



Office Space for Lease

WATER TOWER PLAZA

25200 Chagrin Boulevard | Beachwood, OH 44122

HIGHLIGHTS

- Newly available lab & blood draw suite
- “Main and Main” location at East Side’s busiest intersection
- Heart of Chagrin Corridor’s Healthcare submarket
- Lab space adjacent to thriving primary care practice
- Loaded with nearby amenities
- Affordable small office opportunities
- Professionally managed

AVAILABLE SUITES

Unit 200 3,638 SF

**New Availability Spring 2025*

Unit 303 650 SF

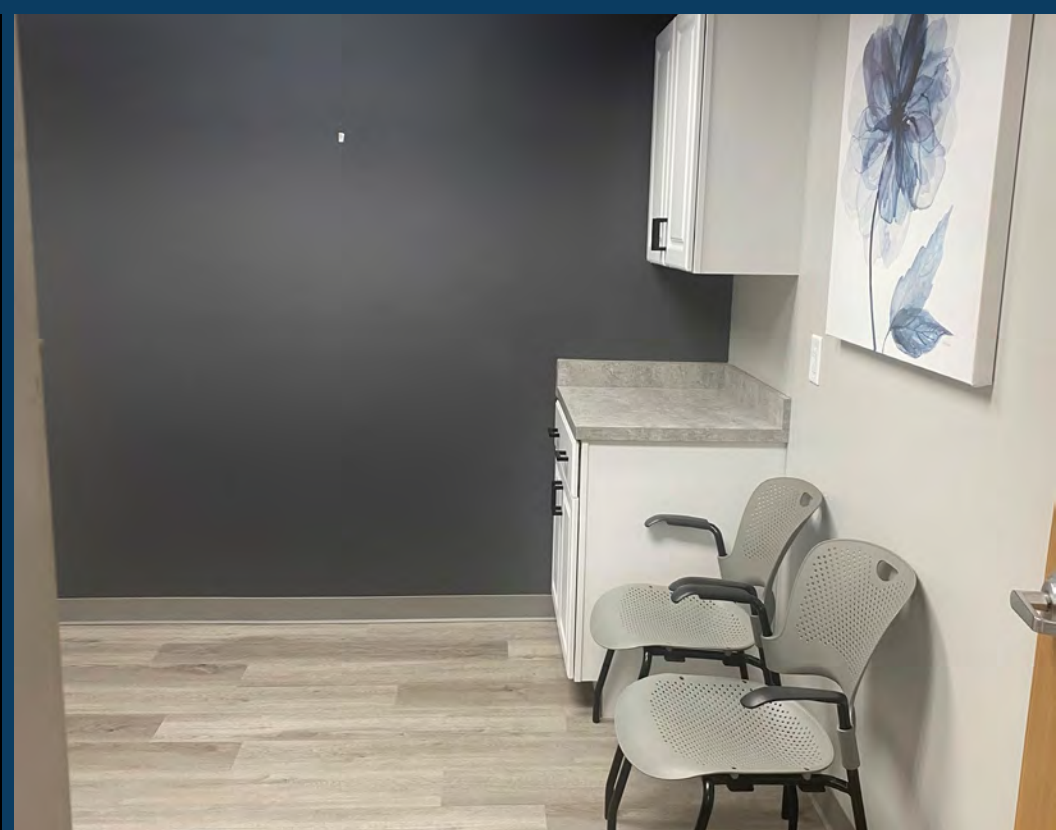
Lab Space

LEASE RATE

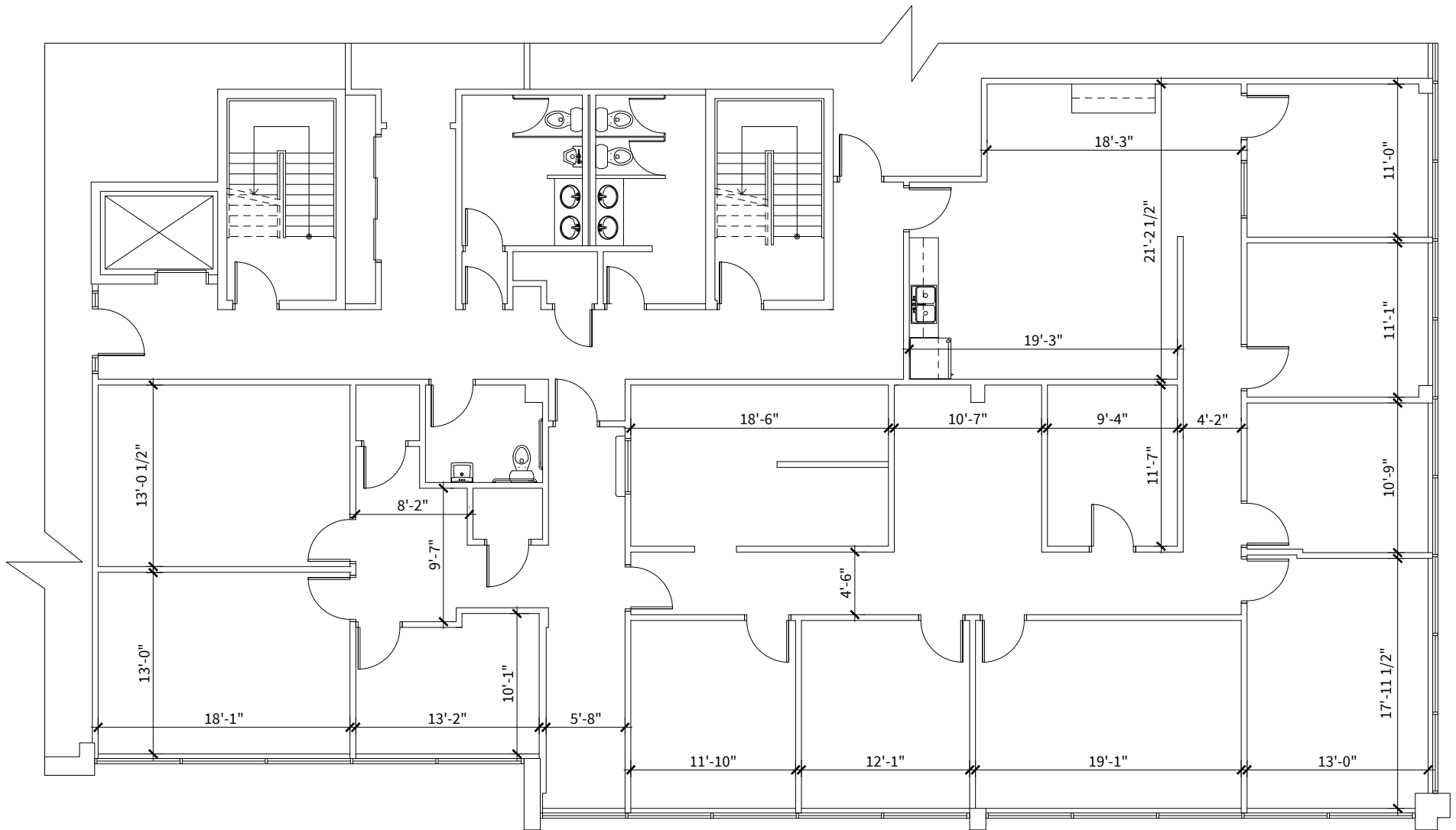
Unit 200: \$22.50/SF MG

Unit 303: \$1,500/Month MG





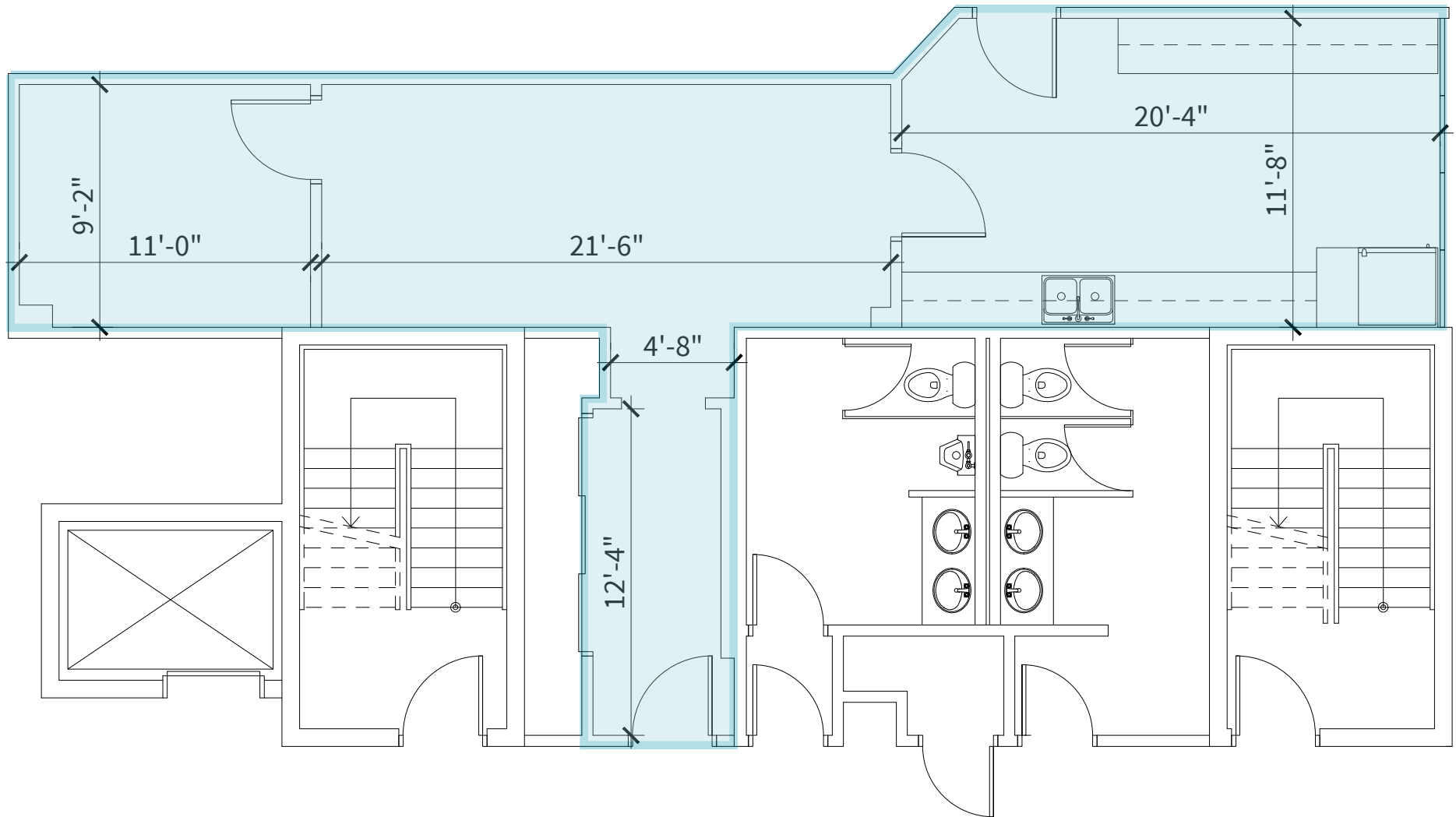
Water Tower Plaza Floor Plan



Second Floor | Suite 200 - 3,638 SF Available Spring 2025

Water Tower Plaza Floor Plan

Professional Lab Space



Third Floor | Suite 303 - 650 SF



