

# CHAGRIN PLAZA OFFICE BUILDINGS

23611 & 23811 Chagrin Blvd. Beachwood, OH



## AVAILABLE FOR LEASE

[www.lee-associates.com](http://www.lee-associates.com)



### Location Overview:

The Chagrin Plaza Office Buildings are located in the City of Beachwood, approximately 17 miles southeast of Downtown Cleveland. The featured property is located within a business development which is directly off of Chagrin Boulevard (Route 422) – one of eastern Cleveland’s most noted and heavily traveled roadways. Interstate 271, only 0.3 miles east of the building, is a major highway serving the Eastern Cleveland Suburbs and provides excellent access to the property. With three exits along I-271, Beachwood is known for its accessibility, bringing a workforce to the city’s approximately 2,500 businesses. Traffic counts are in upwards of 82,000 vehicles per day along Chagrin Boulevard at the intersection of Richmond Road, just east of the property. Approximately 0.3 miles east of the property along Chagrin Boulevard, traffic counts are in the upwards of 145,000 vehicles per day at the I-271 entrance and exit ramps.

FOR MORE INFORMATION  
PLEASE CONTACT:

### JEREMY STEIGER

PARTNER

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[jsteiger@lee-associates.com](mailto:jsteiger@lee-associates.com)

30100 Chagrin Boulevard, Ste. 201  
Pepper Pike, Ohio 44124  
216.282.0100

### Location Features:

- Located less than 1 mile west of I-271, Cleveland’s major eastern suburb interstate.
- Exceptional demographics with average household incomes just over \$142,400 within 1 mile.
- Prominent location in major business district with direct access to amenities.
- Signalized traffic light at entrance and exit to building.
- High traffic counts: 82,000+ VPD at intersection of Chagrin Blvd. and Richmond Road (Approx. 0.26 miles) and 145,000+ VPD at Chagrin Blvd. and I-271.
- Major national retailers (Pavilion, Village Square, Eton, Legacy Village & Beachwood Place) and major employers within 1 mile radius (university hospitals, Cleveland Clinic, Bank of America, Cuyahoga Community College, Developers Diversified Realty).

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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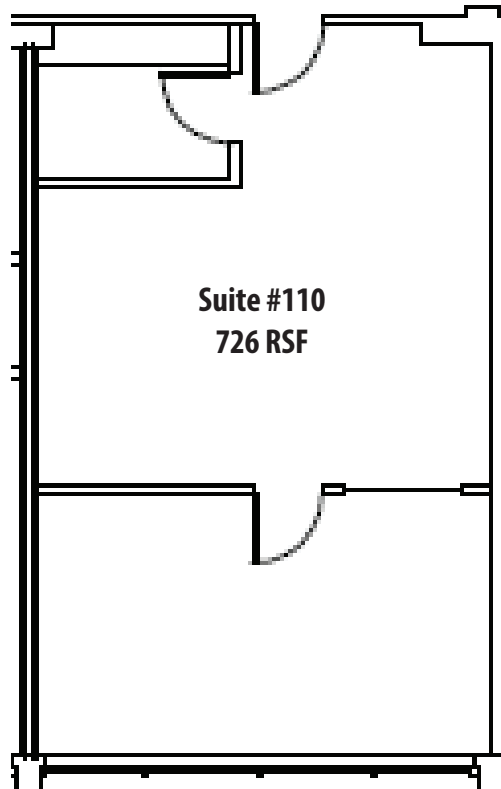
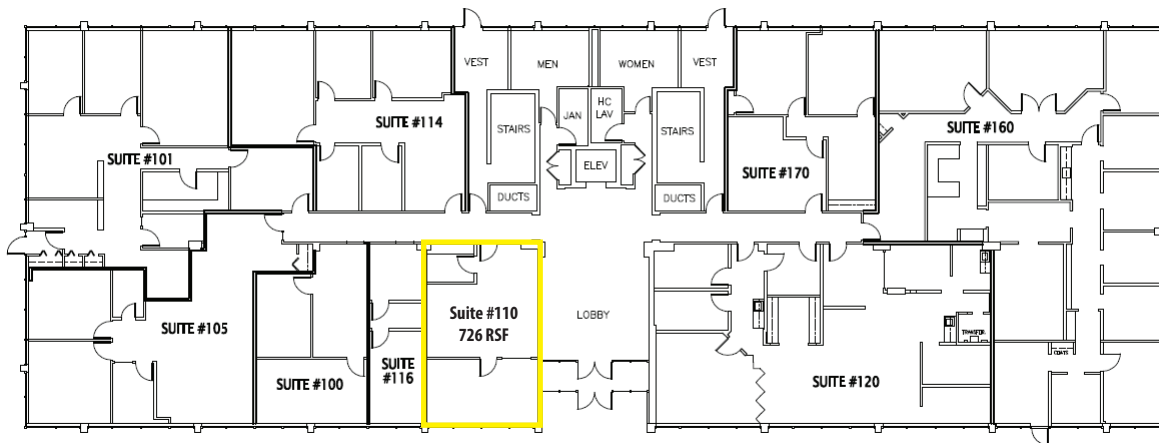
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### FLOOR PLANS EAST - 23811 Chagrin Boulevard

