



Office Space for Lease

COMMERCE PARK 4

23240 Chagrin Boulevard | Beachwood, Ohio 44122

HIGHLIGHTS

- Walking distance to several nearby restaurants, shopping, and entertainment
- Exterior monument signage available
- Easy access to I-271
- First floor easy access

LEASE RATE: \$20.00/SF Gross

AVAILABLE SUITES

Suite 100	1,752 SF
Suite 101	2,194 SF
Suite 105	1,980 SF
Suites 115	2,295 SF
Suites 150	2,101 SF
Suite 180	4,850 SF



Commerce Park 4 Floor Plan

Chagrin Blvd

Suite 115
2,295 SF

Suite 105
1,980 SF

Suite 100
1,752 SF

Suite 101
2,194 SF

LOBBY

STAIR

STAIR

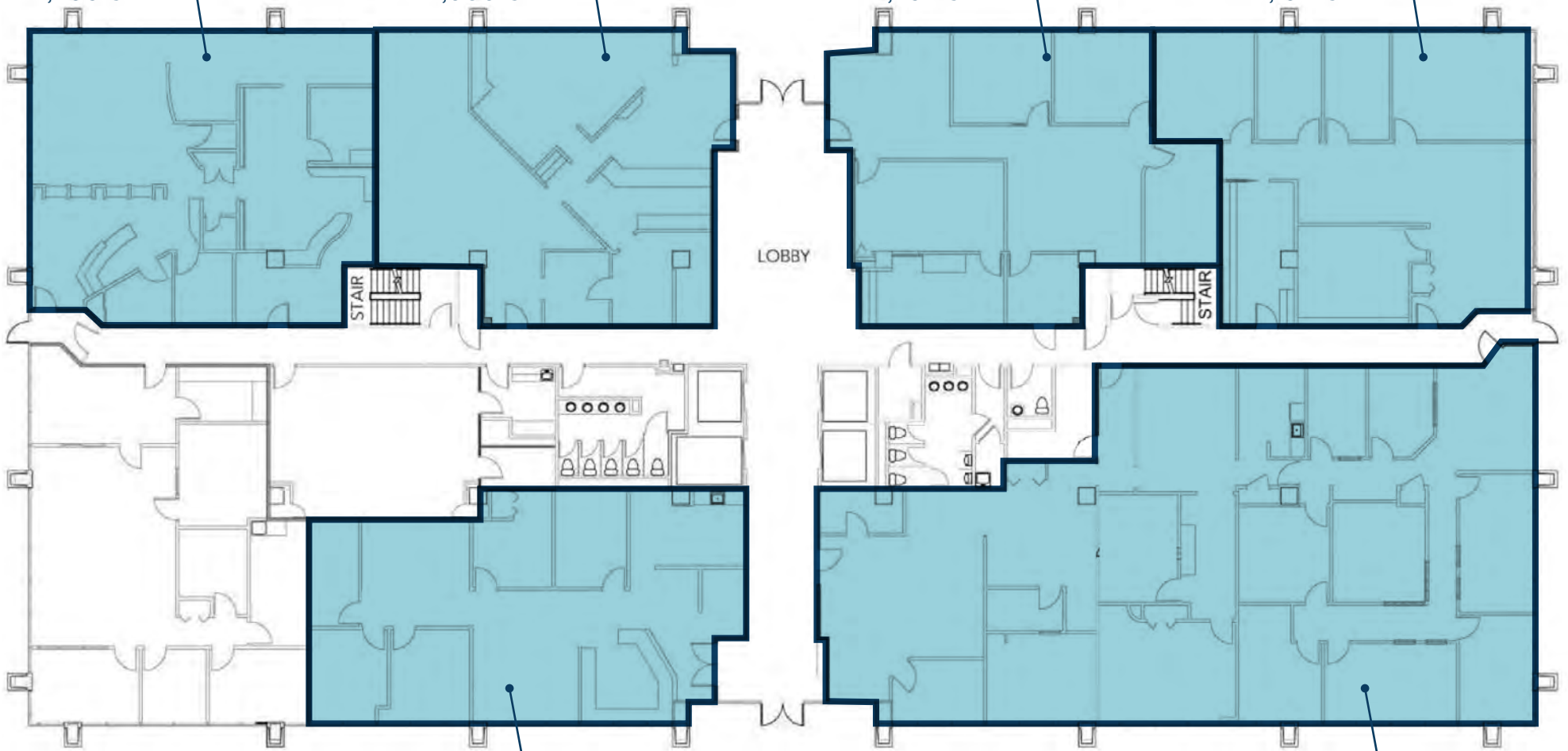
Suite 150
2,101 SF

Suite 180
4,850 SF

First Floor



S Green Rd

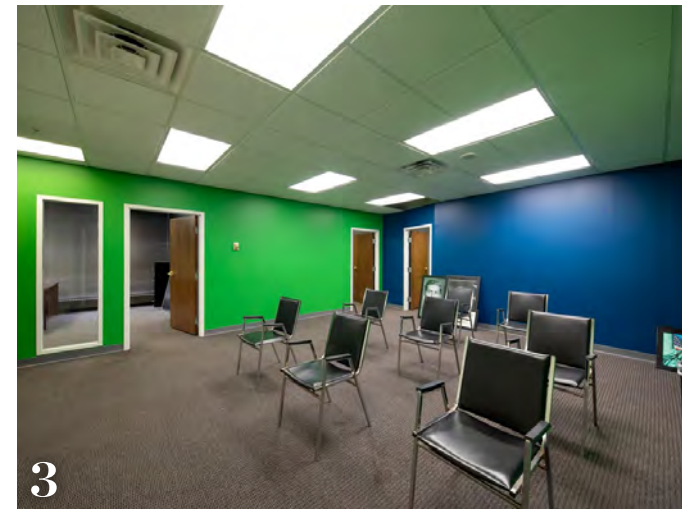




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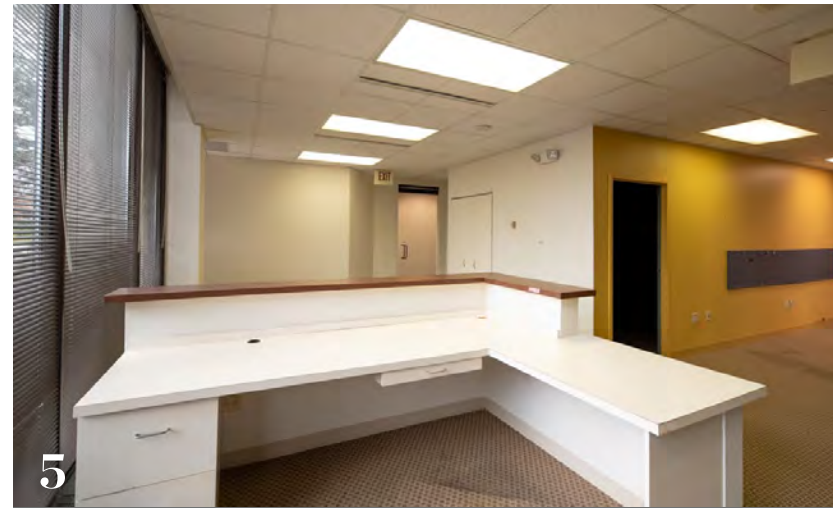
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3



4



5

- 1. Suite 100
- 2. Suite 100
- 3. Suite 100
- 4. Suite 101
- 5. Suite 101
- 6. Suite 101
- 7. Suite 115
- 8. Suite 115



6



7



8



1



2



3



4



5

- 1. Suite 150
- 2. Suite 150
- 3. Suite 150
- 4. Suite 180
- 5. Lobby
- 6. Cafe 56
- 7. Cafe 56



6



7



The Pavilion