The Pavilion

giant eagle BIG lots! SALLY BEAUTY
 petco Michaels City BARBELLUE
 Huntington

BUICK
 INFINITI
 GMC

ETON CHAGRIN BOULEVARD

TIFFANY & Co.
 BARNES & NOBLE Apple TRADER JOE'S MITCHELL'S FISH MARKET
 Citizens Bank THE NORTH FACE WALKER'S
 ANTHROPOLOGIE
 FARMER'S MARKET STARBUCKS COFFEE DUNKIN' DONUTS TEXAS BIZL

Landerwood Plaza North

henners ups
 SUBWAY FLEET FEET

Village Square

Pet People Cook's Corner
 PNC DXL TJ-MAXX

Chagrin Blvd 19,478 VPD

Water Tower Plaza

MASTER BUILDERS SOLUTIONS

Cadillac

MetroHealth
 Case City Health Center

CVS pharmacy

RITE AID

UNITED STATES POSTAL SERVICE

TREMCO

EATON
 Corp Headquarters

LIFETIME

ONE & TWO CLEVELAND DISTRICT

PINECREST

REI WOLF FOODS POTTERY BARN
 MINISTRIES SILVER STAR west elm
 WILLIAMS SONOMA
 CITY WORKS AC HOTELS

University Hospitals
 Rehabilitation Hospital

University Hospitals
