

# FOR SALE

EMMCOREALTYGROUP.COM

## PARK CENTER TWO: BEACHWOOD SUBURBAN OFFICE BUILDING

3681 Green Rd  
Beachwood, OH 44122

- Renovated - \$1,000,000 Capital Improvements since 2015
- ADA - Compliant
- High Historical Occupancy
- Approximately 38,000 SF Suburban Office Building for Sale
- Developed and Managed by Seller since 1973
- Portfolio Opportunity: Neighboring Office Building of Approximately 35,500 SF Available for Sale



### OFFICE

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# PARK CENTER TWO

3681 Green Rd, Beachwood, OH 44122

Building Name	Park Center Two
Price	\$4,395,000.00
Price PSF	\$115.00
Property Type	Office
Property Subtype	Office Building
APN	742-22-016
Building Size	38,183 SF
Lot Size	1.41 Acres
Building Class	B
Occupancy	90.92%
Year Built	1973
Capital Rehab	Completed 2018
HVAC	Magic-Pak Heating & Cooling Units
Parking Spaces	Surface: 95; Garage: 84
Zoning	U - 8: Mixed Use (Office-Industrial)



Well-maintained office building with attached garage for sale in ideal Beachwood location. Excellent owner/user or investment opportunity!

- Park Center Two is prominently located in a major business district with direct access to amenities.
- Situated on S. Green Road, North of Harvard Road and South of Chagrin Blvd. in Beachwood, OH.
- Terrific Beachwood Location
- Distance to I-271 at Harvard interchange: 1.9 miles; I-271 at Chagrin: 1.6 miles; I-480 at Miles: 3 miles
- Close proximity to Eaton Corp, Ahuja Medical Center, and Lifestyle dining & shopping
- Long Tenured Tenants: 60% of tenants have called PC II home for more than ten years!
- Recent Capital Upgrades: Upgraded and modernized elevator; Roof replacement; Outdoor signage; Exterior pre-cast refinished; Parking deck caulking replaced

- Efficiently Managed HVAC System: Magic-Pak heating and cooling units throughout the building provide tenant controlled environments with consistency from office to office.
- Consistent high occupancy rates
- Public Wifi
- Approximately 2,500 businesses in Beachwood
- Average household incomes just over \$142,400 within 1 mile.
- Approximately 25,000 employees work in Beachwood

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# CORPORATE MAP

3681 Green Rd, Beachwood, OH 44122



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# PARK CENTER TWO

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University Hospitals: Ahuja Medical Center

Eaton Corporation: Operational Headquarters

## BEACHWOOD, OH

Located in Cuyahoga County, a suburb to the southeast of Cleveland, Beachwood is an affluent suburb with excellent city services, and a well-regarded school system. The area boasts metropolitan-caliber amenities and an economy that is both thriving and diverse.

Beachwood is home to many notable corporate headquarters such as Eaton Corporation, a diversified industrial manufacturer with annual sales of more than \$11 billion. Beachwood is also nationally recognized in the medical research and healthcare fields with the Cleveland Clinic and University Hospital both having branches. Beachwood provides residents and employees an array of recreation opportunities, attractive shopping destinations, and dining options both within city limits and the immediate surrounding neighborhoods.

Beachwood is a gateway community with immediate access to Interstate 480 and Interstate 271, and easily accessible to Interstate 90 and Interstate 77. Downtown Cleveland is a quick 10 miles away and Cleveland Hopkins International Airport is 22 miles (a 23 minute drive) as well as many rural and other urban destinations.

