

CHAGRIN RICHMOND PLAZA

25550 Chagrin Boulevard, Beachwood, Ohio 44122



The King Group Realty

25550 Chagrin Blvd., Suite 300 Beachwood, OH 44122
Ph: 216.831.9330 F: 216.831.8879 www.thekinggroup.com

Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd. N., Suite 200, Cleveland, OH 44131
Ph: 216.520.1200 www.crescorealestate.com

RICO PIETRO, SIOR

Principal

+1 216 525 1473

rpietro@crescorealestate.com

KIRSTEN PARATORE

Senior Associate

+1 216 525 1491

kparatore@crescorealestate.com

CHAGRIN RICHMOND PLAZA

25550 Chagrin Boulevard, Beachwood, Ohio 44122



TOTAL AREA: 4-Story Building - 71,000 RSF

FLOOR SIZE: Approximately 18,000 RSF

YEAR BUILT: 1973 Renovated 1996, 2008, 2014

RATES: \$22.50 Full Service

UTILITIES: Tenants are separately metered for lights & electrical outlets

OPERATING EXPENSES: Tenant pays increases in operating expenses over a base year

PARKING: Heated garage with 65 spaces - ample surface parking

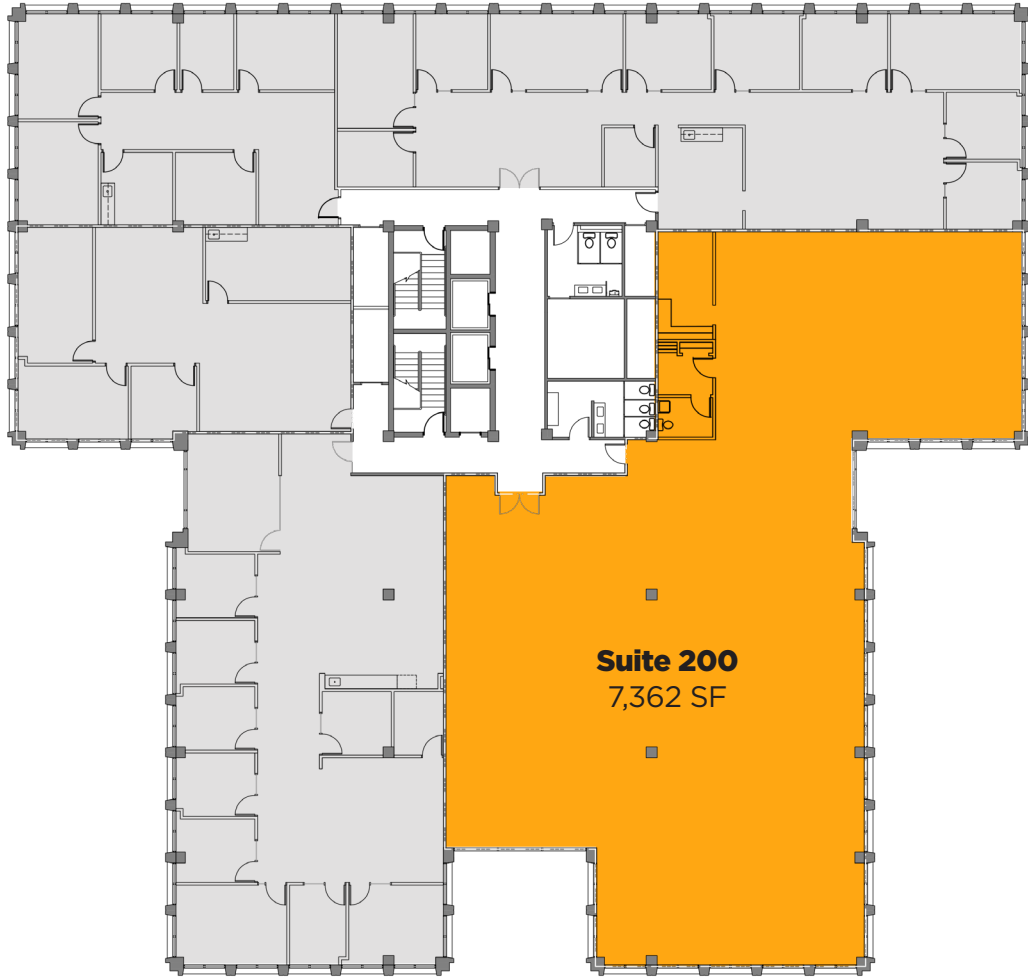
RECENT IMPROVEMENTS: Newly remodeled lobby and common areas, updated conference room, new restrooms and modernized elevators

