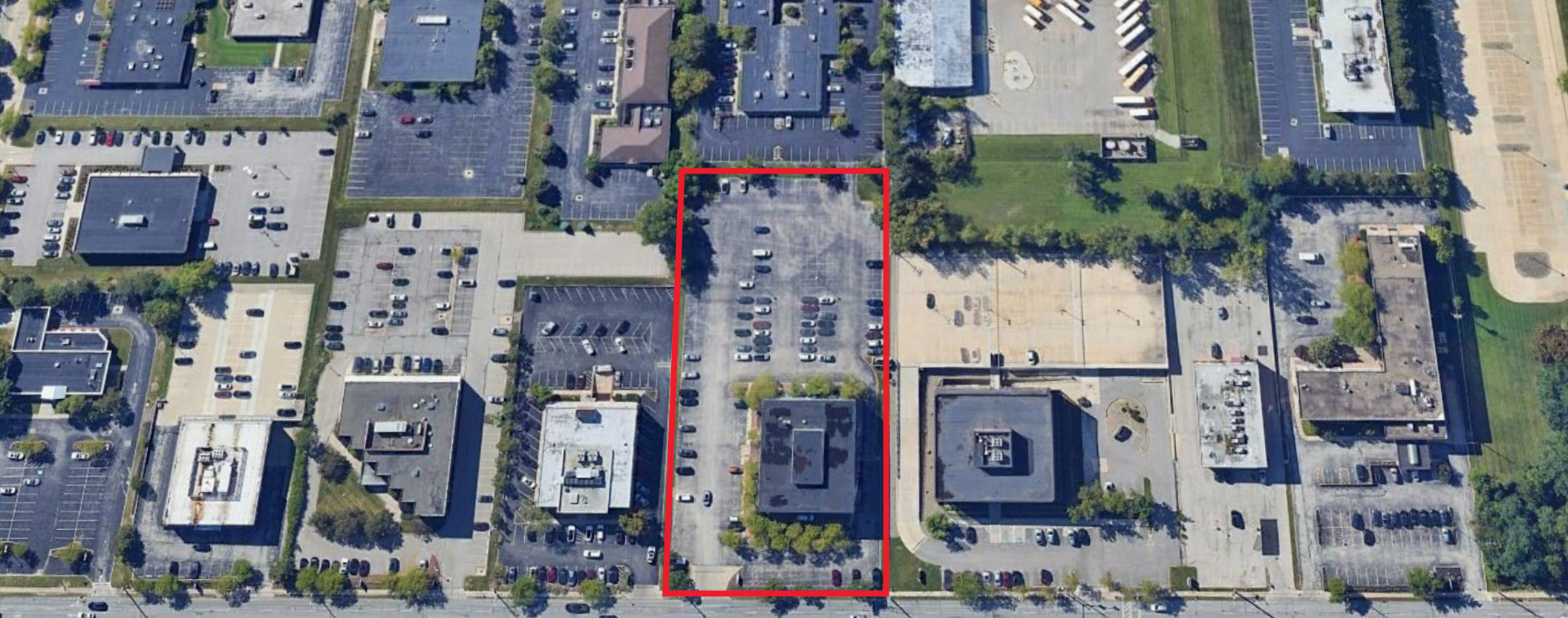


BEACHWOOD OFFICE BUILDING AVAILABLE

For Sale or Lease | 24200 Chagrin Blvd, Beachwood, Ohio 44122





Chagrin Boulevard

Executive Summary

This well-maintained 40,888 SF office building, previously occupied for outpatient psychiatry, offers an excellent opportunity for an owner-user or investor seeking a strategically located asset in the thriving Chagrin Corridor of Beachwood, Ohio. The building will be delivered vacant, providing flexibility for single or multi-tenant use. This office building is a rare opportunity for businesses looking to establish a presence in one of Beachwood's most sought-after commercial corridors.

