

AVAILABLE FOR LEASE

One of the few remaining blocks of office space along Chagrin Blvd.

3700 PARK EAST DRIVE Beachwood, Ohio



AVAILABILITIES:

Suite 170:

- Area: 1,882 RSF
- Lease rate: \$20.00 RSF gross
- Possession: Immediate

Suite 200:

- Area: 8,674 RSF
- Lease rate: \$20.00 RSF gross

Suite 240:

- Area: 7,021 RSF
- Lease rate: \$20.00 RSF gross
- Possession: Immediate

Suite 450:

- Area: 6,124 RSF
- Lease rate: \$20.00 RSF gross
- Possession: Immediate

BUILDING HIGHLIGHTS:

- “Cool Space” - exposed ceiling, open space with many collaboration areas
- Signage potential for full-space user
- Building renovated in 2005
- 4-story office building, 2 elevators
- Abundant surface parking (390 spaces)
- Newly decorated sky-lighted atrium
- Shopping and dining nearby at Beachwood Place, Legacy Village, Eton Collection, Pavilion Mall and Pinecrest
- 25 minutes to airport
- Immediate access to I-271 and Chagrin Boulevard

For more information, contact:

Bob Nosal

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Licensed Real Estate Broker

Camille Norton

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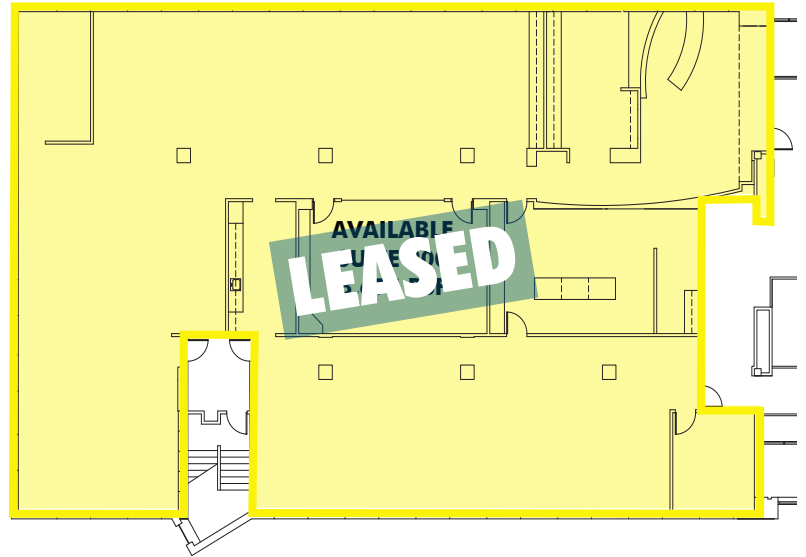
1350 Euclid Avenue, Suite 300 • Cleveland, Ohio 44115