giant eagle | BIG lots | SALLY BEAUTY
petco | Michaels | City BARBELUE
Huntington

BUICK
INFINITI
GMC

ETON CHAGRIN BOULEVARD

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

Landerwood Plaza North

henners | ups
SUBWAY | FLEET FEET

Village Square

Pet People | Cok's Tavern
PNC | DXL | TJ-MAXX

Chagrin Blvd 19,478 VPD

23240 Chagrin Blvd



Green Rd 11,061 VPD

EATON
Corp Headquarters



Harvard Rd 27,708 VPD

175

168,765 VPD

271

Richmond Rd 12,454 VPD



Harvard Park

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

PINECREST

REI | WEOLE FOODS | POTTERY BARN
MINISTRIPES | SILVER STAR
west elm
WILLIAMS SONOMA
CITY WORKS | AC HOTELS

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

1. STARBUCKS COFFEE	17. RED LOBSTER
2. SHUHEI	18. Bob Evans
3. BENIHANA	19. Waga
4. YOURS TRULY	20. SAMAN'S
5. Gump's	21. PIADA
6. La Botz	22. Olive Garden
7. Blue	23. BUFFALO WILD WINGS
8. Archie's Hough Bakeries	24. Chick-fil-e
9. PF. CHANG'S	25. DUNKIN' DONUTS
10. PINEAPPLE	26. TJ
11. HYDE PARK	27. Pancake House
12. CHELSEA	28. Davis Bakery
13. Taste of Kerala	29. Geraci's
14. Pie-O-Mine	30. Cooper's Hawk
15. Wendy's	31. BJS
16. McDonald's	



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