building sf
40,888 SF

year built
1974

parking
200 spaces

lease rate
18.50/SF MG

purchase price
\$6,000,000

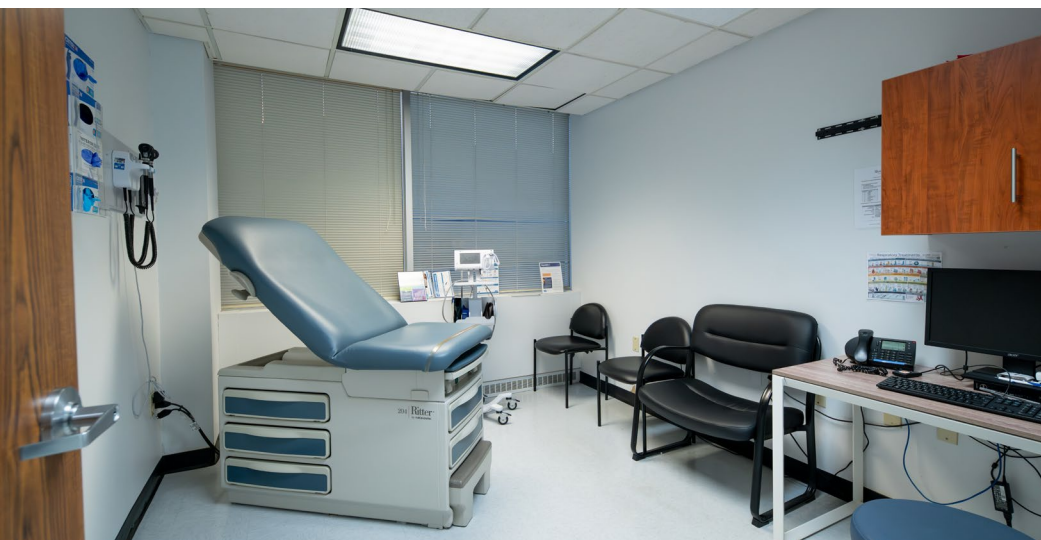


HIGHLIGHTS

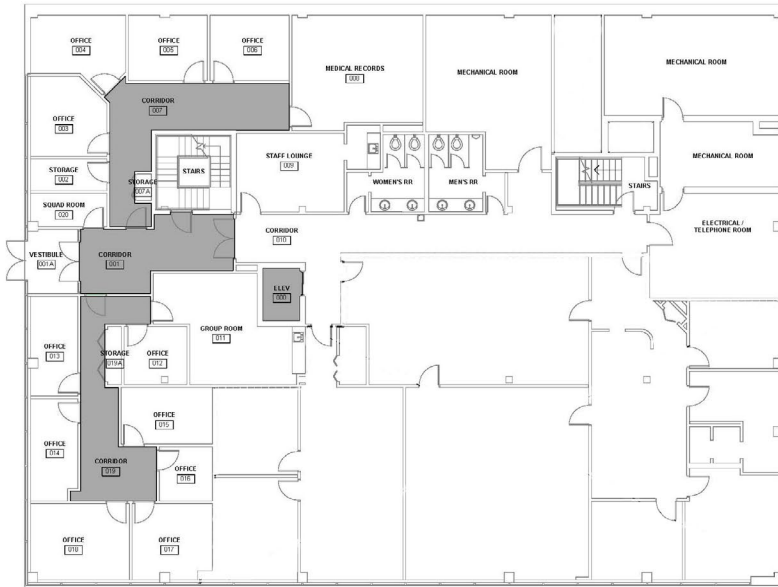
- **Prime Owner-User Opportunity:** Ideal for businesses seeking a ready-to-occupy space tailored to their needs, with the added potential for future tenant expansion.
- **Incentives from the City of Beachwood:** Job creation incentives are available for qualifying businesses, enhancing the property's value proposition.
- **Well-Maintained and Managed:** The property has been diligently maintained, ensuring minimal upfront investment for new occupants.
- **Flexible Floor Plans:** The building's layout supports either single or multi-tenant configurations, offering flexibility for various business operations.
- **Prime Location:** Situated in the heart of the bustling Chagrin Corridor, Beachwood's premier business district, the property benefits from excellent accessibility, nearby amenities, and a vibrant commercial environment.

