



ONE & TWO
CHAGRIN HIGHLANDS



**CUSHMAN &
WAKEFIELD**



Class A Office Space for Lease

ONE & TWO CHAGRIN HIGHLANDS

2000 & 3000 Auburn Drive | Beachwood, OH 44122

HIGHLIGHTS

- Class A Office Space in One and Two Chagrin Highlands
- Best-in-class location and access along the Chagrin Boulevard corridor
- First class property with shared conference room, underground parking, and impressive common areas
- Easy access to Pinecrest, Harvard Park shopping center, Eton collection, I-271/I-480, and more

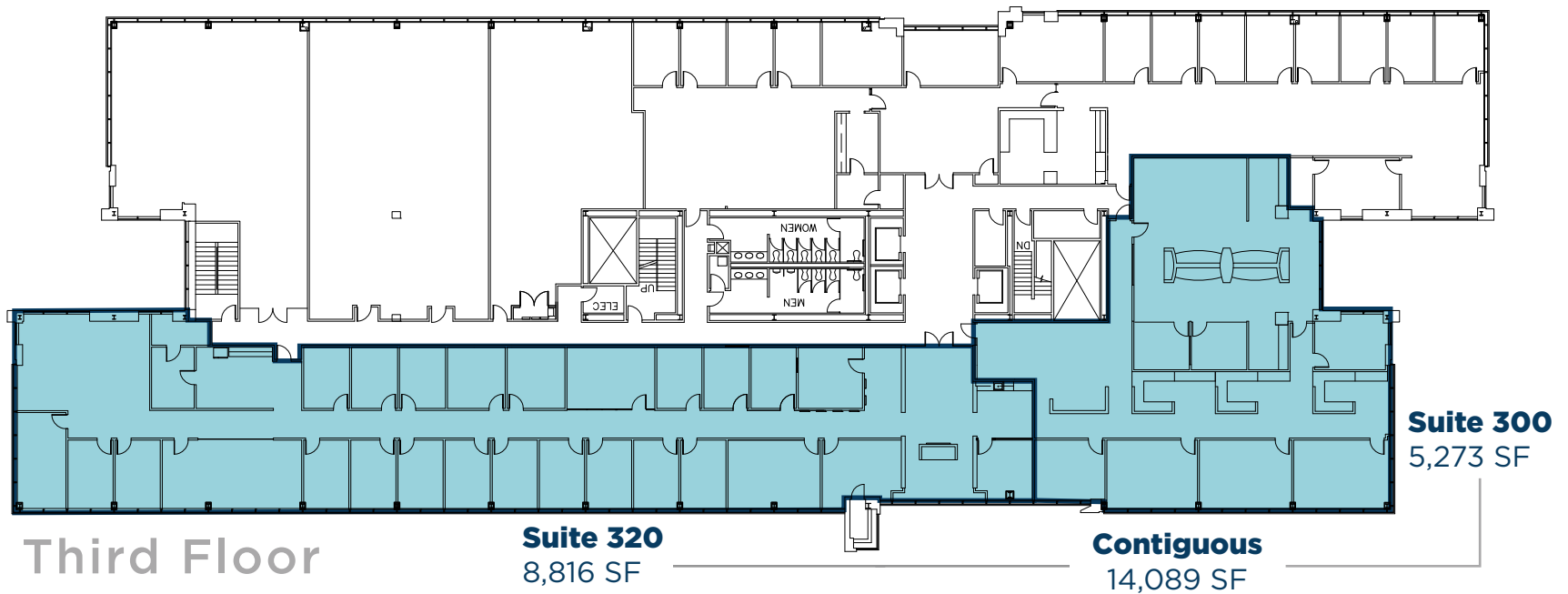
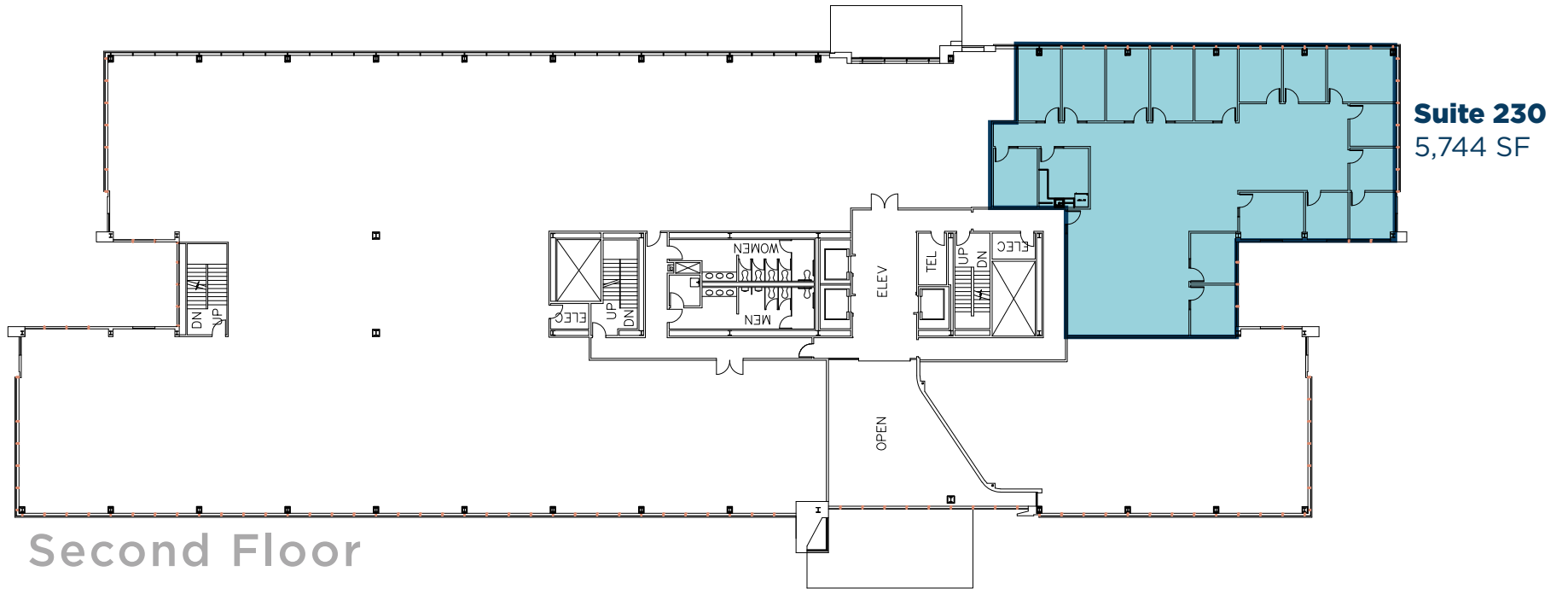
LEASE RATE: \$27.00/SF Gross

