

# 3690 ORANGE PLACE

BEACHWOOD, OHIO

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# ORANGEWOOD PLACE



**ORANGEWOOD PLACE** IS A 126,365 SF CLASS B OFFICE BUILDING LOCATED IN THE HEART OF BEACHWOOD, WITH AN ARRAY OF PROFESSIONAL TENANTS FROM DOCTORS AND LAWYERS ALL THE WAY TO STARTUP TECH FIRMS. THE BUILDING'S DYNAMIC NEW OWNERSHIP HAS RECENTLY COMPLETED SEVERAL PHASES OF AN AGGRESSIVE MODERNIZATION OF THE BUILDING, INCLUDING ALL NEW MECHANICAL SYSTEMS SUCH AS NEW HVAC AND ELEVATORS. IN ADDITION THE NEW OWNERS HAVE FINISHED AN EXTRAORDINARY MAKEOVER OF THE LOBBY AS WELL AS ADDITIONAL IMPROVEMENTS TO THE PARKING GARAGE, REPLACING THE ROOF, AND UPDATING THE BUILDING'S SECURITY SYSTEM.

**AVAILABLE SPACE:**

SUITE 111: 2,782 SF	SUITE 315: 1,595 SF	SUITE 540: 3,336 SF
SUITE 211: 2,914 SF	SUITE 370: 1,992 SF	
SUITE 270: 2,740 SF	SUITE 375: 1,479 SF	
SUITE 300: 1,453 SF	SUITE 425: 919 SF	
SUITE 310: 1,961 SF	SUITE 512: 1,196 SF	

**RENTAL RATE:** \$18.50/SF FULL SERVICE GROSS

**LEASE DETAILS:** FULL SERVICE LEASE INCLUDES THE LANDLORD PROVIDING 5 DAYS PER WEEK JANITORIAL CLEANING, HVAC DURING NORMAL BUSINESS HOURS, REAL ESTATE TAXES, INSURANCE, AND COMMON AREA MAINTENANCE.

**BUILDING RENOVATION DATE:** 2018

**GARAGE PARKING:** \$75.00/MONTH

**BUILDING AMENITIES:**

- BUILDING CONFERENCE FACILITY
- PROFESSIONAL BEST IN CLASS PROPERTY MANAGEMENT & FIVE NIGHT PER WEEK JANITORIAL CLEANING SERVICES
- COVERED GARAGE PARKING
- STORAGE SPACE AVAILABLE
- UPDATED COMMON AREAS AND MECHANICAL (HVAC, ELEVATORS, ETC)
- WALKING DISTANCE TO THE NEW PINECREST
- CLOSE PROXIMITY TO AN ABUNDANCE OF OPTIONS FOR DINING, NIGHT LIFE, HOTEL, SHOPPING AND MUCH MORE!