QUICK SPECS

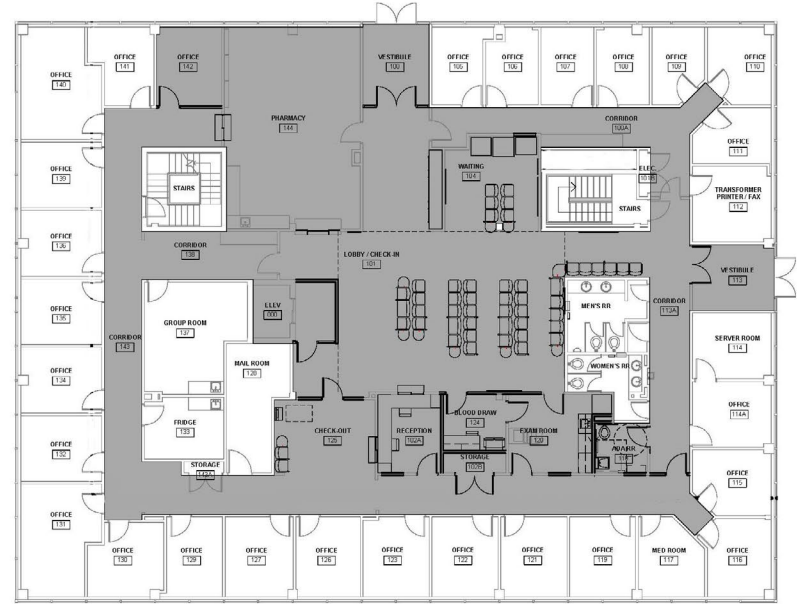
Address	24200 Chagrin Blvd Beachwood, Ohio 44122
Parcel	74225016
Year Built	1974
Building Size	40,888 SF
Site Size	2.21 AC
Floors	Four (4)
Average Floorplate	10,222 SF
Parking	200 Surface Spaces
Construction	Steel
Elevators	One (1)
Class	B
Available for Lease	40,888 SF