First Floor



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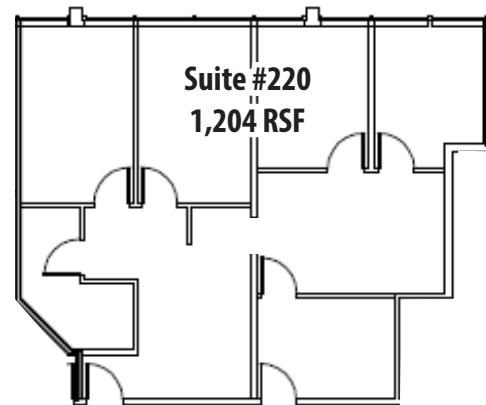
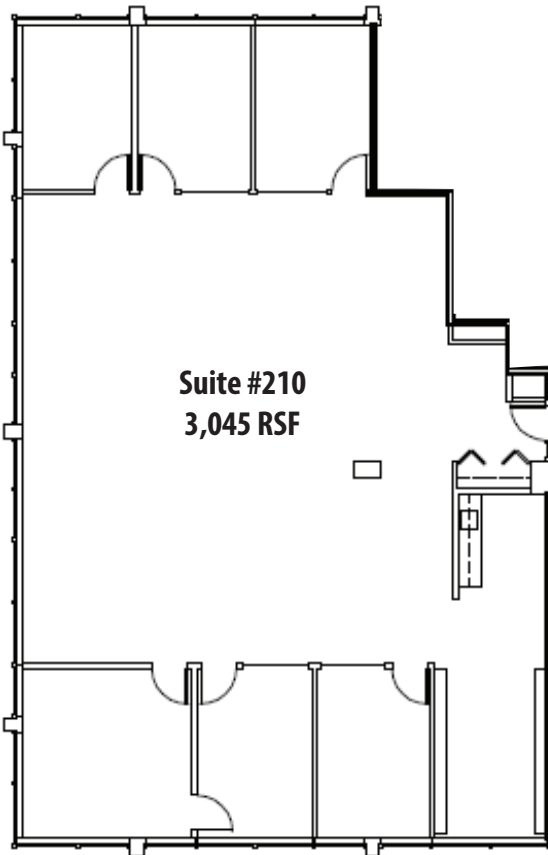
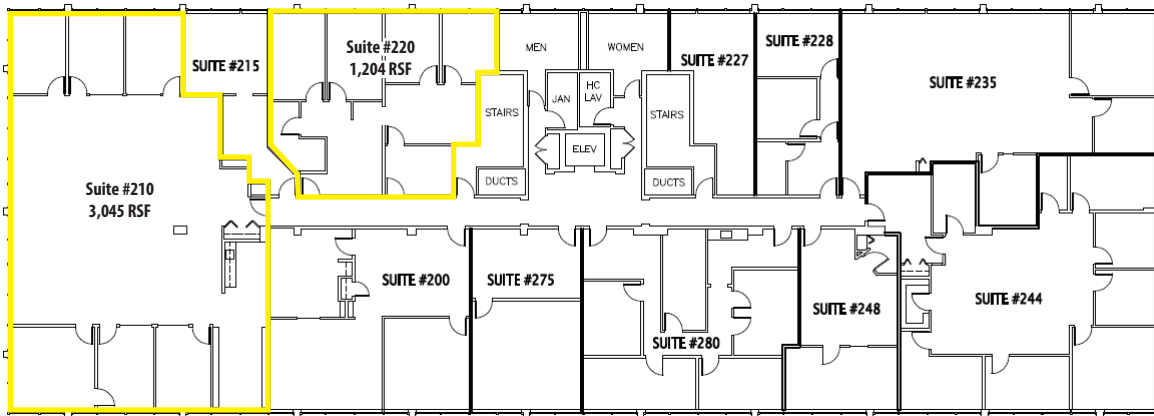
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### FLOOR PLANS EAST - 23811 Chagrin Boulevard Second Floor



