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# BEACHWOOD OFFICE BUILDING AVAILABLE

For Sale | 24200 Chagrin Blvd, Beachwood, Ohio 44122





## 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 & purchase price  
**Negotiable**





## 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

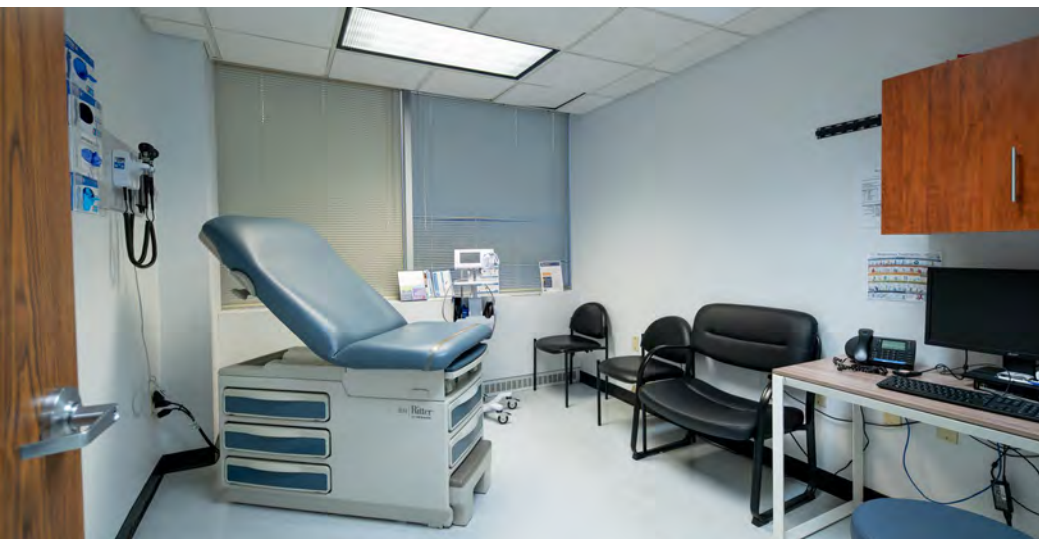
|                    |   |
|--------------------|---|
| Address            | 24200 Chagrin Blvd<br>Beachwood, Ohio 44122 |
| Parcel             | 74225016                                    |
| Year Built         | 1974  |
| Building Size      | 40,888 SF                                   |
| Site Size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



