

# 3690 ORANGE PLACE

BEACHWOOD, OHIO

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**CUSHMAN &  
WAKEFIELD**





# ORANGEWOOD PLACE



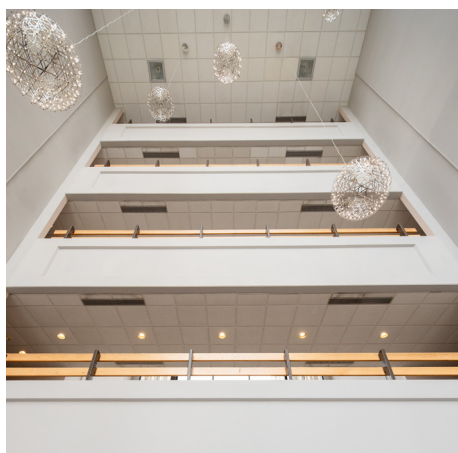
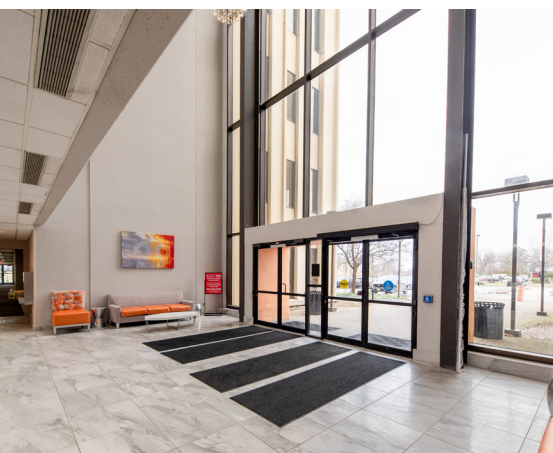
**3690 Orange Place** is located directly off I-271 in the Chagrin Boulevard Corridor. With immediate highway access, Orangewood Place is the perfect space for your office needs.

## Property Highlights:

- Brand new building improvements
- Immediate proximity to I-271
- Steps from Pinecrest - shop a premier mix of renowned retailers
- On-site amenities include building conference facility, attached garage parking, lower level storage
- Floor plans range from 500 SF - 7,300 SF for office or medical space







**ORANGEWOOD PLACE** is a 126,365 SF Class B Office Building located in the heart of Beachwood, with an array of professional tenants from Doctors and Lawyers all the way to startup tech firms. The Building's dynamic new ownership has recently completed several phases of an aggressive modernization of the Building, including all new mechanical systems such as new HVAC and elevators. In addition the new owners have finished an extraordinary makeover of the lobby as well as additional improvements to the parking garage, replacing the roof, and updating the Building's security system.

#### AVAILABLE SPACE:

SUITE 100:	2,812 SF	SUITE 315:	1,595 SF
SUITE 160	1,703 SF	SUITE 415:	2,609 SF
SUITE 210	2,790 SF	SUITE 512:	1,196 SF
SUITE 211:	2,914 SF	SUITE 540:	3,336 SF

#### RENTAL RATE:

Office:	\$19.00-19.95/SF
Medical:	\$19.50-\$21.50/SF

#### LEASE DETAILS:

Full Service lease includes the Landlord providing 5 days per week janitorial cleaning, HVAC during normal business hours, real estate taxes, insurance, and common area maintenance.