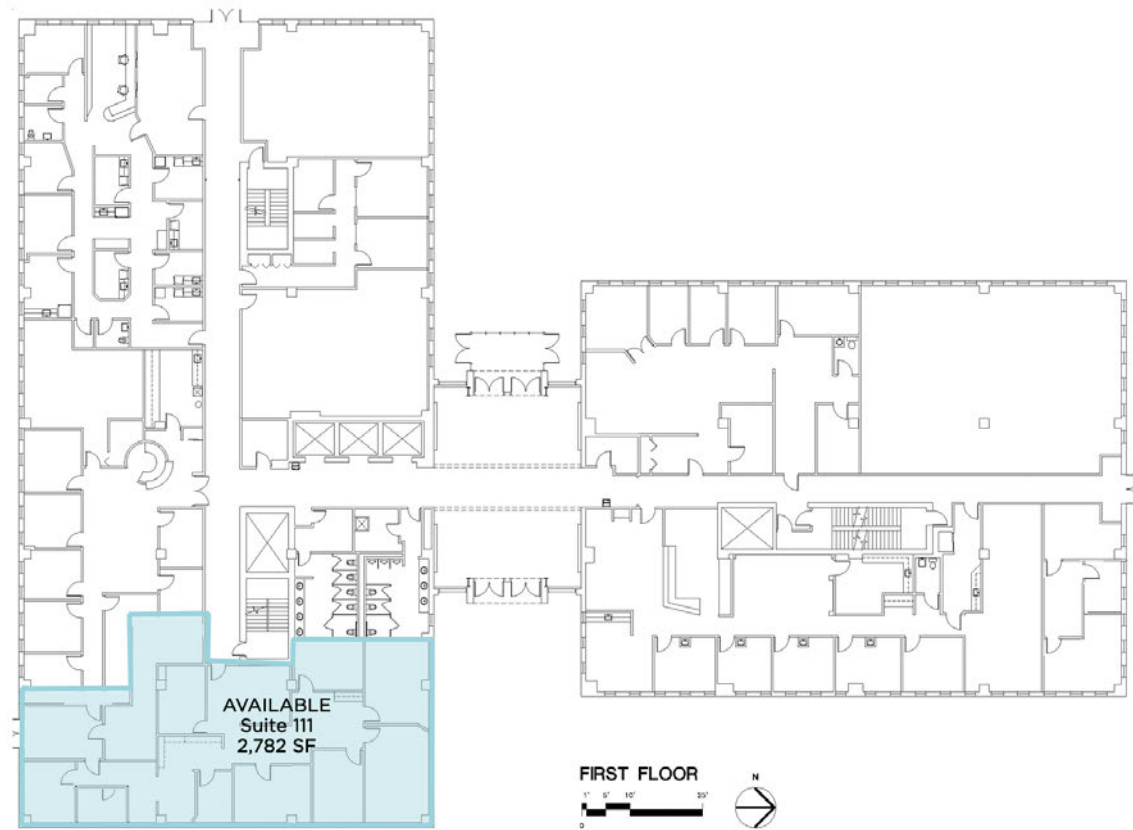
**3690 Orange Place** is located directly off I-271 in the Chagrin Boulevard Corridor. With immediate highway access, Orangewood Place is the perfect space for your office needs.

**Property Highlights:**

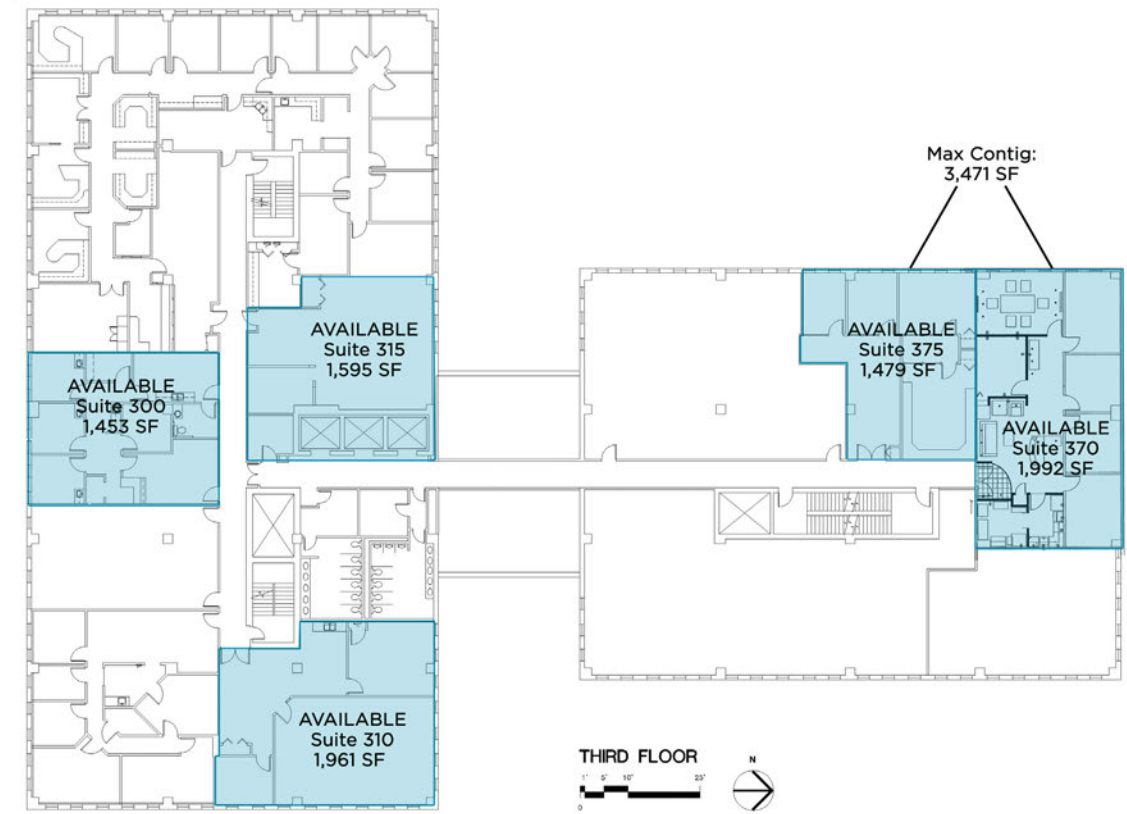
- Brand new building improvements
- Immediate proximity to I-271
- Steps from Pinecrest - shop a premier mix of renowned retailers
- On-site amenities include building conference facility, attached garage parking, lower level storage
- Floor plans range from 500 SF - 7,300 SF for office or medical space