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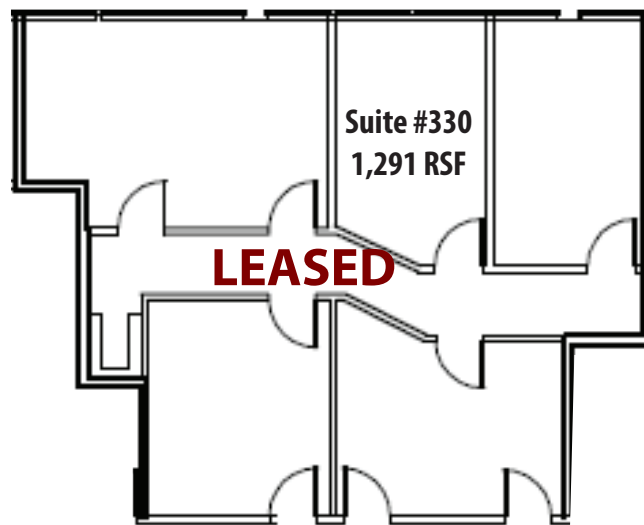
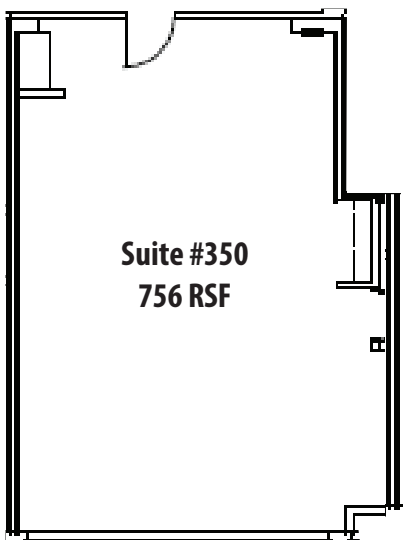
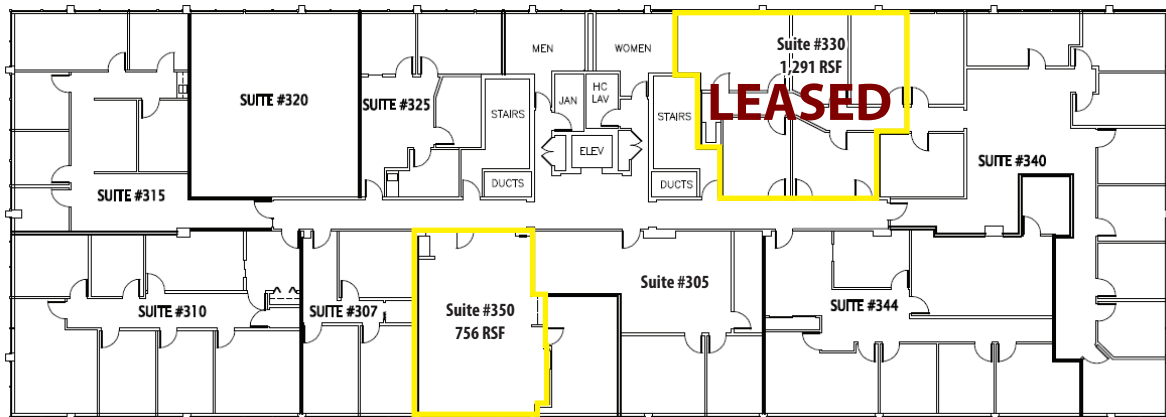
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### FLOOR PLANS EAST - 23811 Chagrin Boulevard