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# BENCHMARK DEMOGRAPHICS

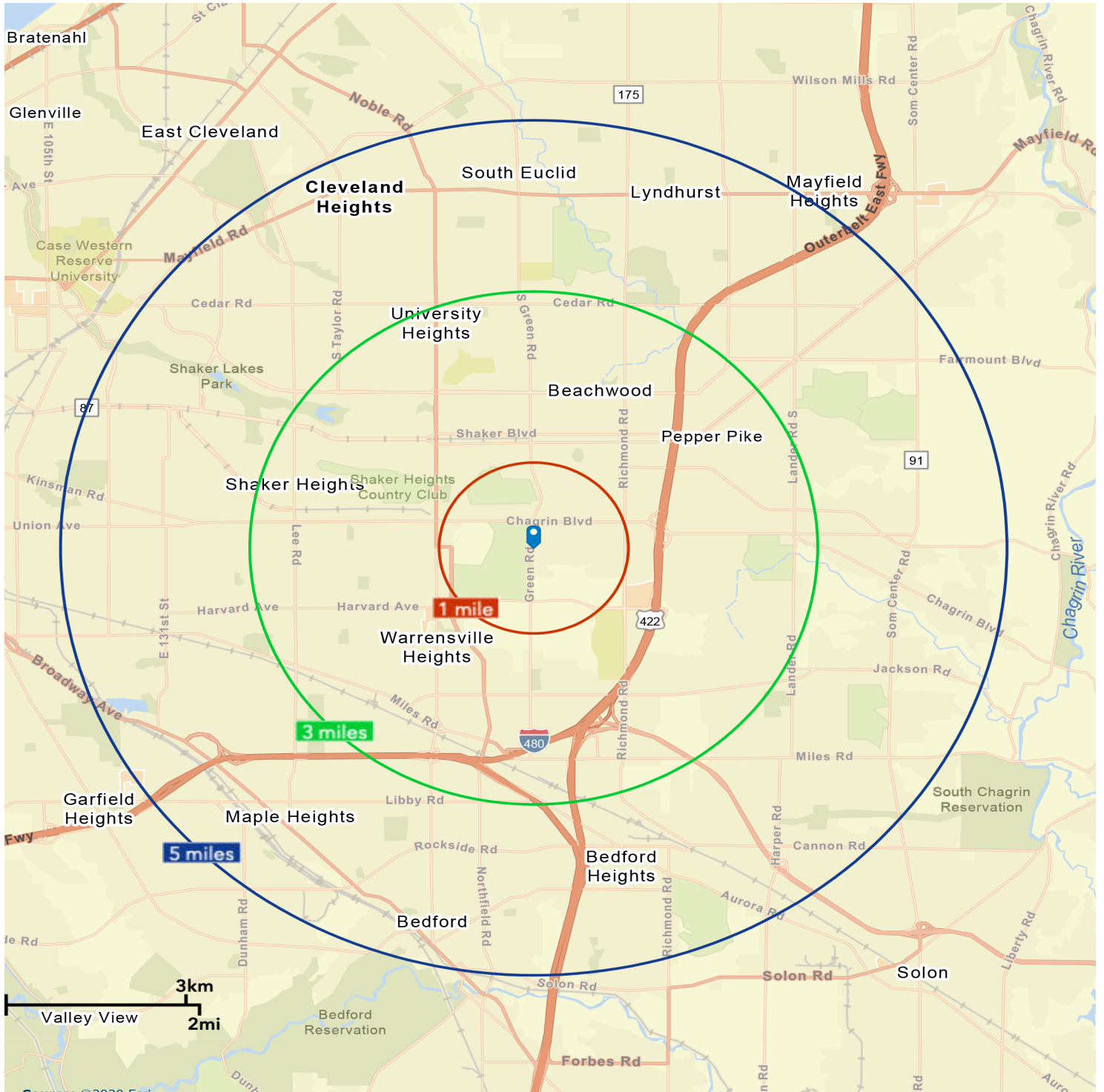
3681 Green Rd, Beachwood, OH 44122

Benchmark Demographics	1 mile	3 miles	5 miles	5 minutes	10 minutes	County	MSA	ST	US
Population	4,413	81,588	251,092	11,928	91,519	1,245,337	3,859,545	11,829,645	333,793,107
Households	1,994	33,681	108,216	5,209	37,831	538,371	1,578,699	4,754,087	126,083,849
Families	1,243	21,266	63,497	3,235	23,391	306,798	991,983	3,015,569	82,747,156
Average Household Size	2.01	2.32	2.26	2.14	2.30	2.26	2.39	2.42	2.58
Owner Occupied Housing Units	919	20,817	62,922	2,805	22,646	306,965	1,043,273	3,106,225	80,135,109
Renter Occupied Housing Units	1,075	12,864	45,294	2,405	15,185	231,407	535,426	1,647,862	45,948,740
Median Age	53.0	43.3	42.4	49.4	43.7	42.0	42.1	40.2	38.5
<b>Trends: 2015 - 2020 Annual Rate</b>									
Population	1.07%	-0.18%	-0.34%	0.33%	-0.19%	-0.26%	0.03%	0.23%	0.72%
Households	0.96%	-0.29%	-0.42%	0.24%	-0.30%	-0.30%	0.05%	0.26%	0.72%
Families	0.98%	-0.38%	-0.53%	0.18%	-0.40%	-0.50%	-0.09%	0.11%	0.64%
Owner HHs	-0.04%	-0.38%	-0.44%	-0.15%	-0.39%	-0.40%	0.06%	0.23%	0.72%
Median Household Income	1.33%	2.16%	1.45%	1.30%	2.13%	1.26%	1.28%	1.30%	1.60%
<b>Households by Income</b>									
<\$15,000	8.80%	11.90%	15.40%	9.70%	12.00%	15.70%	11.80%	11.40%	10.30%
\$15,000 - \$24,999	5.00%	8.70%	10.00%	8.00%	9.00%	10.40%	9.70%	9.50%	8.80%
\$25,000 - \$34,999	5.10%	8.70%	9.70%	5.90%	8.80%	9.80%	9.50%	9.60%	8.70%
\$35,000 - \$49,999	11.10%	11.50%	12.80%	11.00%	11.60%	13.00%	13.30%	13.30%	12.20%
\$50,000 - \$74,999	<b>15.70%</b>	15.00%	15.90%	14.80%	14.80%	16.20%	17.90%	18.20%	17.30%
\$75,000 - \$99,999	16.10%	12.10%	11.10%	13.70%	11.90%	11.50%	13.10%	13.00%	12.60%
\$100,000 - \$149,999	15.90%	12.70%	11.70%	14.30%	12.90%	12.70%	14.30%	14.60%	15.30%
\$150,000 - \$199,999	7.30%	6.40%	4.90%	6.50%	6.20%	4.60%	5.30%	5.30%	6.90%
