOOR



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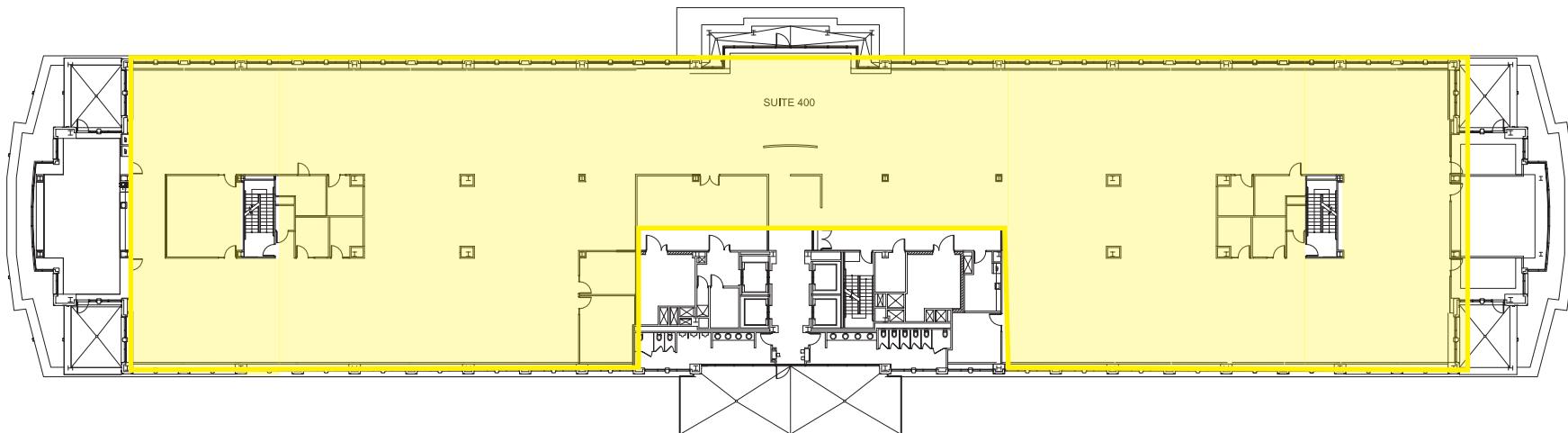
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SUITE #	FLOOR #	AVAILABLE
400	4th floor	29,422 SF

# FOURTH FLOOR



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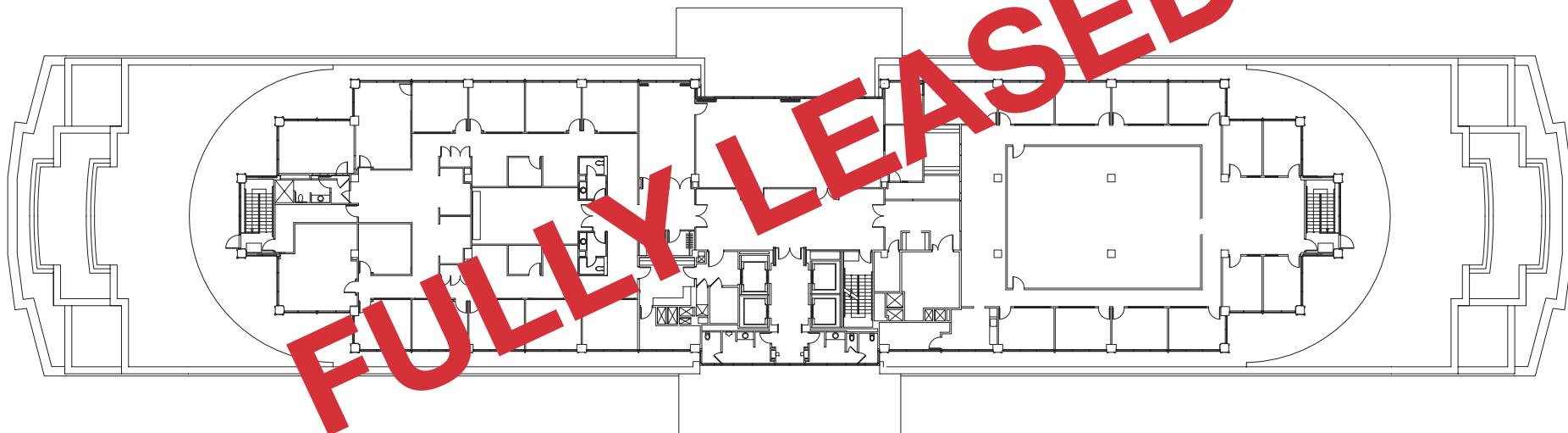
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# FIFTH FLOOR



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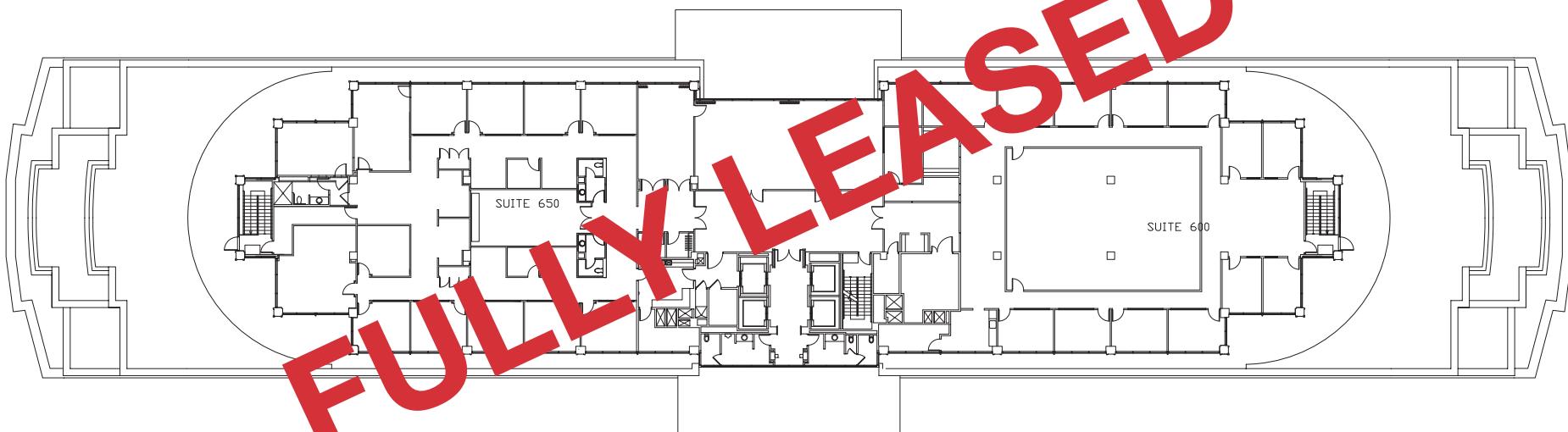
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# SIXTH FLOOR



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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

- On-site food service and fitness center
- 26 secured, underground parking spaces
- In-building training center, conference room and auditorium

## Comments

- Property is now under new management
- Significant capital allocated for upgrades and improvements

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