

First Time on Market | Prime Office Opportunity

FOR SUBLEASE | 25435 HARVARD ROAD, BEACHWOOD, OHIO 44122



25435 Harvard Road

Discover an unparalleled opportunity at the prestigious Synthomer headquarters located at 25435 Harvard Road in Beachwood, OH. This premier property offers the highest quality office space available in the eastern suburbs of Cleveland, presenting a unique sublease opportunity in a thriving business district.

Location Advantage:

- Prominently situated in the Chagrin Highlands subdivision, one of Cleveland's most sought-after suburbs for business & commerce
- Benefits from excellent proximity to major highways, including I-271 and I-480, facilitating seamless accessibility for employees & clients
- Minutes from Pinecrest, Eton, Harvard Park, and much more

Property Highlights:

- Class A space in a new (2015) building featuring unbelievable amenities and building quality
- Modern and sophisticated design with state-of-the-art facilities and amenities designed to enhance productivity and comfort
- Features glass ribbon walls throughout, high ceilings, abundant natural light, and premium finishes with a mixture of private offices and open workstation space
- Ample onsite parking and proximity to dining, retail, and recreational options further elevate its appeal as a premier business destination

Availability: 15,000 SF on First Floor





200,583

Population
(2024 | 5 Mile)

41.5

Median Age
(2024 | 5 Mile)

87,033

Households
(2024 | 5 Mile)

\$123,844

Household Income
(2024 | 5 Mile)