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is

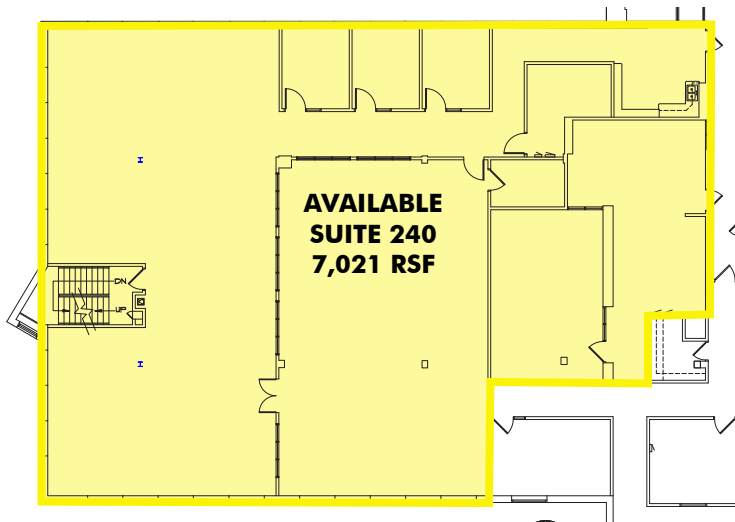
First Floor – Suite 170



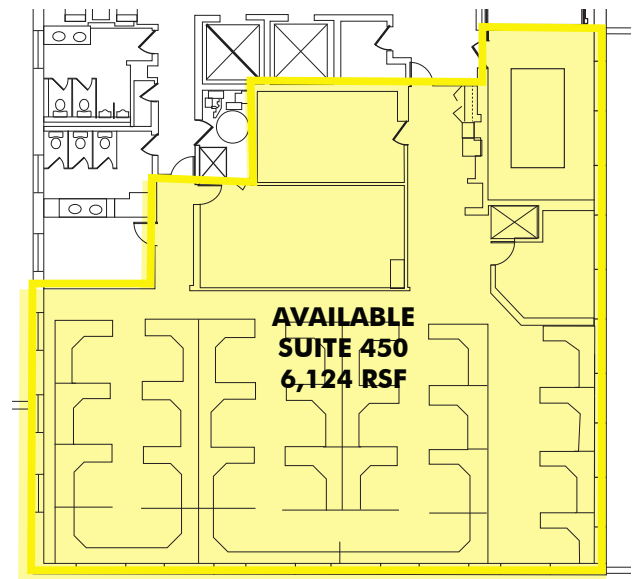
Second Floor – Suite 200



Second Floor – Suite 240



Fourth Floor – Suite 450



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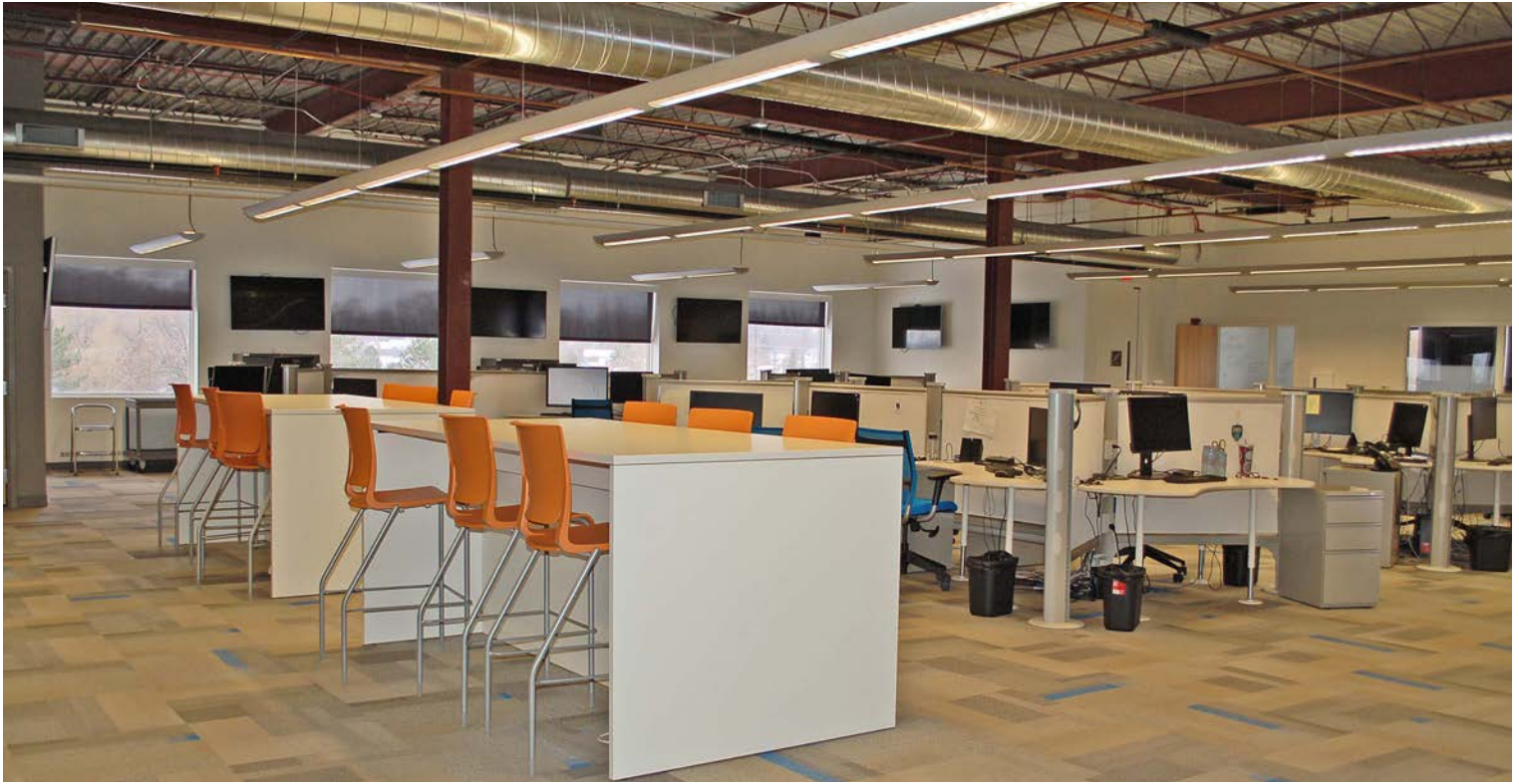
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