

Rare Opportunity to Acquire Fully-Leased, Class A Asset

LANDERWOOD CROSSING



FOR SALE

31099 Chagrin Boulevard | Pepper Pike, Ohio 44124



**CUSHMAN &
WAKEFIELD**



Landerwood Crossing

Fully-leased Class A Office Asset

Class A Construction: Built in 2007, this modern 52,000 SF office building showcases high-quality finishes and timeless architectural design highlighted by massive glass walls

Prime Location: Situated in the most desirable eastern suburban market in Cleveland, offering exceptional access to major highways, retail, and dining amenities.

Strong Tenant Roster: Anchored by Morgan Stanley and Majestic Steel's regional office headquarters, providing stability and long-term investment security.

100% Occupied: Fully leased with high-quality tenants, ensuring immediate cash flow and a proven track record of tenancy.

Predictable Returns: Leases are structured on a Triple Net (NNN) basis, providing ownership with solid, predictable returns.

Exceptional Market Fundamentals: Located in an area with strong demand for office space and limited Class A competition, driving consistent tenant retention.

Turnkey Investment Opportunity:

Professionally managed asset with minimal maintenance requirements, ideal for an investor seeking a worry-free addition to their portfolio.



gross rentable area
52,152 SF

year built
2007

of floors
Three (3)

occupancy
100%

2025 noi
\$1,075,917

2026 projected noi
\$1,085,532



Quick Specs

Address	31099 Chagrin Blvd Pepper Pike, Ohio 44124
Parcel	872-37-013
Year Built	2007
Building Size	52,152 SF
Site Size	3.00 AC
Floors	Three (3)
Average Floorplate	17,384 SF
Parking	80 Surface Spaces 1.53/1,000 SF
Framing	Fire Resistant
Roof Type	Flat
Slab to Slab	9'
Exterior Walls	Masonry & Glass
Heat	Forced-Air
AC	Central

Tenant Overview

Both Anchor Tenants Have Occupied Landerwood Crossing since Its Inception



Morgan Stanley

Suite Size

Partial Second & Full Third Floor (21,725 SF)

Morgan Stanley is a leading global financial services firm that provides investment banking, wealth management, and asset management services to individuals, institutions, and governments. Founded in 1935 and headquartered in New York City, the company has a strong international presence, with offices in over 40 countries. Morgan Stanley is known for its expertise in mergers and acquisitions, capital markets, and financial advisory services, catering to high-net-worth clients and large corporations. The firm has played a key role in shaping the financial industry and continues to be a major player in global markets, leveraging innovation and strategic insights to drive economic growth and investment opportunities.

[Website](#)



**Headquartered at
Landerwood Crossing**

MAJESTIC STEEL USA

Suite Size

Partial First & Partial Second Floor (20,500 SF)

Majestic Steel is a leading steel service center specializing in the processing and distribution of flat-rolled steel products for various industries, including construction, manufacturing, and energy. Founded in 1979, the company is headquartered in Pepper Pike, Ohio, and has built a reputation for its commitment to innovation, quality, and customer service. Majestic Steel leverages advanced technology and supply chain solutions to provide customized steel products that meet the evolving needs of its clients. With a focus on sustainability and industry leadership, the company continues to expand its reach while maintaining strong relationships with suppliers and customers across North America.

[Website](#)