Third Floor



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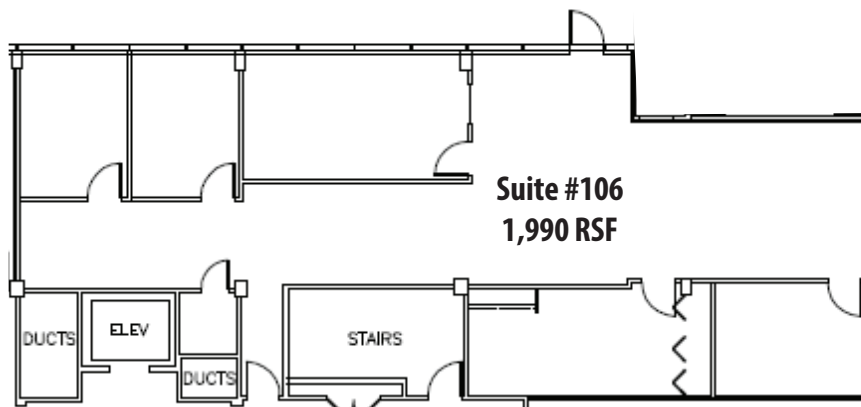
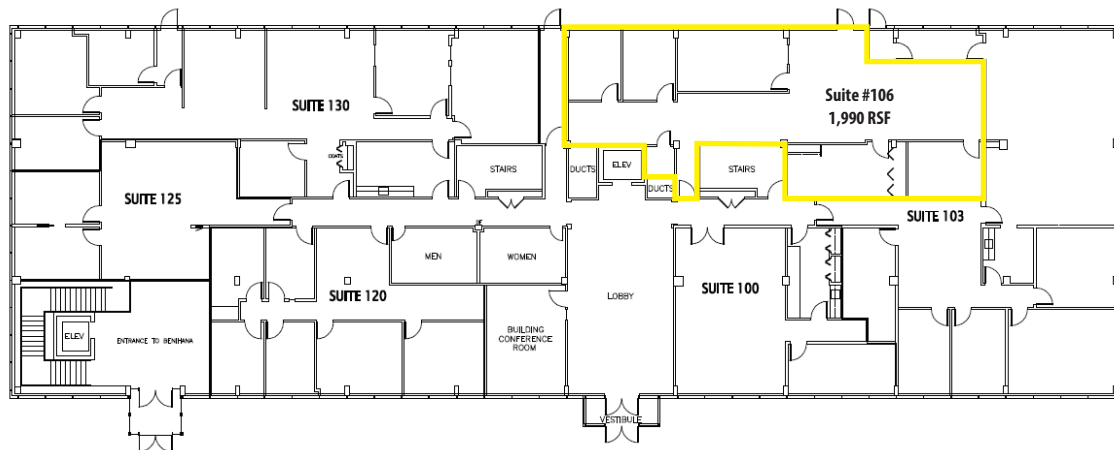
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LEE CLEVELAND

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### FLOOR PLANS WEST- 23611 Chagrin Boulevard