#### BUILDING RENOVATION DATE:

2018

#### GARAGE PARKING:

\$75.00/Month

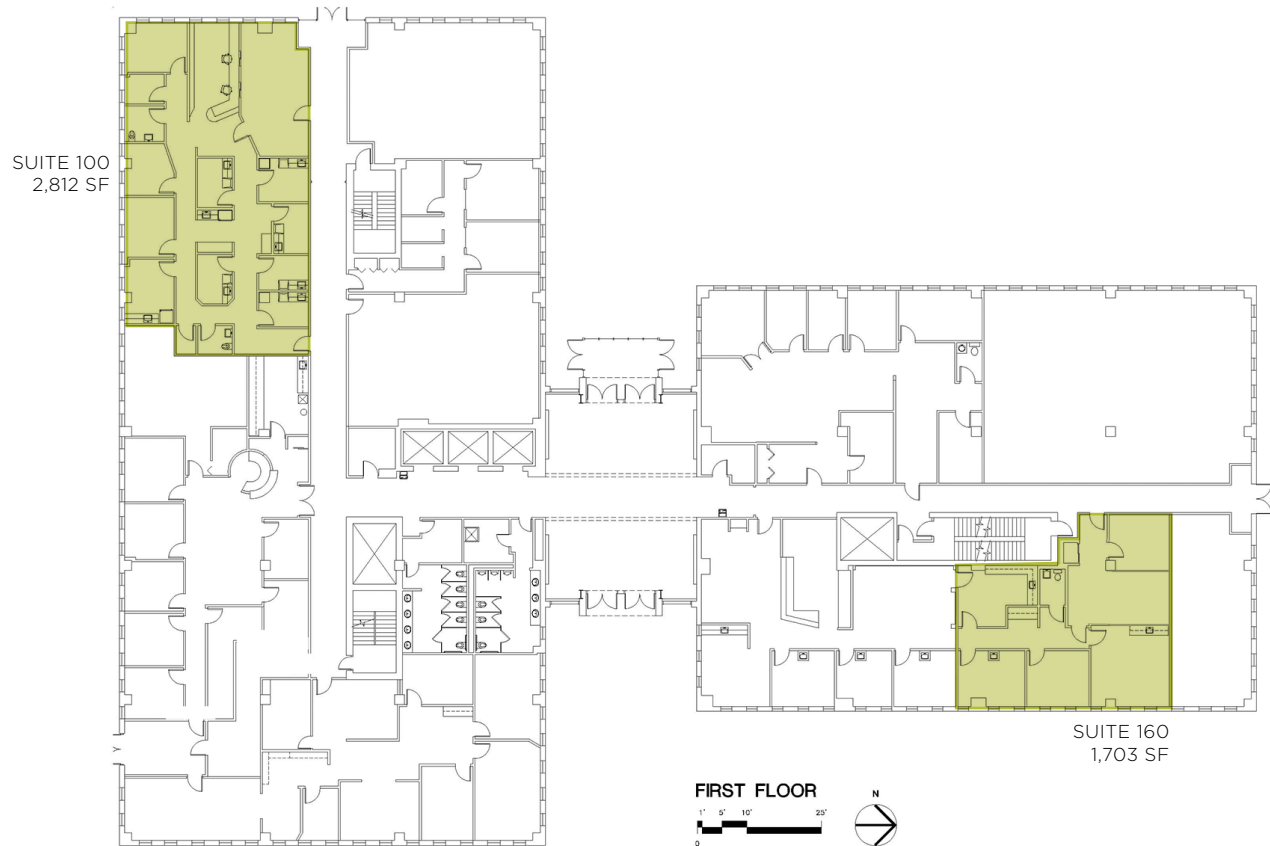
#### BUILDING AMENITIES:

- Building conference facility
- Professional best in class property management AND five (5) night per week janitorial cleaning services
- Covered garage parking
- Storage space available
- Updated common areas and mechanical (HVAC, elevators, etc)
- Walking distance to the new Pinecrest
- Close proximity to an abundance of options for dining, night life, hotel, shopping and much more!