## Exterior Concept Designs

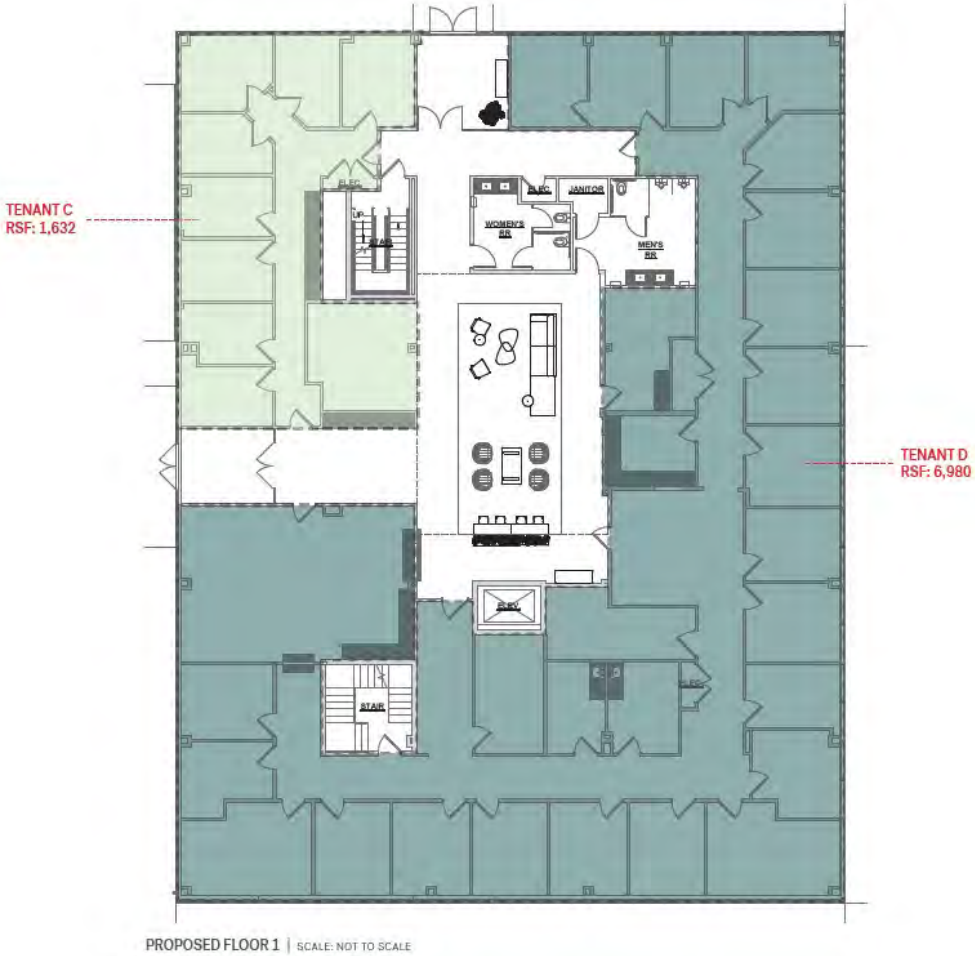




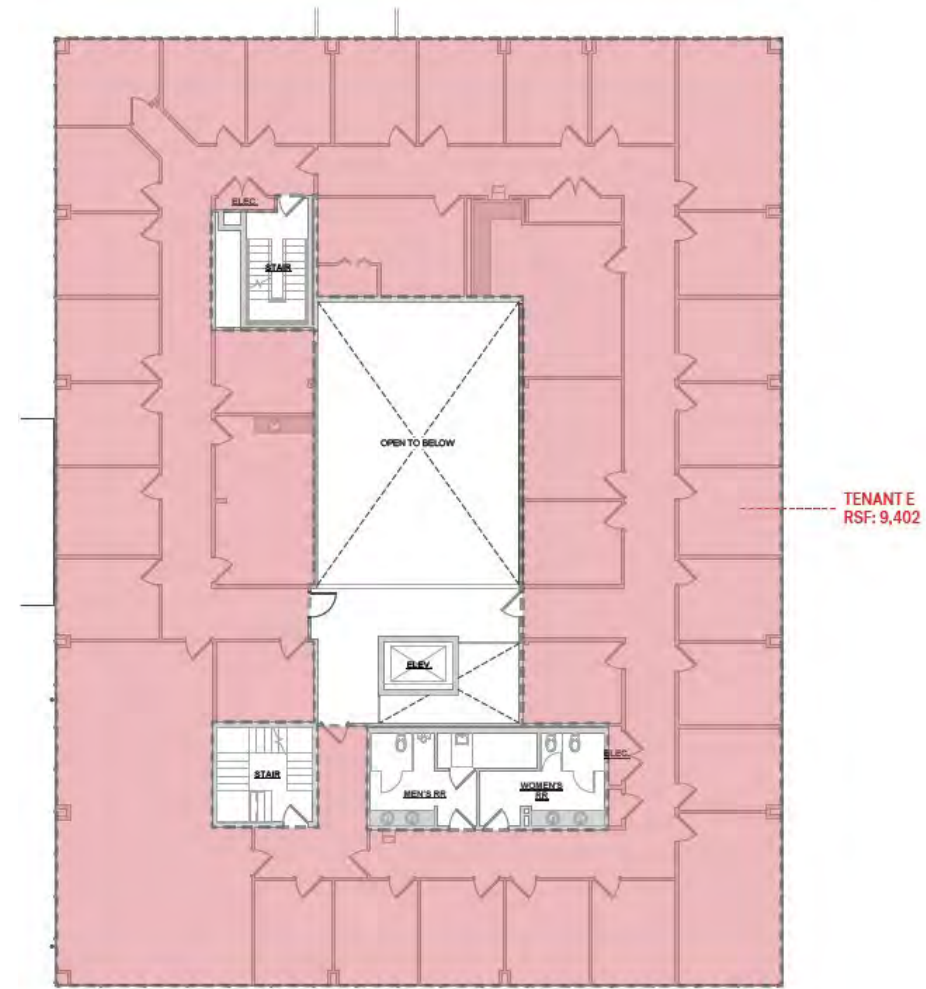




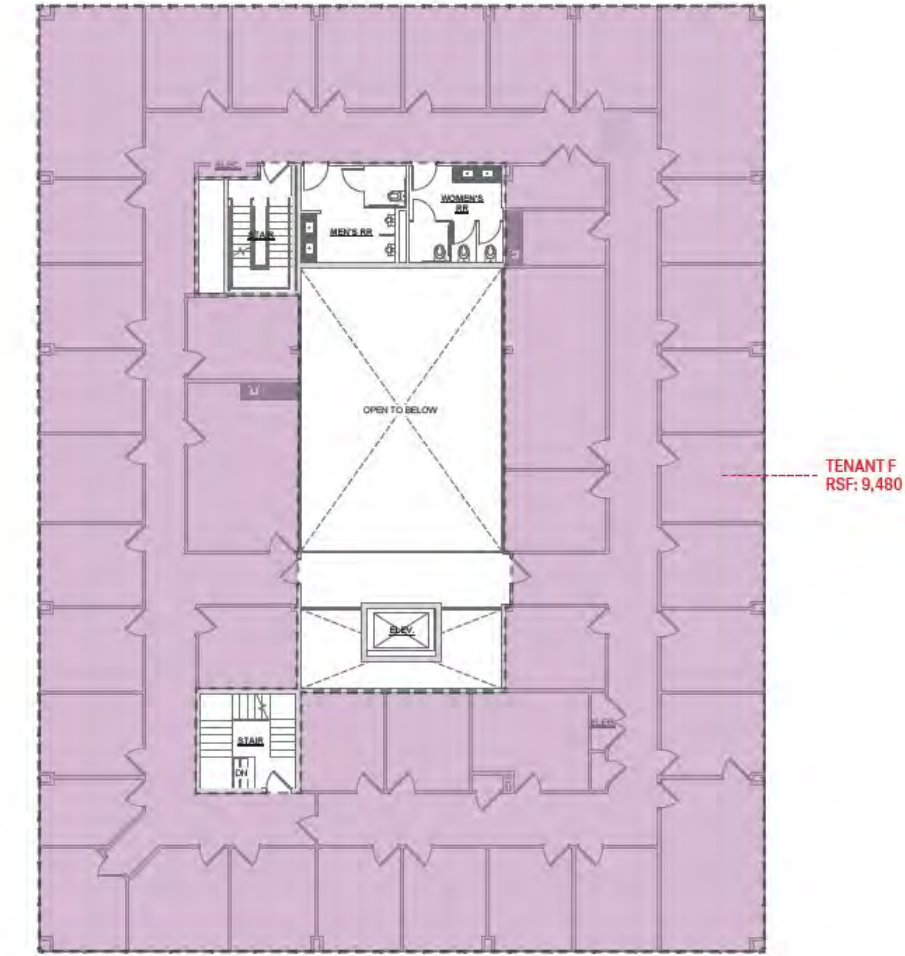
# FLOOR PLANS



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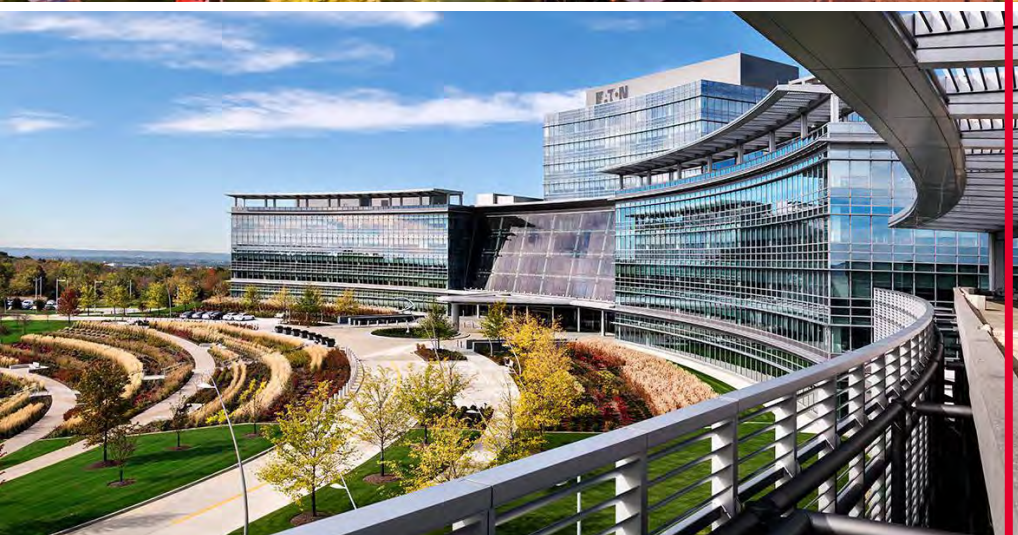


PROPOSED FLOOR 2 | SCALE: NOT TO SCALE



PROPOSED FLOOR 3 | SCALE: NOT TO SCALE





# 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.

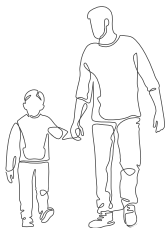
**Maltz Museum of Jewish Heritage:** Offers exhibitions and educational programs focused on Jewish heritage and diversity, providing cultural enrichment for visitors.





# DEMOS

(2024 | 3-MILE RADIUS)



**51,797**  
population



**22,019**  
households



**\$174,475**  
avg hh income



**4,260**  
businesses



**54,095**  
employees



## The Pavilion



Chagrin Blvd 19,478 VPD

24200 Chagrin Blvd



Harvard Rd 27,708 VPD



## Village Square



## ETON CHAGRIN BOULEVARD



## Landerwood Plaza North



## Harvard Park





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