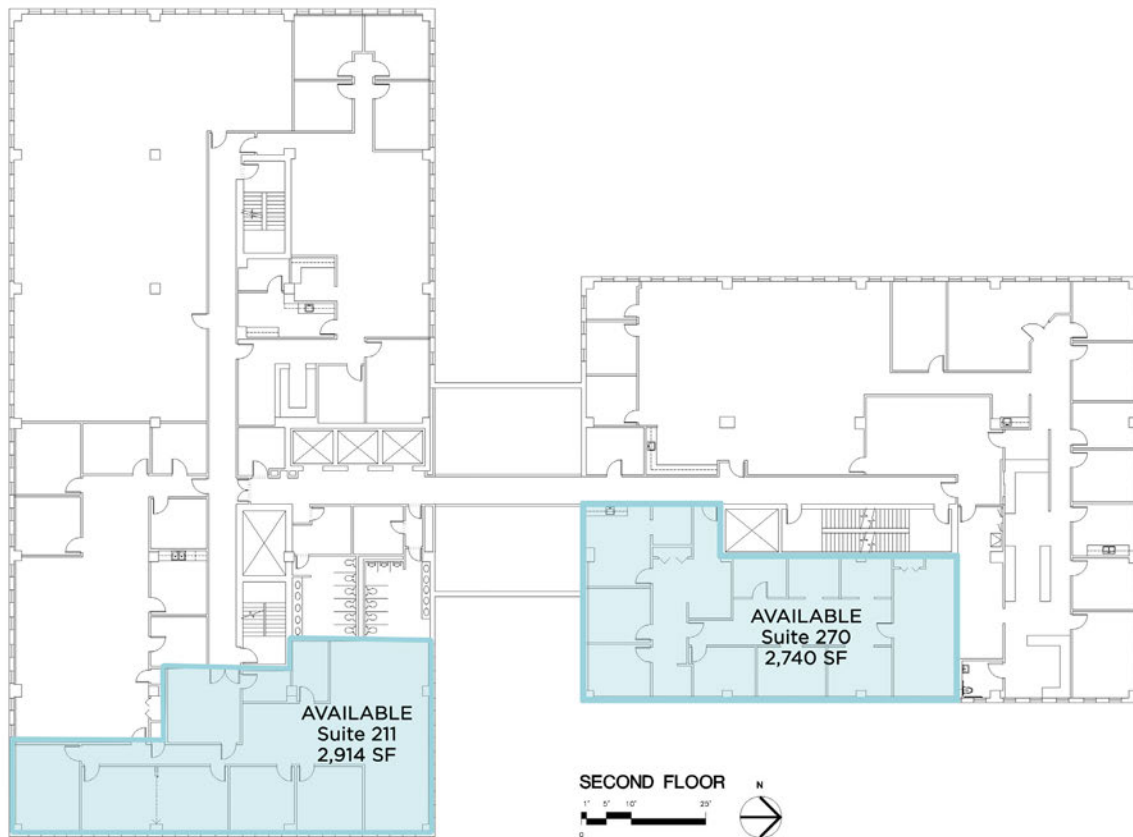
FIRST FLOOR



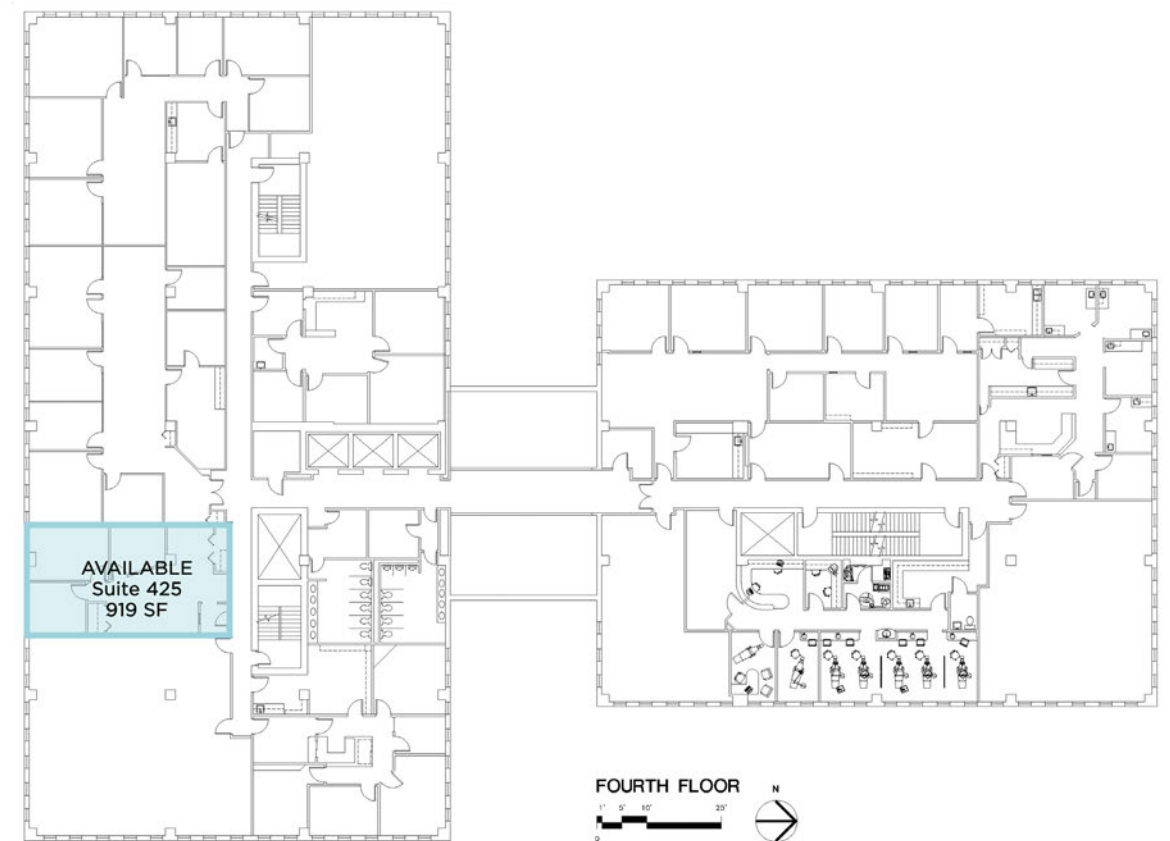
THIRD FLOOR



SECOND FLOOR



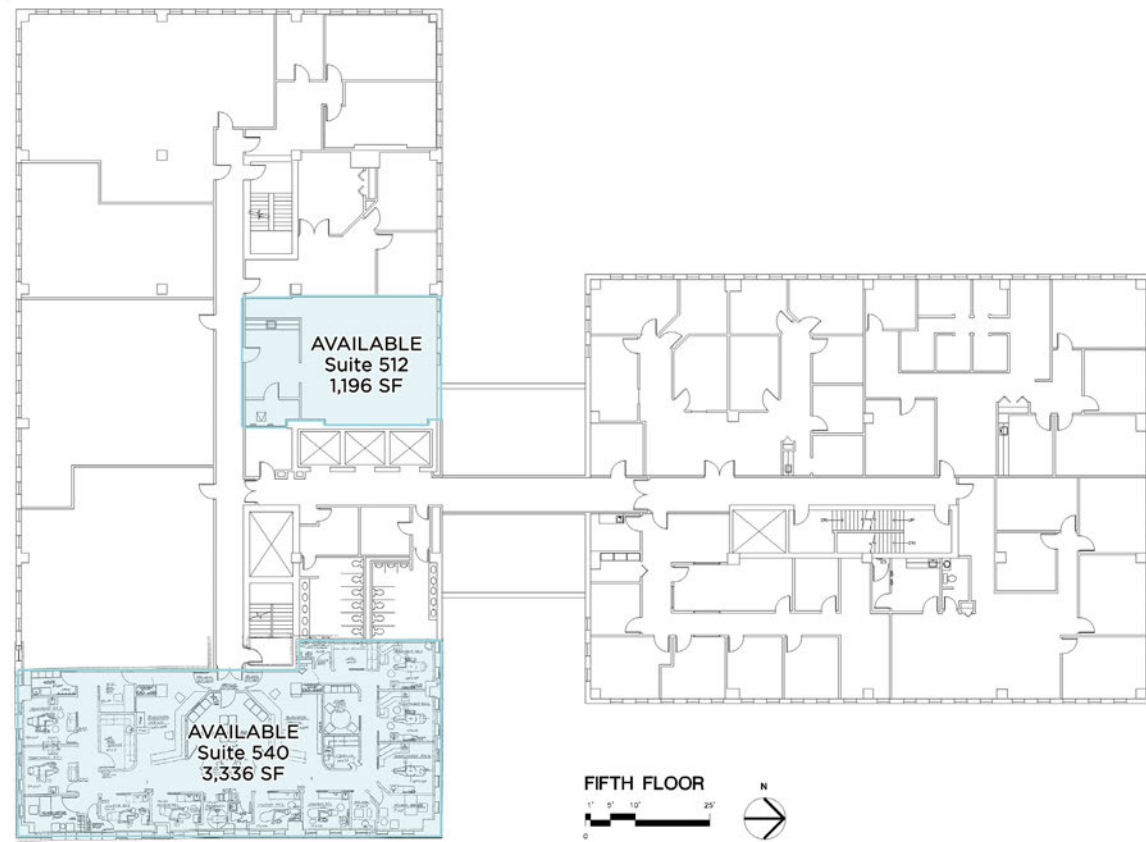
FOURTH FLOOR



# ORANGEWOOD PLACE



## FIFTH FLOOR



# ORANGEWOOD PLACE



HARVARD RD



PINECREST



ORANGE PLACE



3690 Orange Place



# NEARBY AMENITIES:



## CITY OF *Beachwood*

STRATEGICALLY LOCATED IN NORTHEASTERN OHIO, BEACHWOOD IS A THRIVING COMMERCIAL HUB