



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM

PARK CENTER II

Negotiable

3681 Green Rd
Beachwood, OH 44122

AVAILABLE SPACE
124 - 4,354 SF

FEATURES

- Terrific Beachwood location
- New elevator and secure underground garage parking.
- Access to I-271 and I-480
- Close proximity to Eaton Corp, Ahuja Medical Center, and Lifestyle shopping.
- Tenant controlled 24 Hour HVAC - no overtime charges
- Shared office space available
- Leasing incentive package available



OFFICE

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**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**
3681 S. Green Road, Suite 201, Beachwood, Ohio 44122
216.292.3700



PARK CENTER II

3681 Green Rd, Beachwood, OH 44122

LEASE



PROPERTY DESCRIPTION

Park Center II has completed its extensive renovations! Park Center II is 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. 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.

PROPERTY HIGHLIGHTS

- Terrific Beachwood location
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SPACES

SPACES	LEASE RATE	SPACE SIZE
Storage Cubicles	Negotiable	1,746 SF
Suite: 210	Negotiable	1,035 SF
Shared Office Space: 304-1	Negotiable	161 - 440 SF
Shared Office Space: 304-2	Negotiable	124 - 214 SF
Suite: 404	Negotiable	919 SF

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,010	32,605	103,061
Total Population	3,309	83,235	254,724
Average HH Income	\$118,607	\$88,368	\$74,378
Total Businesses	965	4,260	8,918
Total Employees	20,469	112,443	173,599



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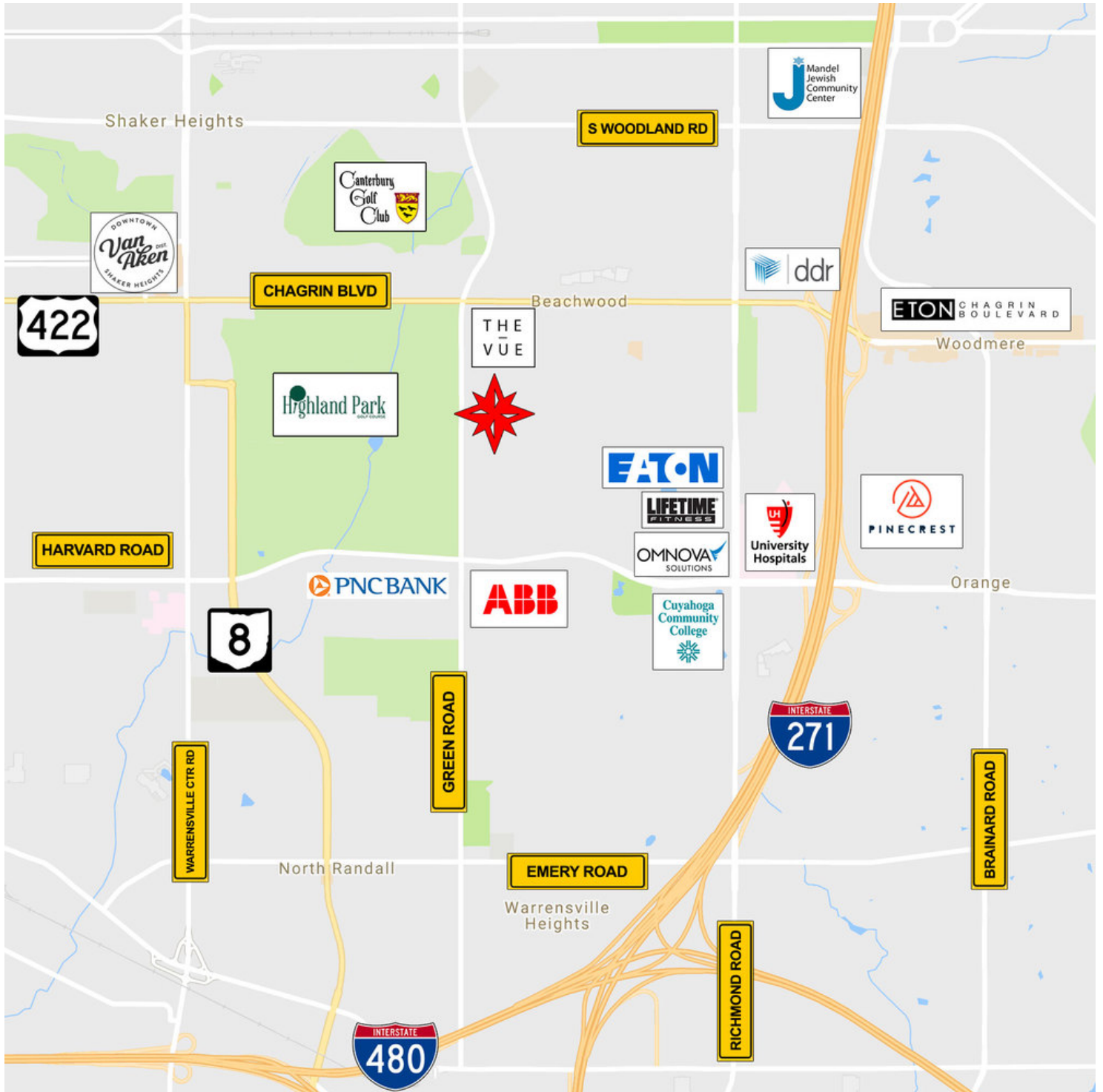
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