Tenant Overview

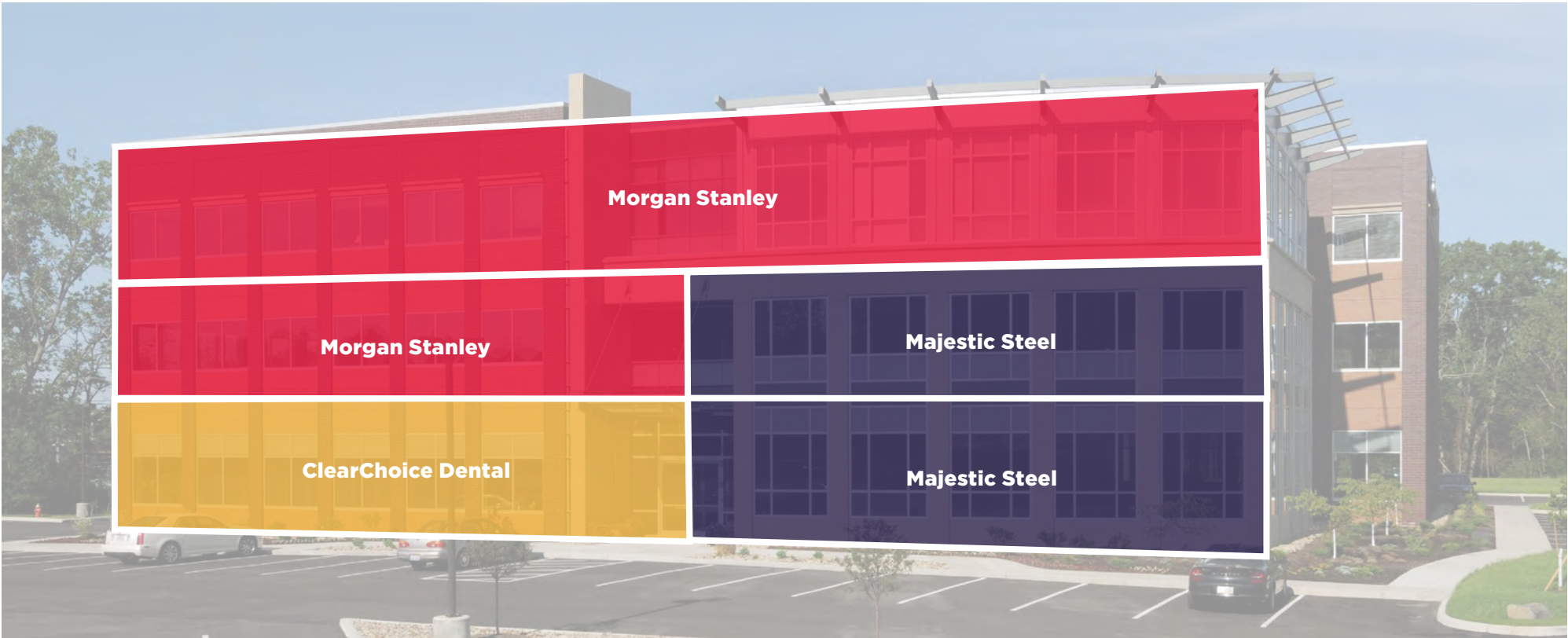


Suite Size

Partial First Floor
(7,287 SF)

ClearChoice Dental Implant Centers specialize in advanced dental implant solutions, offering a streamlined, all-in-one treatment experience. With state-of-the-art technology and an expert team of specialists, ClearChoice provides customized, long-lasting solutions for patients with missing or failing teeth. Their patient-focused approach ensures high-quality care, often completing full-mouth restorations in a single day.

[Website](#)



Morgan Stanley



Majestic Steel



ClearChoice





Neighborhood

Chagrin Boulevard

Chagrin Boulevard serves as a significant east-west corridor in the eastern suburbs of Cleveland, passing through both Beachwood and Pepper Pike. In Beachwood, the area around Chagrin Boulevard is known for its vibrant retail and commercial establishments, offering residents and visitors a variety of shopping and dining options. The neighborhood is characterized by its clean surroundings and family-friendly environment.

As Chagrin Boulevard extends into Pepper Pike, the landscape becomes more residential, featuring some of the most desirable neighborhoods in the sylvan Chagrin Valley. Pepper Pike is known for its easy living and convenient accessibility to the Cleveland area's rich array of cultural and other amenities. The city comprises 7.5 square miles and is bounded by I-271 on the west and SOM Center Road to the east, with Chagrin Boulevard forming its southern boundary.

Beachwood, Ohio

Beachwood is a dynamic suburb located approximately 10 miles east of downtown Cleveland. The city boasts a strong economy, supported by a well-educated workforce and a range of family-oriented community amenities. Its dynamic business core and vibrant retail areas have made it an attractive location for both businesses and families.

The city offers an urban feel, with a variety of restaurants, coffee shops, and parks. Most residents own their homes, contributing to a stable community environment. Beachwood is also home to premier shopping destinations, such as Beachwood Place, and a diverse culinary scene, making it a hub for both retail and dining experiences. The city's combination of calm, tree-lined boulevards and bustling commercial areas offers residents a balanced lifestyle.

Business Clusters

Corporate Headquarters: Beachwood and Pepper Pike are home to many notable national and global corporate headquarters, such as Eaton, MasterBrand, and HP Group, forming a distinct cluster in the city.