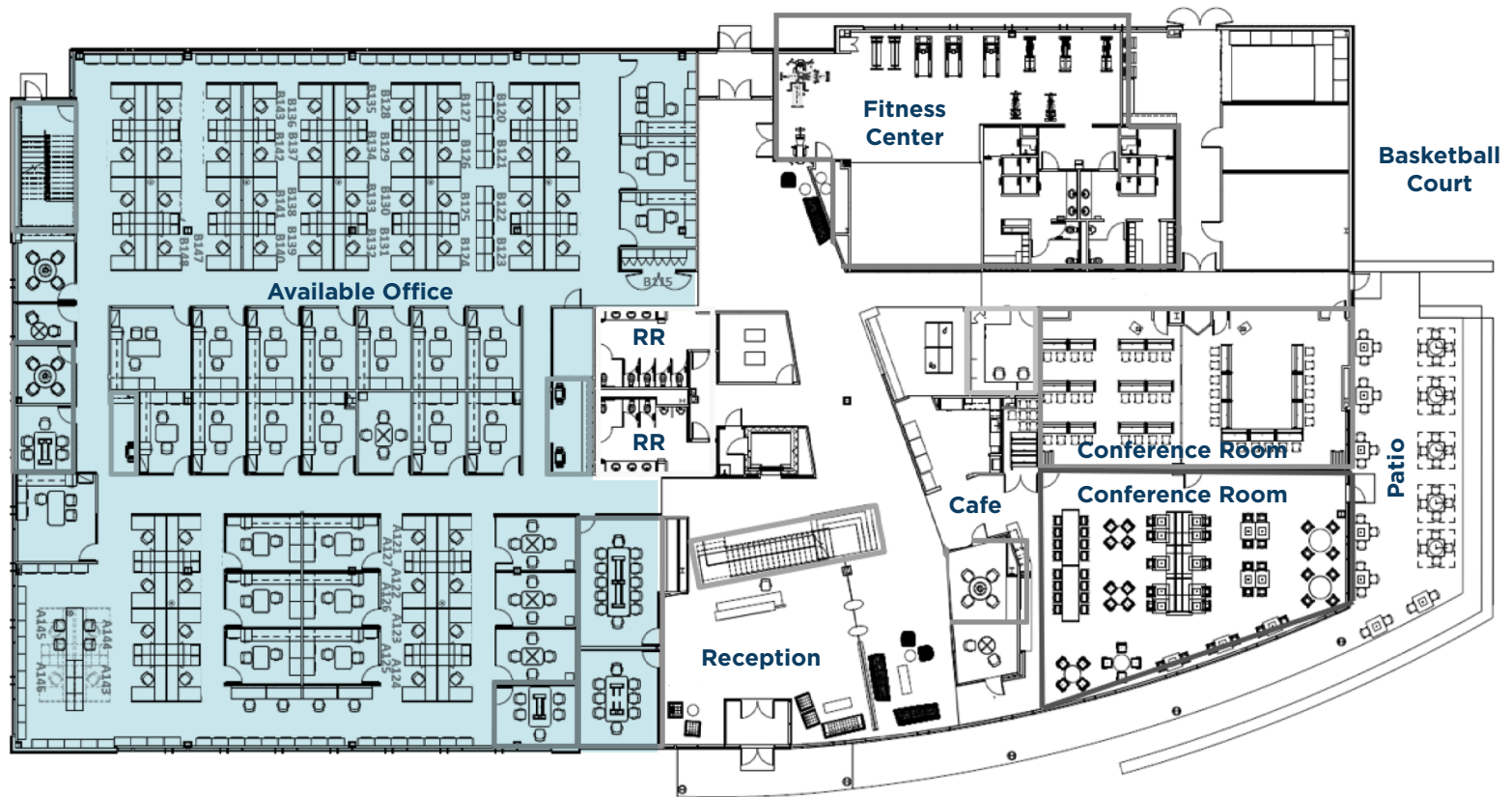
10,699

Total Businesses
(2024 | 5 Mile)

131,091

Total Employees
(2024 | 5 Mile)





First Floor - 15,000 SF Available



The Pavilion

giant eagle | BIG LOTS | SALLY BEAUTY
petco | Michaels | City BARBELLE
Huntington

BUICK
INFINITI
GMC

ETON CHAGRIN BOULEVARD

TIFFANY & CO.
BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET
Citizens Bank | THE NORTH FACE | M&B BBQ
ANTHROPOLOGIE
FAKE IDOL | STARBUCKS COFFEE | CUPOLE ITALIAN BREAD | TEXAS IN A BRAZIL

Village Square

Pet People | Cook's Lemons
PNC | DXL | TJ-MAXX

Landerwood Plaza North

hemens | ups
SUBWAY | FLEET FEET

Chagrin Blvd 19,478 VPD

MASTER BUILDERS SOLUTIONS



25435 Harvard Rd

Harvard Rd 27,708 VPD



PINECREST

REI | WHOLE FOODS MARKET | POTTERY BARN
PINSTRIPES | SILVER'S | west elm
WILLIAMS SONOMA
CITY WORKS | AC HOTELS MARRIOTT

Harvard Park

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

1. HOMEWOOD SUITES BY TIMCOFF	9. Marriott
2. hotel INDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD BY GARDEN OF EDDEN
4. HOME 2	12. Fairfield
5. Residence INN BY GARDEN OF EDDEN	13. Hampton Inn & Suites BY HILTON
6. DOUBLETREE BY HILTON	14. extended STAY AMERICA
7. EMBASSY SUITES BY HILTON	15. DRURY HOTELS
8. Aloft CLEVELAND DOWNTOWN	

1. STARBUCKS COFFEE	17. RED LOBSTER FRESH FISH-LIVE LOBSTER
2. SHUHEI	18. Bob Evans
3. BENIHANA	19. WagaZa SUSHI & SAKAI
4. YOURS TRULY	20. SAMAN'S LAVERA
5. Giovanni's	21. PIADA ITALIAN STREET FOOD
6. Pao Polillos	22. Olive Garden
7. Blu THE RESTAURANT	23. BUFFALO WILD WINGS
8. Archie's Hough Bakeries	24. Chick-fil-A
9. PF CHANG'S	25. CUPOLE ITALIAN BREAD
10. WINGLAND RESTAURANT	26. JJ
11. HYDE PARK PRIME STEAKHOUSE	27. Pancake House
12. CHELAAH MIDDLE EAST	28. Davis Bakery
13. Taste of Kerala	29. Geraci's
14. Pie-O-Mine	30. Cooper's Hawk
15. Wendy's	31. RESTAURANT BJS BREWHOUSE
16. McDonald's	



Green Rd 11,061 VPD

168,765 VPD

Richmond Rd 12,454 VPD





**25435 HARVARD ROAD
BEACHWOOD, OHIO 44122**

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