COMMENTS: On-site management
Giovanni's Restaurant and Patio



RICO PIETRO, SIOR
Principal
+1 216 525 1473
rpietro@crescorealestate.com

KIRSTEN PARATORE
Senior Associate
+1 216 525 1491
kparatore@crescorealestate.com



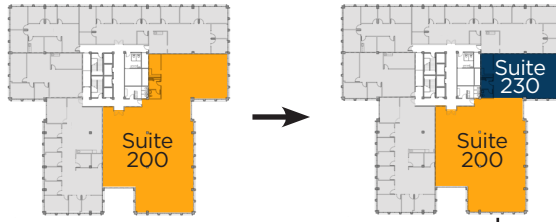
Second Floor



RICO PIETRO, SIOR
Principal
+1 216 525 1473
rpietro@crescorealestate.com

KIRSTEN PARATORE
Senior Associate
+1 216 525 1491
kparatore@crescorealestate.com

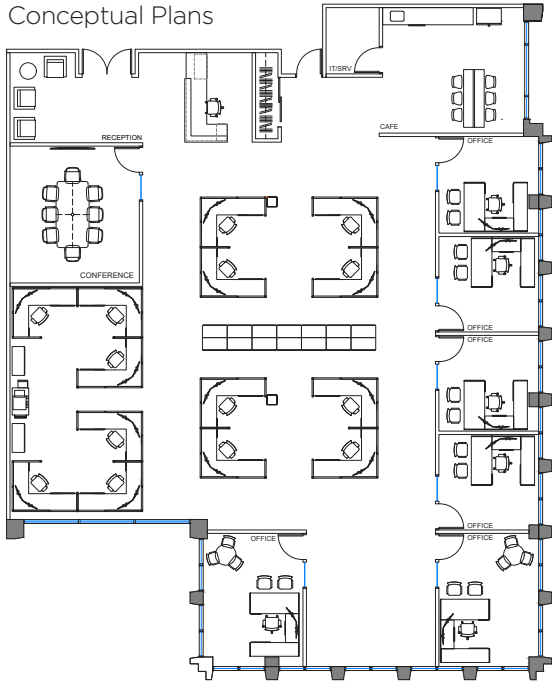
Suite 200 Demising Plans



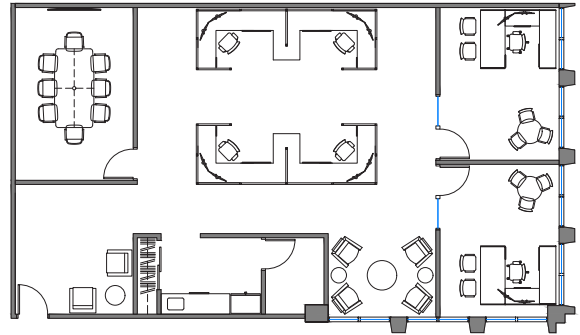
Suite 200 5,140 SF

Suite 230 2,031 SF

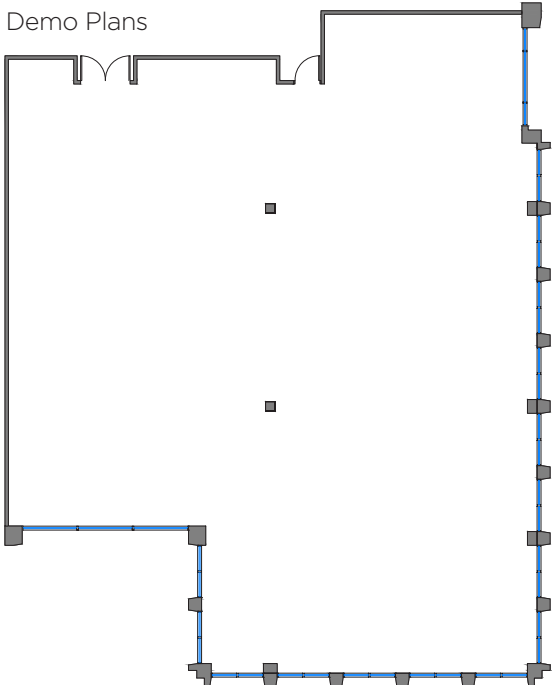
Conceptual Plans



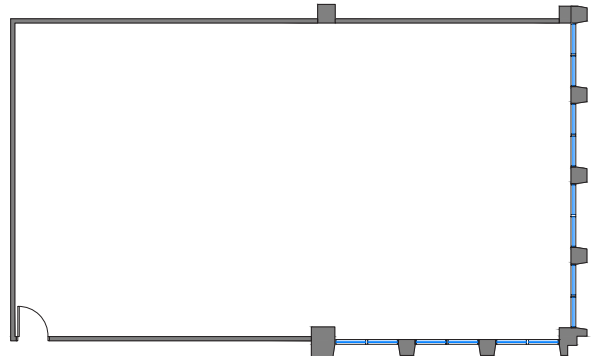
Conceptual Plans



Demo Plans



Demo Plans



RICO PIETRO, SIOR
Principal
+1 216 525 1473

KIRSTEN PARATORE
Seniro Associate
+1 216 525 1491

rpietro@crescorealestate.com

kparatore@crescorealestate.com