AVAILABLE SUITES

Building 1	Suite 230	5,744 SF	}
Building 1	*Suite 300	5,273 SF	
Building 1	*Suite 320	8,816 SF	
		*14,089 SF Contiguous	
Building 1	Suite 400	1,690 SF	}
Building 2	*Suite 430	3,958 SF	
Building 2	*Suite 440	2,324 SF	
Building 2	*Suite 450	11,481 SF	
		*17,763 SF Contiguous	



One Chagrin Highlands Floor Plans

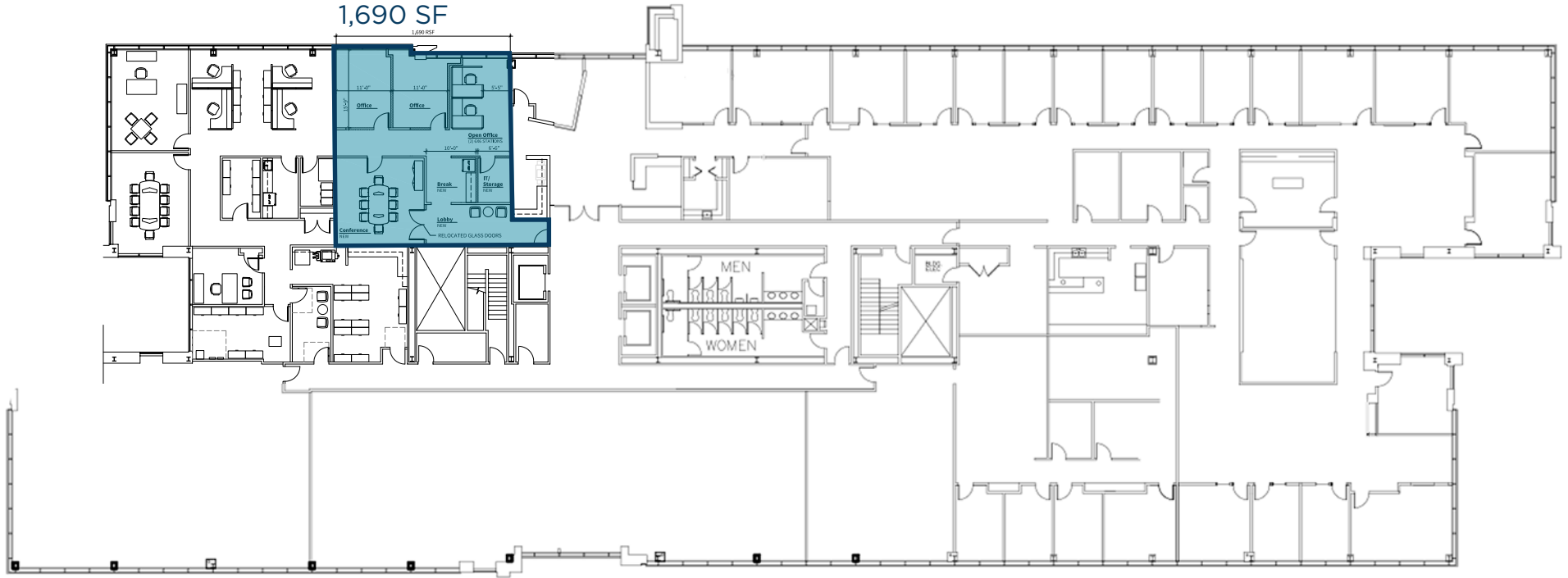


One Chagrin Highlands Floor Plans

Suite 400

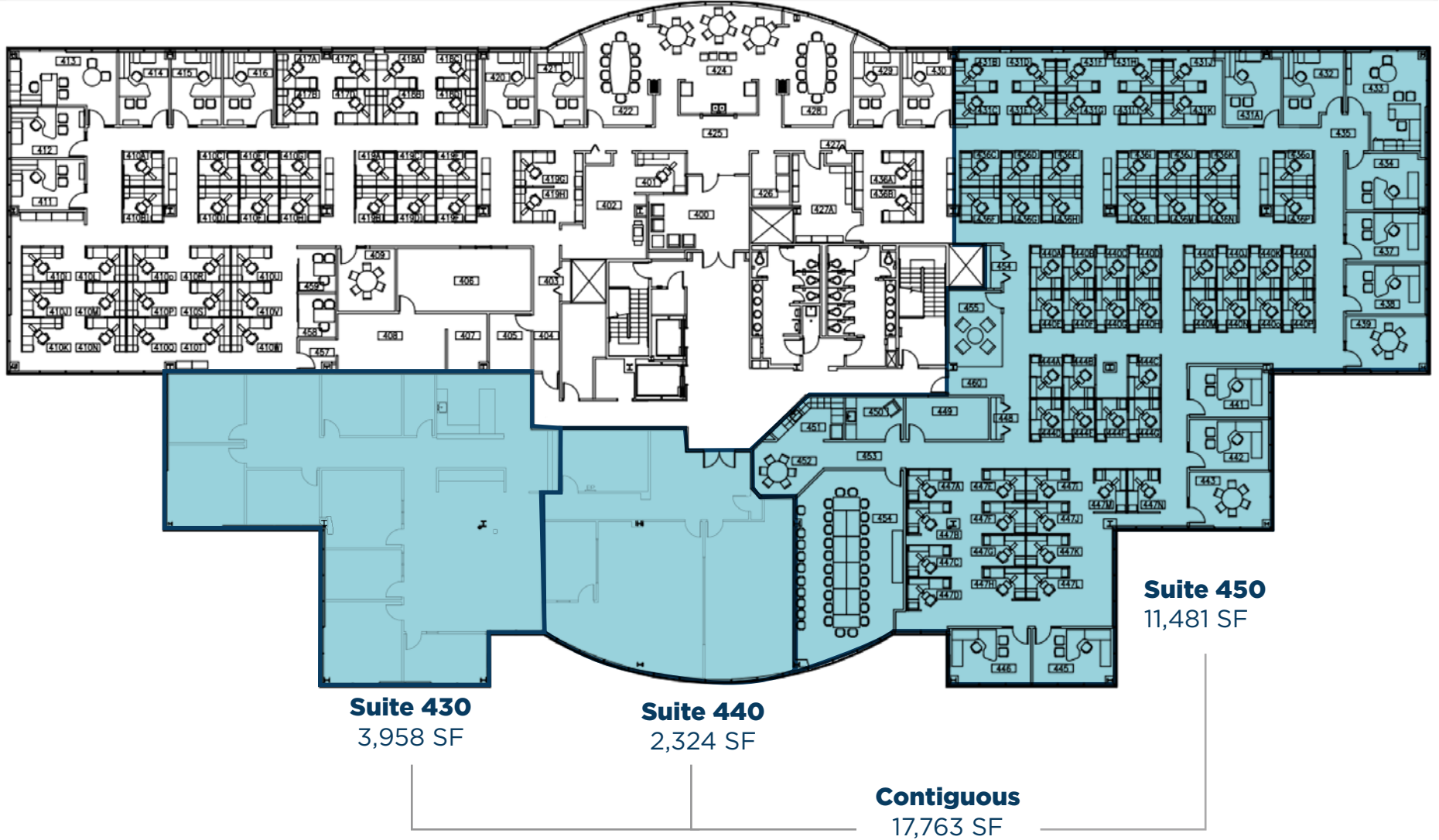
1,690 SF

1,690 SF

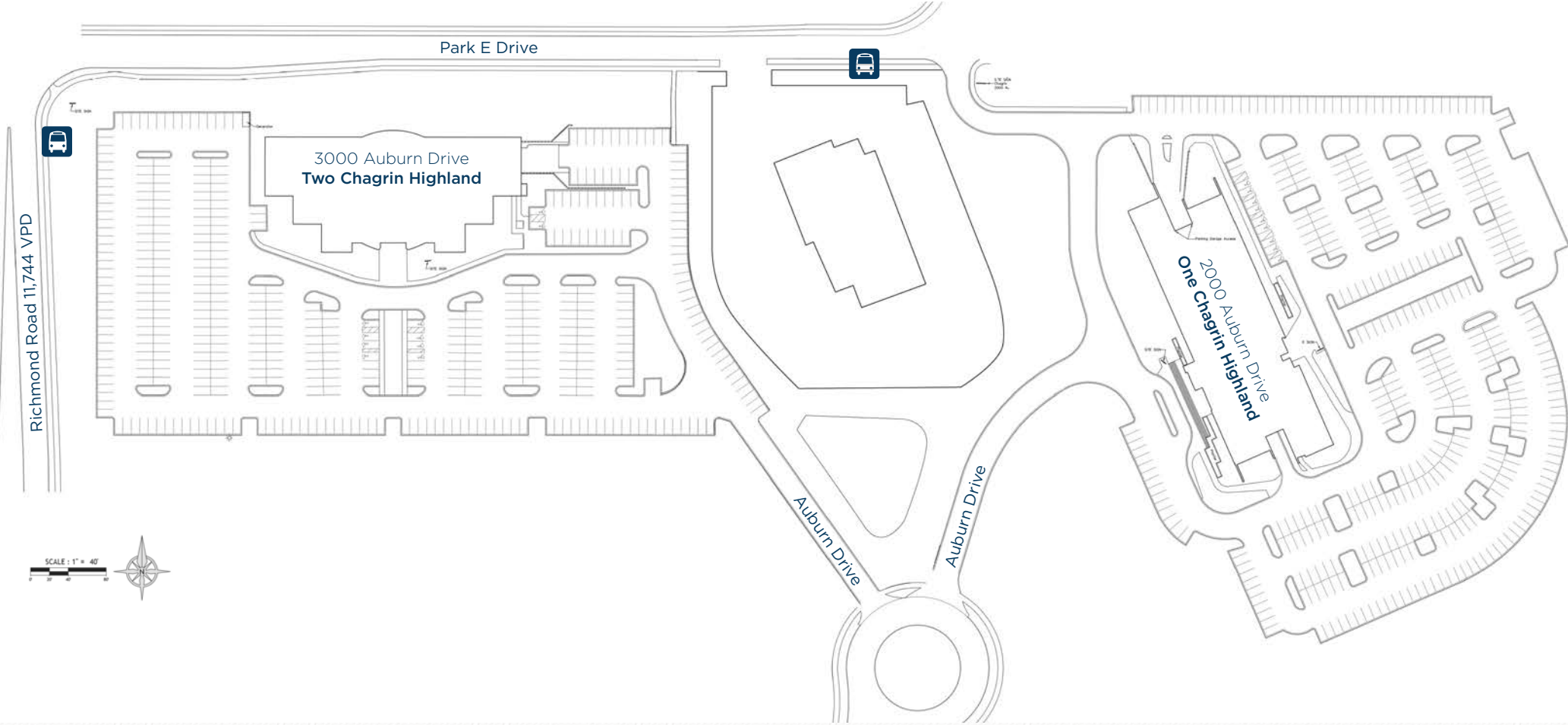


Fourth Floor

Two Chagrin Highlands Floor Plans



Fourth Floor



MAJOR TENANTS

One Chagrin Highlands



MAJOR TENANTS

Two Chagrin Highlands





The Pavilion

giant eagle, BIG LOTS!, SALLY BEAUTY, petco, Michaels, City BARBELLUE, Huntington

BUICK, INFINITI, GMC

ETON BRACHMAN BOOSEVAND