THAT IS HOME TO MORE THAN 2,500 BUSINESSES. WITH A LONGSTANDING, WELL-DESERVED REPUTATION AS A BLUE CHIP BUSINESS CENTER, BEACHWOOD ATTRACTS MORE THAN 100,000 PEOPLE EVERY DAY FOR BUSINESS, HEALTH CARE, SHOPPING, AND ENTERTAINMENT. BUSINESSES CAN COUNT ON A RESPONSIVE GOVERNMENT AND UNPARALLELED CITY SERVICES.

BEACHWOOD'S DEVELOPMENT DEPARTMENT STRIVES TO PROMOTE SUSTAINABLE ECONOMIC GROWTH AND INNOVATION, WHILE CONSISTENTLY MAINTAINING A STRONG RELATIONSHIP AND COMMITMENT TO OUR CURRENT BUSINESSES. WE TAKE GREAT PRIDE IN OUR PUBLIC-PRIVATE PARTNERSHIPS WHICH SERVE THE NEEDS OF OUR RESIDENTS AND BUSINESSES. AN EXTRAORDINARY LEVEL OF COLLABORATION BETWEEN THE CITY, OUR NATIONALLY RANKED SCHOOLS AND OUR BUSINESSES HAS CREATED A UNIQUE COMMUNITY. EXCELLENCE IS OUR STANDARD, AND THAT SETS BEACHWOOD APART FROM THE CROWD.



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