\$200,000+	14.90%	13.00%	8.40%	16.00%	12.80%	6.10%	5.20%	5.00%	7.90%
Median Household Income	\$80,220	\$63,131	\$52,225	\$75,733	\$62,354	\$51,121	\$56,084	\$56,352	\$62,203
Average Household Income	\$118,611	\$105,929	\$85,734	\$122,033	\$105,007	\$76,752	\$78,212	\$77,918	\$90,054
Per Capita Income	\$49,667	\$43,791	\$37,022	\$52,243	\$43,649	\$33,256	\$32,063	\$31,425	\$34,136
<b>Population by Age</b>									
0 - 4	3.50%	5.20%	5.20%	4.10%	5.10%	5.30%	5.40%	5.70%	6.00%
5 - 9	5.40%	5.80%	5.70%	4.80%	5.60%	5.50%	5.60%	5.90%	6.10%
10 - 14	6.30%	6.30%	6.10%	5.60%	6.10%	5.80%	6.00%	6.10%	6.30%
15 - 19	7.00%	7.40%	6.40%	7.10%	7.30%	5.90%	6.10%	6.30%	6.30%
20 - 24	3.00%	6.10%	6.20%	5.00%	6.10%	6.30%	6.10%	6.60%	6.70%
25 - 34	6.60%	10.50%	12.30%	9.00%	10.80%	13.00%	12.60%	13.00%	14.00%
35 - 44	10.50%	10.50%	11.10%	9.50%	10.30%	11.70%	11.60%	12.00%	12.60%
45 - 54	15.90%	11.70%	12.10%	12.30%	11.60%	12.60%	12.80%	12.60%	12.40%
55 - 64	14.60%	13.80%	13.00%	15.60%	13.60%	14.40%	14.50%	13.90%	13.00%
65 - 74	10.10%	12.20%	11.50%	13.60%	12.00%	10.90%	11.10%	10.50%	9.80%
75 - 84	10.60%	6.90%	6.30%	8.40%	7.10%	5.70%	5.60%	5.20%	4.80%
85+	6.60%	3.60%	3.40%	5.00%	4.40%	3.00%	2.60%	2.30%	2.00%
<b>Race and Ethnicity</b>									
White Alone	37.60%	40.30%	39.60%	39.90%	41.30%	60.80%	78.50%	80.00%	69.40%
Black Alone	40.30%	53.20%	53.70%	51.80%	51.80%	30.20%	14.70%	12.90%	13.00%
American Indian Alone	0.10%	3.30%	0.10%	0.10%	0.10%	0.20%	0.20%	0.20%	1.00%
Asian Alone	5.50%	0.00%	3.30%	5.00%	3.70%	3.50%	2.40%	2.60%	5.90%
Pacific Islander Alone	0.00%	0.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.20%
Some Other Race Alone	0.30%	2.50%	0.70%	0.50%	0.70%	2.50%	1.60%	1.50%	7.10%
Two or More Races	1.90%	2.50%	2.50%	2.70%	2.40%	2.80%	2.60%	2.70%	3.60%
Hispanic Origin (Any Race)	1.60%	2.60%	2.40%	2.30%	2.70%	6.60%	4.70%	4.20%	18.80%



