

AVAILABLE FOR SALE

32,000-SQUARE-FOOT UNIQUE OFFICE BUILDING

23330 Commerce Park | Beachwood, OH 44122



SALE PRICE: \$2,950,000 (\$92.19/SF)

HIGHLIGHTS



PROPERTY SIZE

3-STORY 32,000 SF BUILDING ON 1.1 ACRES



EFFICIENT LAYOUT

- OPEN FIRST AND SECOND FLOOR OFFICE SPACE
- OFFICE INTENSIVE THIRD FLOOR WITH EXECUTIVE OFFICES



PRIME BEACHWOOD LOCATION

- IN THE HEART OF THE CHAGRIN BLVD. OFFICE AND RETAIL MARKET
- CLOSE TO AREA SHOPPING, RESTAURANTS AND LODGING



FREEWAY ACCESS

CLOSE PROXIMITY I-271 AND I-480 PROVIDING QUICK ACCESS TO ALL EASTERN SUBURBS



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NEWMARK

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Terry **COYNE**.com



CAR PARKING

62 SURFACE SPACES
(3.00/1,000 SF)



DRIVE-IN DOOR

1 DRIVE-IN DOOR WITH CLIMATE
CONTROLLED WAREHOUSE/
STORAGE AREA



YEAR BUILT

1978



HVAC

CENTRAL HEATING AND
AIR CONDITIONING



SECURITY

- 24-HOUR CONTROLLED ACCESS
