



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

23215 COMMERCE PARK RD

Negotiable

Beachwood, OH 44122

AVAILABLE SPACE

666 - 7,042 SF

FEATURES

- Terrific Beachwood location
- Access to I-271 and I-480: 4 interchanges within 2 miles
- Close proximity to Eaton Corp, Ahuja Medical Center, and Lifestyle shopping.
- Tenant controlled 24 Hour HVAC - no overtime charges
- On-site management
- Leasing incentive package available



OFFICE

Sherrie Mendenhall

216.224.9650

Sherrie@EmmcoRealtyGroup.com

Jeffrey Soclof, CCIM

216.857.2075

Jeffrey@EmmcoRealtyGroup.com

EMMCOREALTYGROUP.COM

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Emmco Realty Group. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**

3681 S. Green Road, Suite 201, Beachwood, Ohio 44122
216.292.3700



23215 COMMERCE PARK RD

Beachwood, OH 44122



PROPERTY DESCRIPTION

- Park Center I has completed its extensive exterior renovations!
 - Prominently located in a major business district with direct access to amenities.
 - Situated on South Green Road, just off of Harvard Road and South of Chagrin Blvd. in Beachwood, OH.
 - Extremely accessible, Beachwood has three exits along I-271 bringing a daily workforce to the city's approximately 2,500 businesses.
- Exceptional demographics with average household incomes just over \$142,400 within 1 mile.

LOCATION DESCRIPTION

Park Center I is prominently located in a major business district with direct access to amenities. Situated on Commerce Park Road, just South of Chagrin Blvd. in Beachwood, OH. With three exits along I-271, Beachwood is known for its accessibility, bringing a workforce to the city's approximately 2,500 businesses. This area boasts exceptional demographics with average household incomes just over \$142,400 within 1 mile.

EMMCOREALTYGROUP.COM

Sherrie Mendenhall

216.224.9650

Sherrie@EmmcoRealtyGroup.com

Jeffrey Soclof, CCIM

216.857.2075

Jeffrey@EmmcoRealtyGroup.com

SPACES

LEASE RATE

SPACE SIZE

Suite 200	Negotiable	3,704 SF
Suite 215	Negotiable	2,672 SF
202	Negotiable	666 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households	1,038	31,761	100,844
Total Population	3,337	80,684	249,457
Average HH Income	\$119,276	\$88,803	\$75,218
Total Businesses	909	4,254	172,261
Total Employees	12,713	113,354	172,261



**COLDWELL
BANKER
COMMERCIAL**

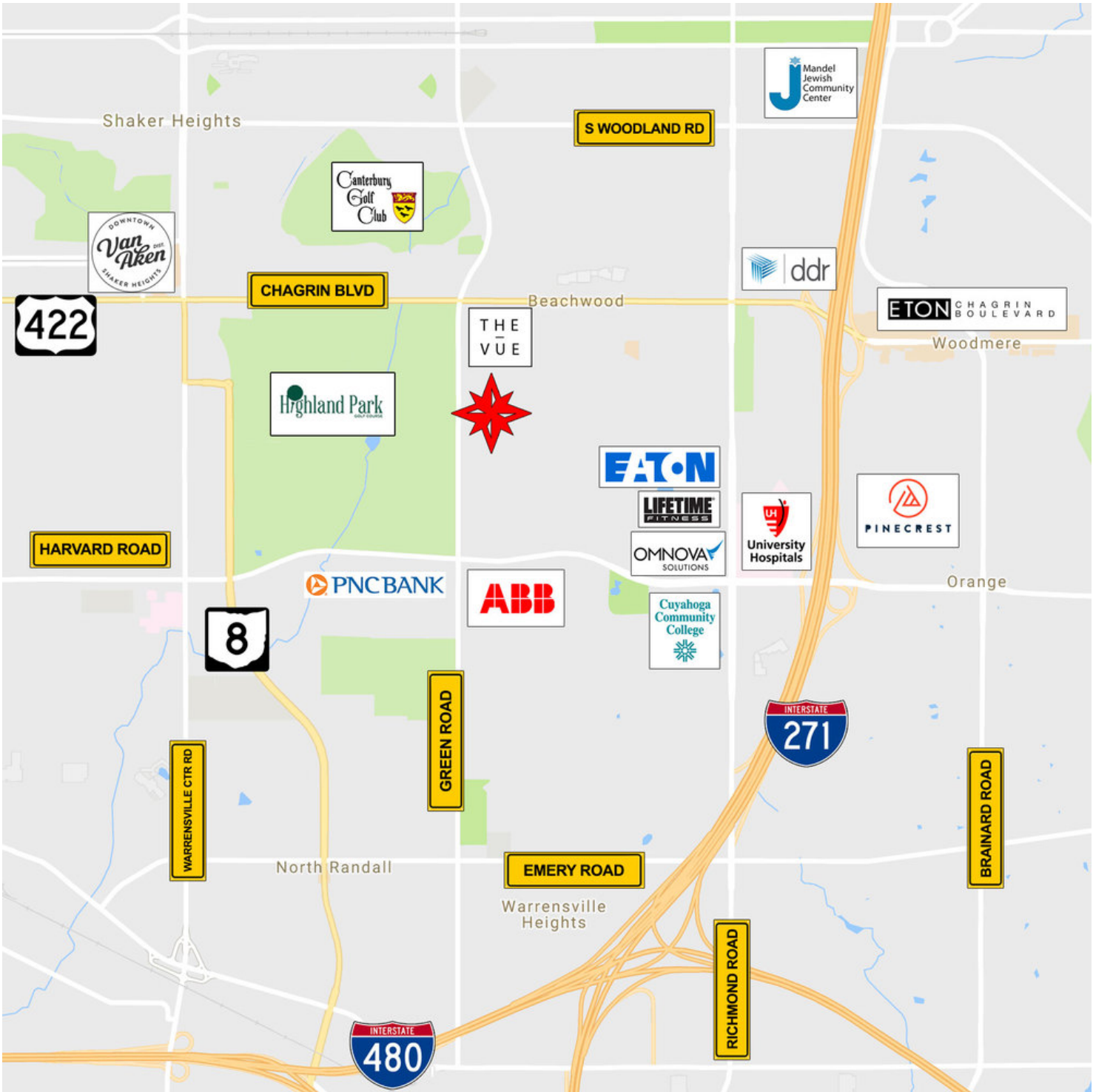
EMMCO REALTY GROUP



23215 COMMERCE PARK RD

Beachwood, OH 44122

LEASE



EMMCOREALTYGROUP.COM

Sherrie Mendenhall
216.224.9650
Sherrie@EmmcoRealtyGroup.com

Jeffrey Soclof, CCIM
216.857.2075
Jeffrey@EmmcoRealtyGroup.com

 **COLDWELL
BANKER
COMMERCIAL**
EMMCO REALTY GROUP