# RADIUS MAP: 1, 3, 5 MILES

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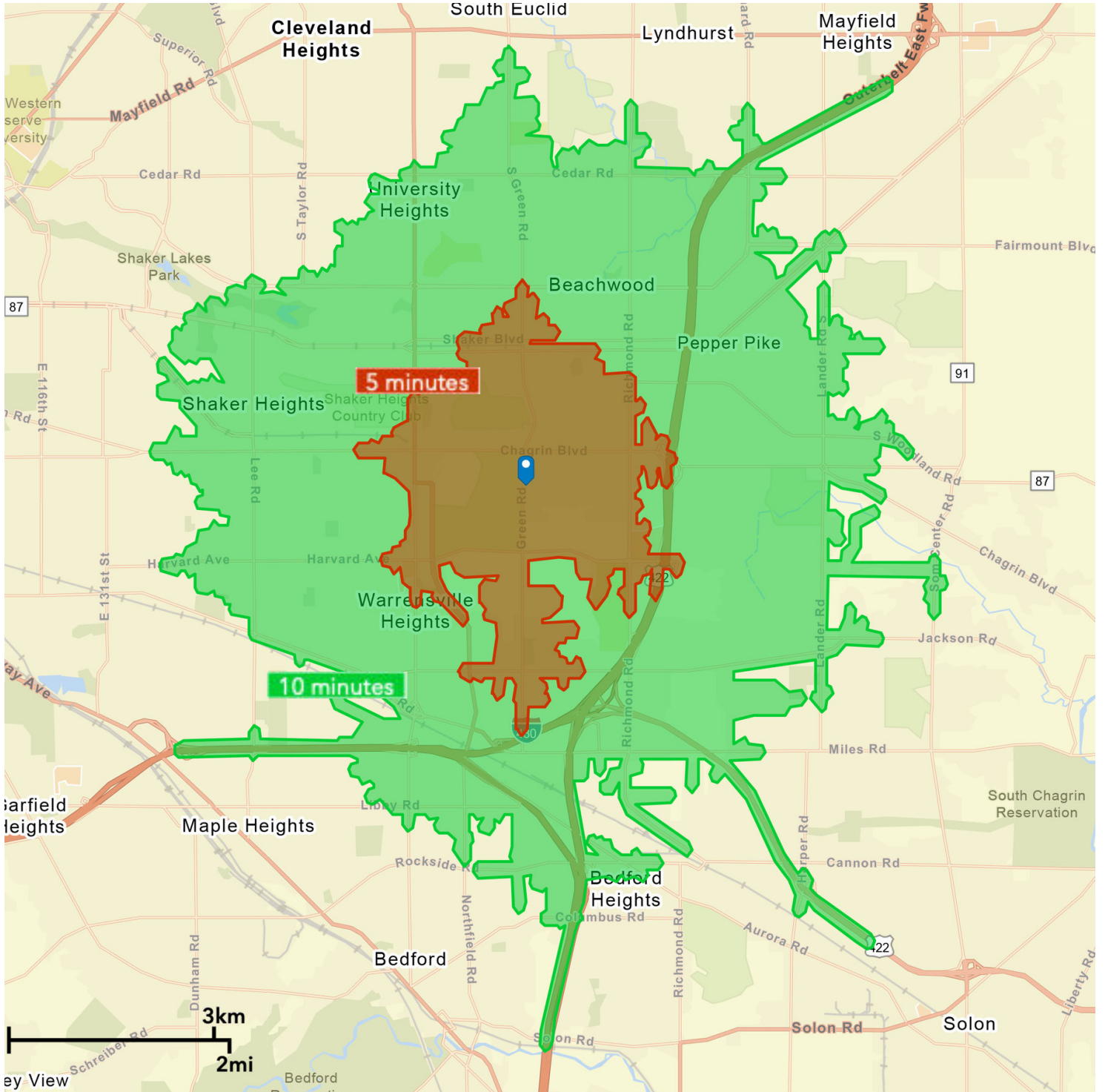
**COLDWELL  
 BANKER  
 COMMERCIAL**

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# DRIVE TIMES: 5 AND 10 MINUTES

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