- SECURITY SYSTEM



SIGNAGE

BUILDING AND MONUMENT
SIGNAGE OPPORTUNITIES



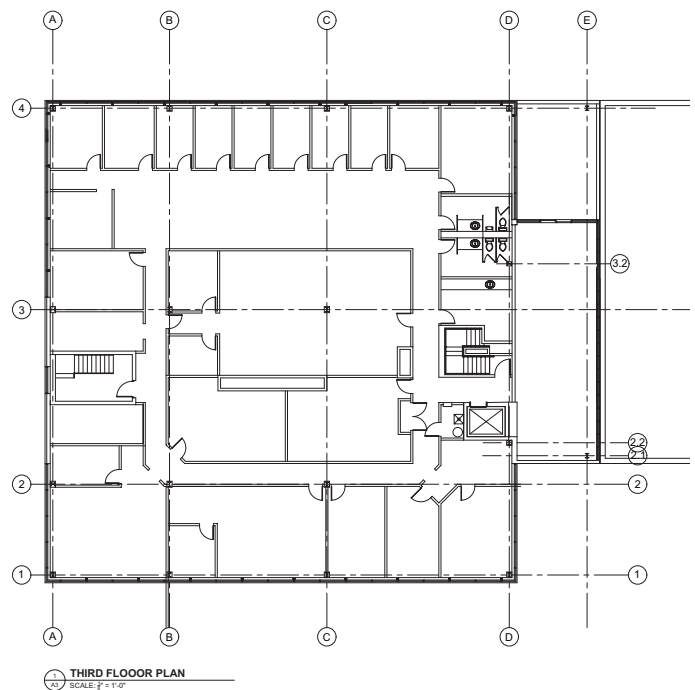
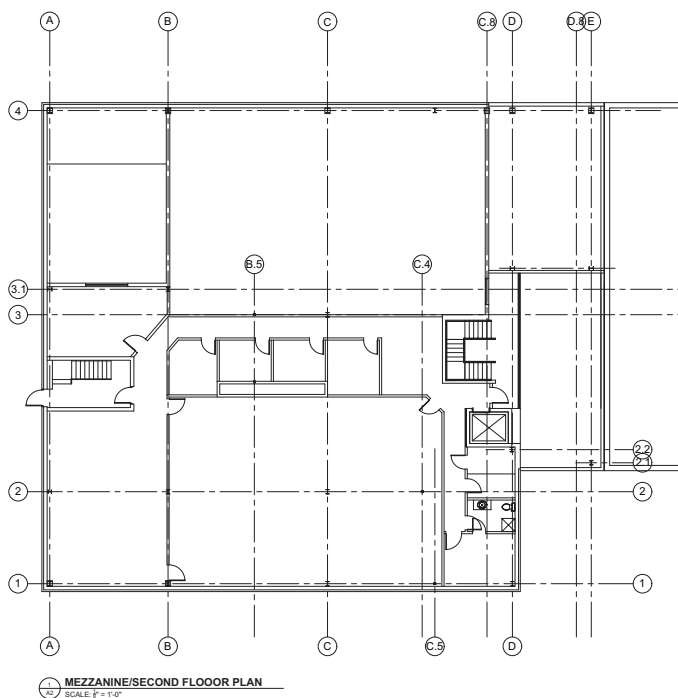
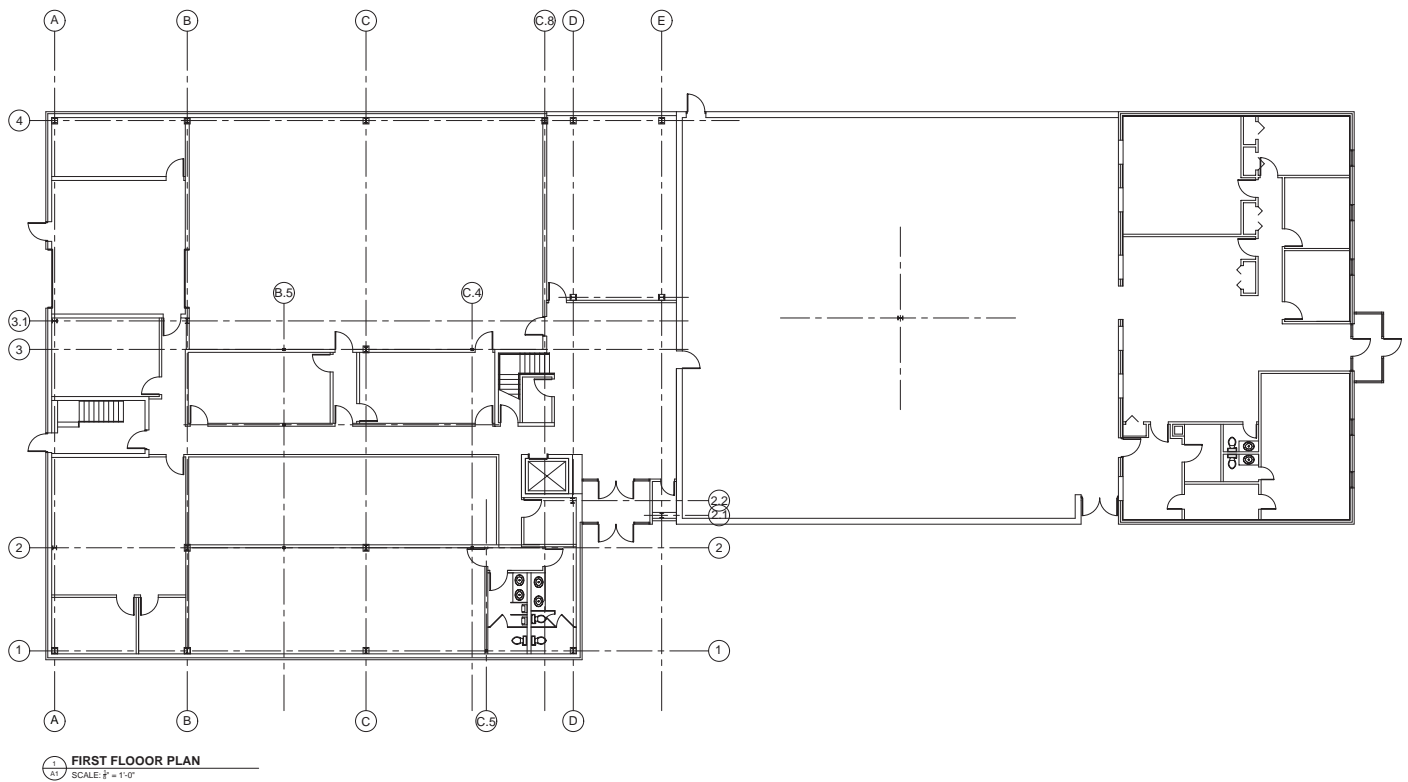
CONFERENCE ROOMS

















- GLASS ROOFTOP CEILING IN
CONFERENCE ROOM
- WOOD FINISHED SOUND
ROOMS CAN CONVERT TO
CONFERENCE AREA



36 MINUTES DRIVE

TO CLEVELAND HOPKINS
INTERNATIONAL AIRPORT



| KEY FACTS | EDUCATION | INCOME | EMPLOYMENT | |
|---|---|---|--|--|
|  1,149,396 Population |  24% High School Diploma |  \$55,104 Median Household Income |  63.5% White Collar |  19.5% Services |
|  42.3 Median Age |  28% Some College |  \$37,168 Per Capita Income |  16.9% Blue Collar |  5.0% Unemployment Rate |
|  504,940 Households |  35% Bachelors/ Graduate/ Professional Degree | COMMUTERS | BUSINESS | |
|  \$47,288 Median Disposable | |  15% Spend 7+ hours commuting to and from work per week |  42,977 Total Businesses |  816,484 Total Employees |