TIFFANY & Co., BARNES & NOBLE, Apple, TRADER JOE'S, MITCHELL'S FISH MARKET, Citizens Bank, THE NORTH FACE, MUD BUCKS BBQ, ANTHROPOLOGIE, FARMER'S MARKET, STARBUCKS COFFEE, CUPOLE, TEXAS BOAZL

Village Square

Pet People, PNC, DXL, T.J. MAXX, Coko's Lemons

Landerwood Plaza North

hennerts, SUBWAY, ups, FLEET FEET

Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS

ONE & TWO CHAGRIN HIGHLANDS

Cadillac

MetroHealth

Alson

CVS pharmacy

RITE AID



TREMCO

EATON Corp Headquarters

LIFETIME

175

Harvard Rd 27,708 VPD

University Hospitals Rehabilitation Hospital

University Hospitals Ahuja Medical Center

271

PINECREST

REI, WHOLE FOODS, POTTERY BARN, PINSTRIPES, SILVER STAR, west elm, WILLIAMS SONOMA, CITY WORKS, AC HOTELS MARRIOTT

- STARBUCKS COFFEE
- SHUHEI
- BENIHANA
- YOURS TRULY
- Giovanni's
- greatPatillas
- Blue
- Archie's Hough Bakeries
- PF. CHANG'S
- PIZZA HUT
- HYDE PARK PRIME STEAKHOUSE
- CHELAH
- Taste of Kerala