 Ahuja Medical Center

University Hospitals

OMNOVA SOLUTIONS

Harvard Rd 27,708 VPD

Harvard Park

VCF buybuy BABY Office Max
 Marshalls DSW LABOY
 FIVE GUYS FAMOUS
 DiBella's Subs five BELW

1. HOMewood SUITES
 2. hotel GINDIGO
 3. Clarion
 4. HOME 2
 5. Residence Inn
 6. DOUBLETREE
 7. EMBASSY SUITES
 8. Aloft
 9. Marriott
 10. extended STAY AMERICA
 11. COURTYARD
 12. Fairfield
 13. Hampton Inn & Suites
 14. extended STAY AMERICA
 15. DRURY HOTELS

17. RED LOBSTER
 18. Bob Evans
 19. Waga
 20. SUSHI MAN
 21. PIADA
 22. Olive Garden
 23. BUFFALO WILD WINGS
 24. Chick-fil-ee
 25. DUNKIN' DONUTS
 26. TJ
 27. Pancake House
 28. Davis Bakery
 29. Geraci's
 30. Cooper's Hawk
 31. BJS



Green Rd 11,061 VPD

Richmond Rd 12,454 VPD

Cuyahoga Community College

CORPORATE COLLEGE





For Lease

WATER TOWER PLAZA

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