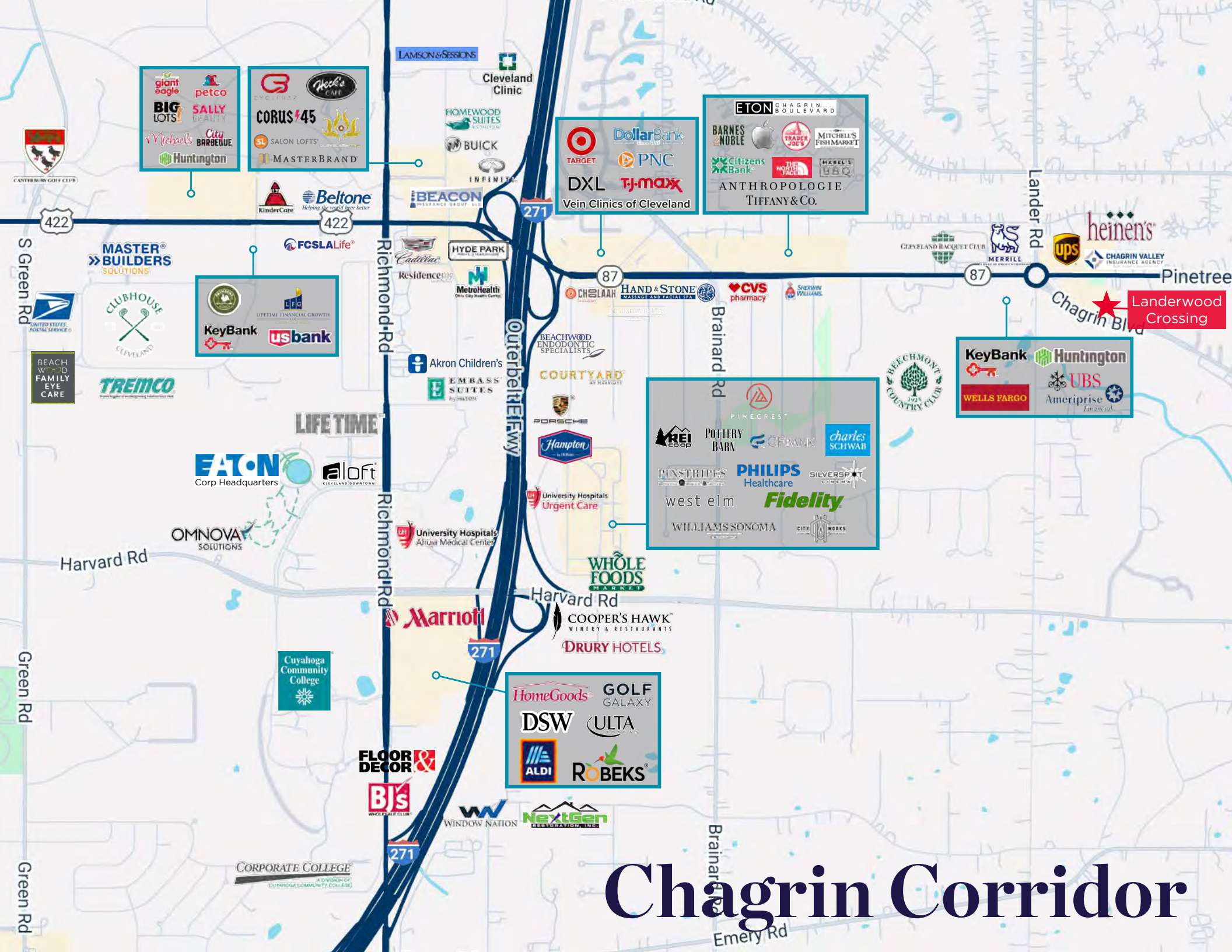
Financial Services: Financial services, investment planning, legal services, insurance and corporate banking all serve as a strong inner-connected network in Pepper Pike and Beachwood communities.

Medical Biosciences & Healthcare Services: This submarket is known nationally for its top-rated hospital facilities, biosciences, pharmaceuticals, and biotech businesses. Some examples of these are UH Medical Center, Cleveland Clinic Family Health and Surgery Center, Trailhead Biosystems, and Ganeden Biotech. Research, development, innovation and commercialization are bringing about new health related advancements and opportunities for the region.

Retail: The Chagrin Corridor has been identified as a home to premier shopping, world class dining, and outstanding entertainment, winning multiple awards from Zagat's Top 100 Restaurants in America and more.



Company	Industry	Employees
Cleveland Clinic	Hospital administration & office support	2,416
University Hospitals	Full service general hospital	2,040
Menorah Park (Part of King David)	Comprehensive senior care complex	1,557
Eaton Corporation	Industrial focusing on power management	949
King David	Nursing and health care	615
Beachwood City Schools	Education	505
Penske Logistics	Transportation & distribution solutions	347



giant eagle petco
BIG LOTS! SALLY BEAUTY
Michaels City BARBELLUE
Huntington

CORUS 45
CYCLAR
Keele's CAFE
SALON LOFTS
MASTER BRAND

LAMSON & SESSIONS
Cleveland Clinic
HOMESIDE SUITES
BUICK
INFINITI
BEACON INSURANCE GROUP, INC.

Target
Dollar Bank
PNC
DXL
TJ-maxx
Vein Clinics of Cleveland

ETON CHAGRIN BOULEVARD
BARNES & NOBLE
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ANTHROPOLOGIE
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REI COOP
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HomeGoods
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ULTA
ALDI
ROBEKS

Chagrin Corridor

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