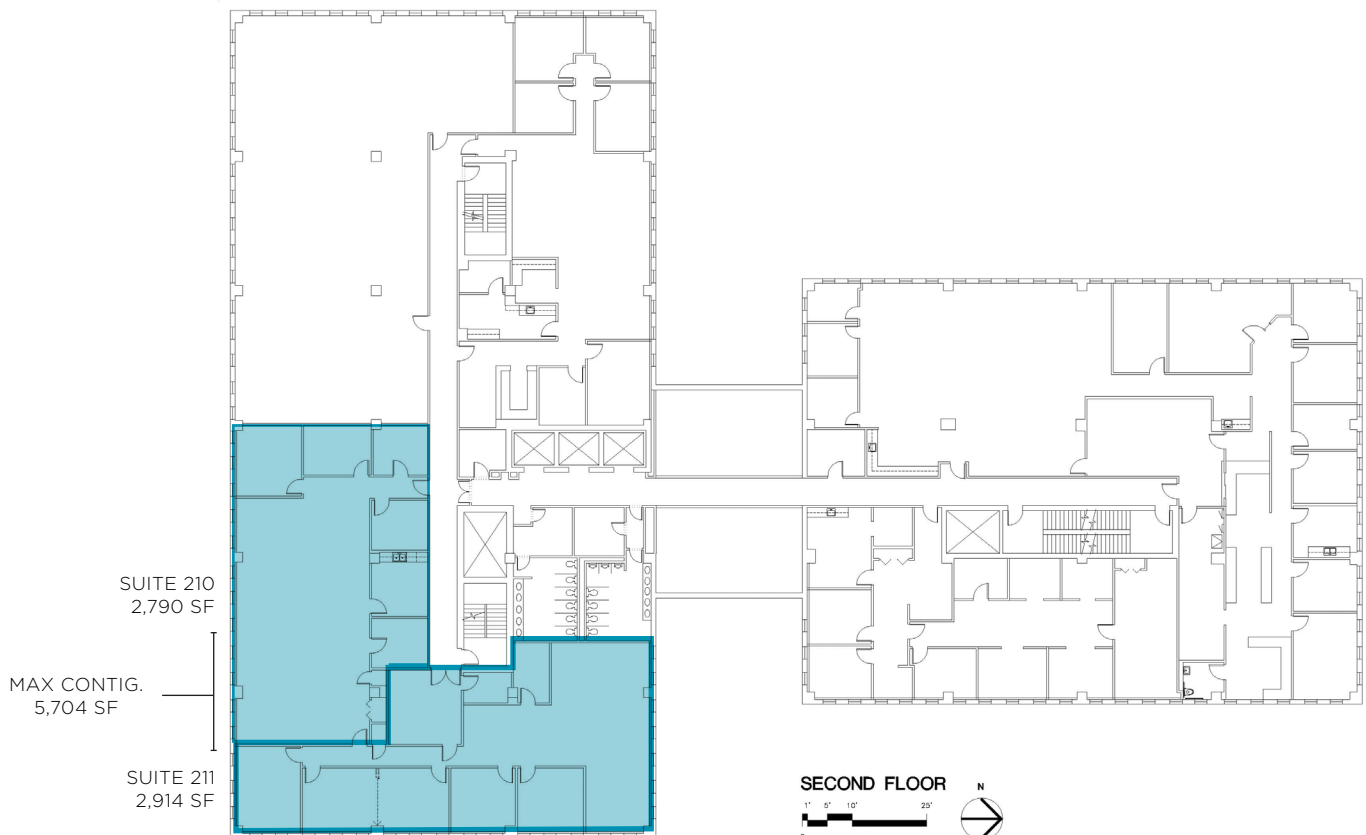
# ORANGEWOOD PLACE

## FIRST FLOOR

OFFICE MEDICAL



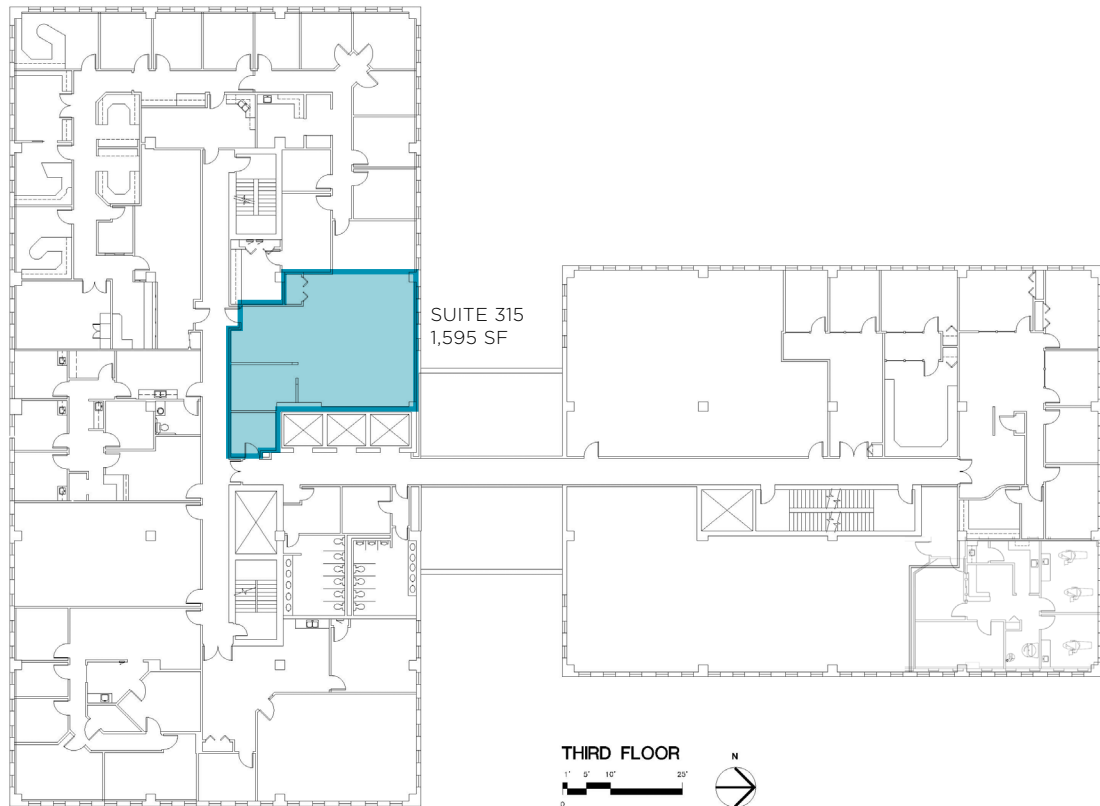
## SECOND FLOOR



# ORANGEWOOD PLACE

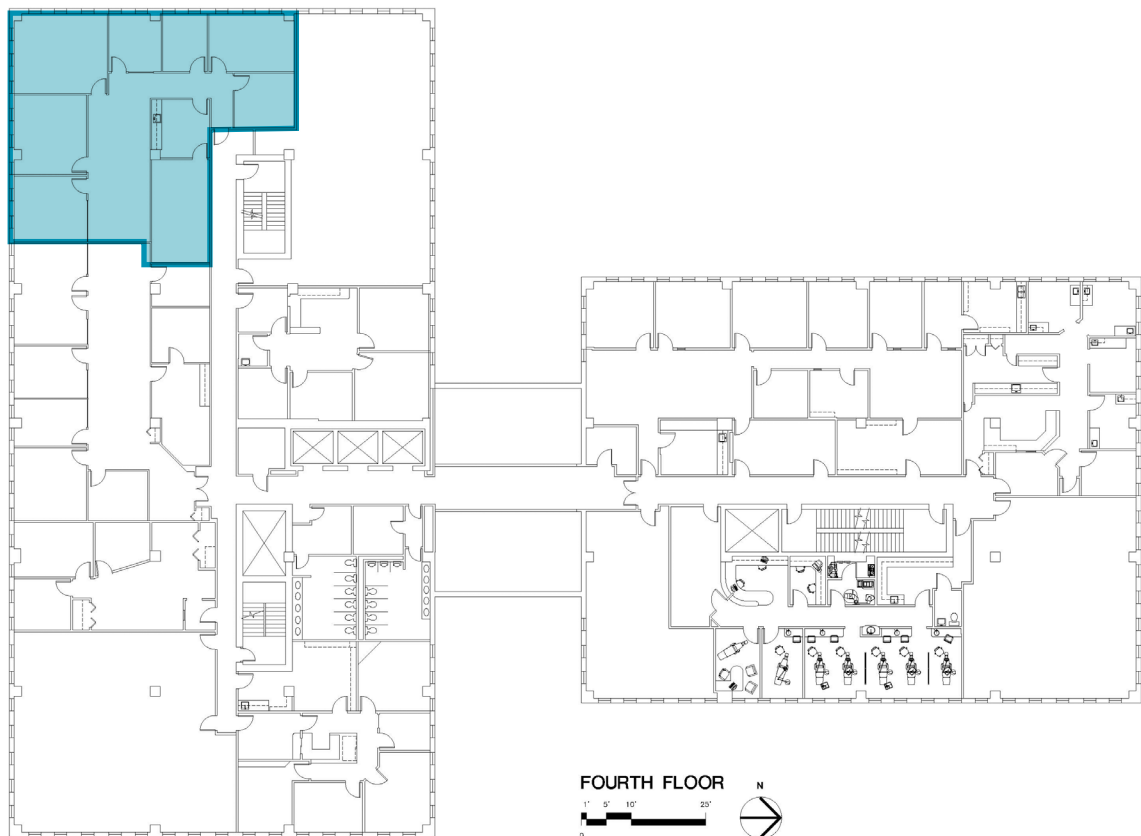
## THIRD FLOOR

OFFICE MEDICAL



## FOURTH FLOOR

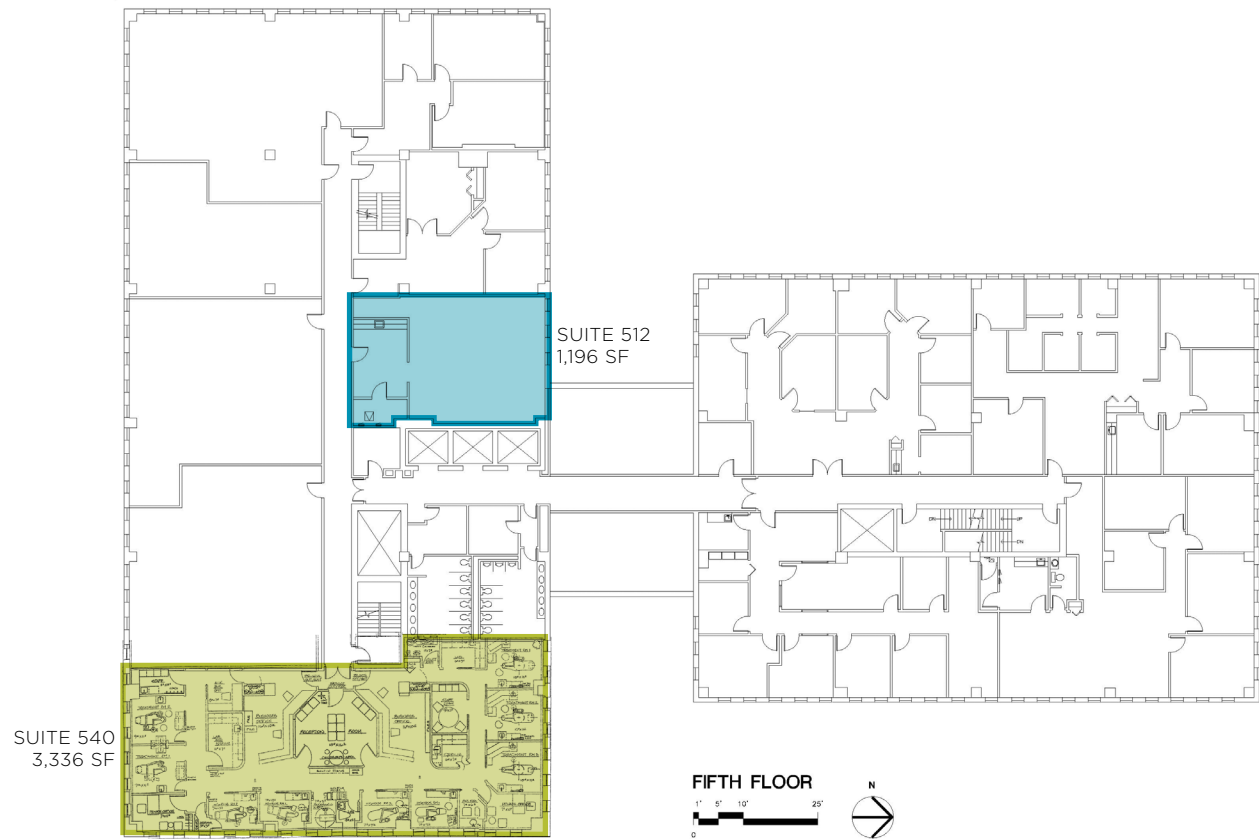
SUITE 415  
2,609 SF



# ORANGEWOOD PLACE

## FIFTH FLOOR

OFFICE MEDICAL





# ORANGEWOOD PLACE



## NEARBY AMENITIES:

Apricot Lane  