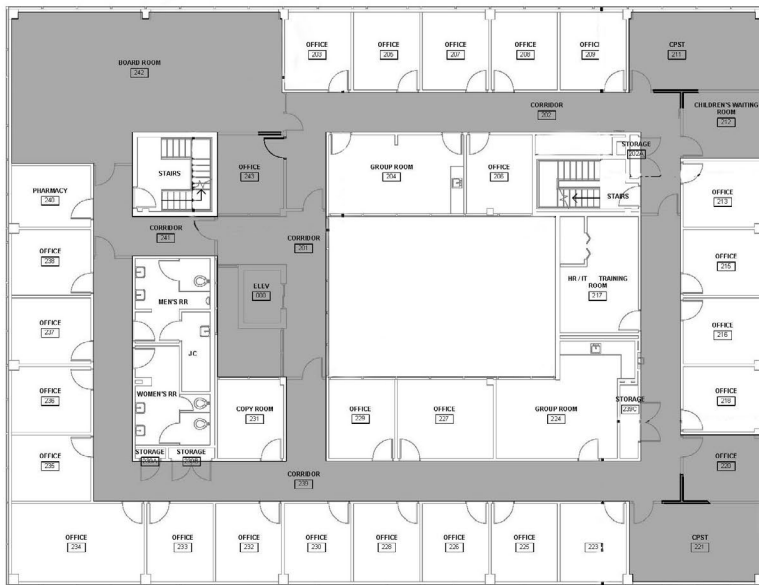
FLOOR PLANS



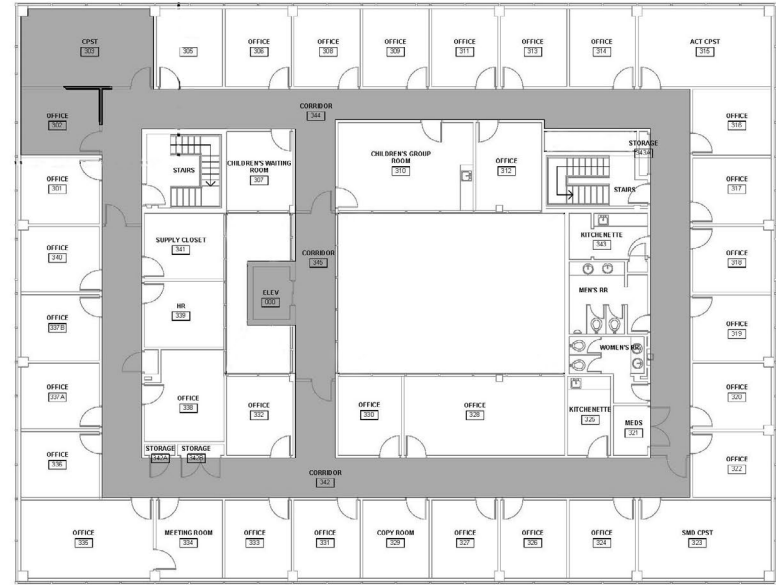
1 LOWER LEVEL FLOOR PLAN
A0.1 3/32" = 1'-0"



2 FIRST FLOOR PLAN
A0.1 3/32" = 1'-0"



3 SECOND FLOOR PLAN
A0.1 3/32" = 1'-0"



4 THIRD FLOOR PLAN
A0.1 3/32" = 1'-0"





BEACHWOOD

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. Known for its upscale shopping centers like Beachwood Place and Legacy Village, it attracts both residents and visitors seeking retail therapy and dining experiences. The city's proximity to major highways facilitates easy access to Cleveland's cultural attractions and business districts, making it a prime location for professionals and families alike. Investing in a medical office building in Beachwood is advantageous due to the area's affluent demographics and robust healthcare infrastructure. With a growing population and a reputation for high-quality medical services, a medical office in Beachwood promises steady demand and a solid return on investment in the thriving Greater Cleveland area.

MAIN ATTRACTIONS

Beachwood Place: Premier shopping destination featuring upscale retailers and dining options, perfect for a day of retail therapy.

Legacy Village: Outdoor lifestyle center with shops, restaurants, and entertainment venues, offering a vibrant atmosphere for shopping and dining.

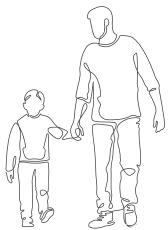
Chagrin River Park: Natural retreat with trails for hiking and biking, ideal for outdoor enthusiasts looking to explore nature.

Maltz Museum of Jewish Heritage: Offers exhibitions and educational programs focused on Jewish heritage and diversity, providing cultural enrichment for visitors.



DEMOS

(2024 | 3-MILE RADIUS)



51,797
population



22,019
households



\$174,475
avg hh income



4,260
businesses



54,095
employees



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 IDOLS | 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

24200 Chagrin Blvd

MASTER BUILDERS SOLUTIONS

KinderCare
University Hospitals

PORSCHE
Cadillac

MetroHealth
Ohio City Health Center

Alson

CVS pharmacy

RITE AID



TREMCO

EATON
Corp Headquarters

University Hospitals
Rehabilitation Hospital

LIFETIME

ONE & TWO
CHAGRIN HIGHLANDS

University Hospitals
Anuja Medical Center

OMNOVA SOLUTIONS

Harvard Rd 27,708 VPD

Cuyahoga Community College

Richmond Rd 12,454 VPD

Harvard Park

VCF | buybuy BABY | Office Max
Marshalls | DSW
LABOY
FIVE GUYS BURGERS and FRIES | FAMOUS Footwear
DiBalla's Subs | five BELW

PINECREST

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

1. HOMEWOOD SUITES BY TRISTAR	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 Pao Grill	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

175

271

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CONNOR REDMAN

Vice President
+1 216 525 1493
credman@crescorealestate.com

RICO PIETRO, SIOR

Principal
+1 216 525 1473
rpietro@crescorealestate.com

JIM KRIVANEK

Vice President
+1 216 525 1498
jkrivanek@crescorealestate.com

KIRSTEN PARATORE

Associate
+1 216 525 1491
kparatore@crescorealestate.com

ROBBY MARTINELLI

Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

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