- Pie-O-Mine
- Wendy's
- RED LOBSTER
- Bob Evans
- Wagyu
- SAMAN'S
- PIADA ITALIAN STREET FOOD
- Olive Garden
- BUFFALO WILD WINGS
- Chick-fil-A
- CUPOLE
- JJ
- Davis Bakery
- Geraci's
- Cooper's Hawk
- Wendy's
- B.J.'S RESTAURANT

Harvard Park

VCF, buybuy BABY, Office Max, Marshalls, DSW, LA BOY, FIVE GUYS BURGERS and FRIES, FAMOUS (hotspot), DiBella's Subs, five BELOW

- HOMewood SUITES BY HILTON
- hotel INDIGO
- Clarion
- HOME 2
- Residence INN BY HILTON
- DOUBLETREE BY HILTON
- EMBASSY SUITES BY HILTON
- aloft CLEVELAND COUNTRY CLUB
- Marrriott
- extended STAY AMERICA
- COURTYARD BY HILTON
- Fairfield EXPRESSIONS
- Hampton Inn & Suites BY HILTON
- extended STAY AMERICA
- DRURY HOTELS

Cuyahoga Community College

B.J.'S RESTAURANT

CORPORATE COLLEGE

Green Rd 11,061 VPD

168,765 VPD

Richmond Rd 12,454 VPD



For Lease

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