BOUTIQUE

Homage

REI  
CO-OP

SILVERSPOT  
CINEMA

BIBIBOP  
asian grill

POTTERY BARN

FIREBIRDS  
FB  
WOOD FIRED GRILL

SCOUT & MOLLY'S  
BOUTIQUE

THE WOODHOUSE  
day spa®

WILLIAMS SONOMA  
CALIFORNIA

Brighton®

LAURA of PEMBROKE  
FURNISHINGS • GIFTS • WOMEN'S FASHION

Neapolitan  
3 Palms  
PIZZERIA • BAKERY

eye candy  
OPTICAL

WARBY PARKER  
eyewear



# CITY OF *Beachwood*

STRATEGICALLY LOCATED IN NORTHEASTERN OHIO, BEACHWOOD IS A THRIVING COMMERCIAL HUB THAT IS HOME TO MORE THAN 2,500 BUSINESSES. WITH A LONGSTANDING, WELL-DESERVED REPUTATION AS A BLUE CHIP BUSINESS CENTER, BEACHWOOD ATTRACTS MORE THAN 100,000 PEOPLE EVERY DAY FOR BUSINESS, HEALTH CARE, SHOPPING, AND ENTERTAINMENT. BUSINESSES CAN COUNT ON A RESPONSIVE GOVERNMENT AND UNPARALLELED CITY SERVICES.

BEACHWOOD'S DEVELOPMENT DEPARTMENT STRIVES TO PROMOTE SUSTAINABLE ECONOMIC GROWTH AND INNOVATION, WHILE CONSISTENTLY MAINTAINING A STRONG RELATIONSHIP AND COMMITMENT TO OUR CURRENT BUSINESSES. WE TAKE GREAT PRIDE IN OUR PUBLIC-PRIVATE PARTNERSHIPS WHICH SERVE THE NEEDS OF OUR RESIDENTS AND BUSINESSES. AN EXTRAORDINARY LEVEL OF COLLABORATION BETWEEN THE CITY, OUR NATIONALLY RANKED SCHOOLS AND OUR BUSINESSES HAS CREATED A UNIQUE COMMUNITY. EXCELLENCE IS OUR STANDARD, AND THAT SETS BEACHWOOD APART FROM THE CROWD.





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