#### First Floor



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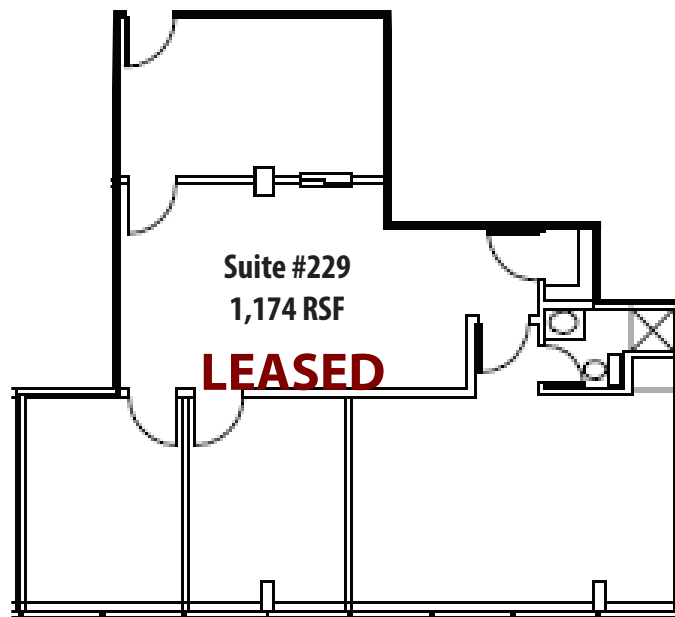
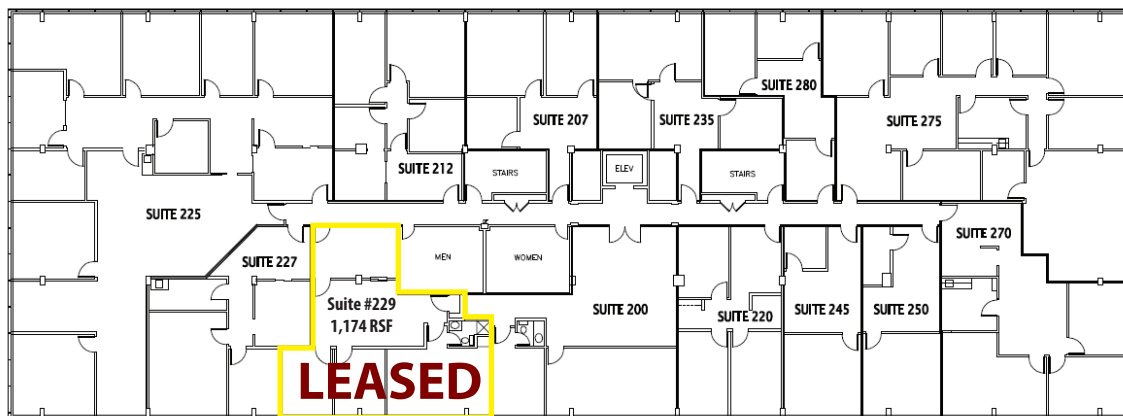
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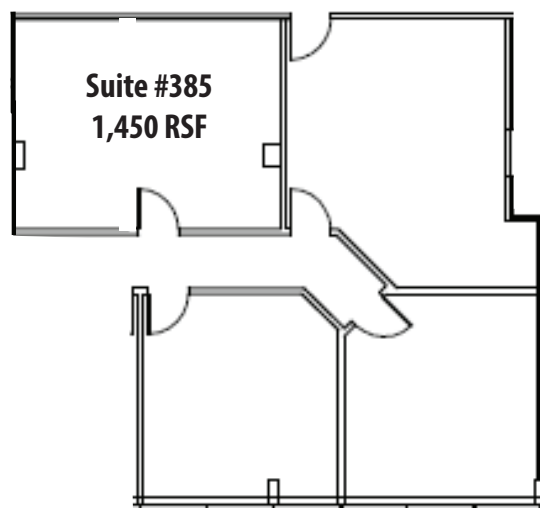
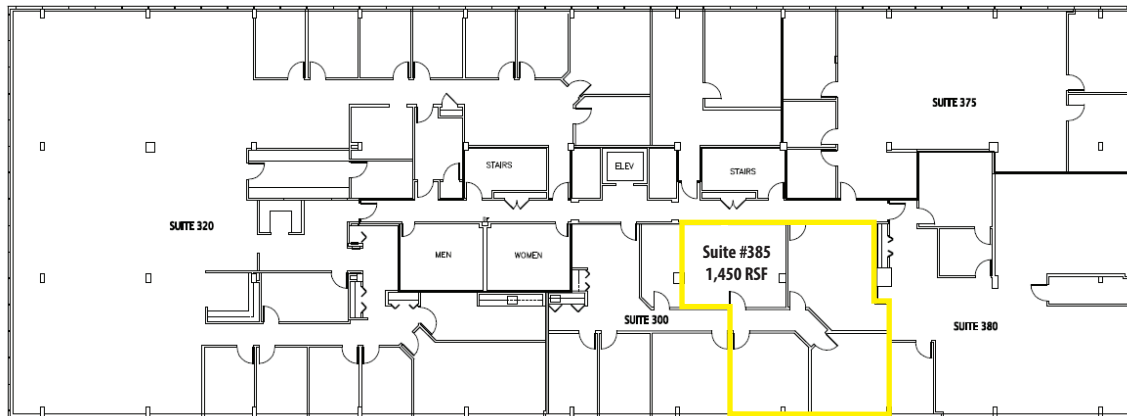


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Third Floor



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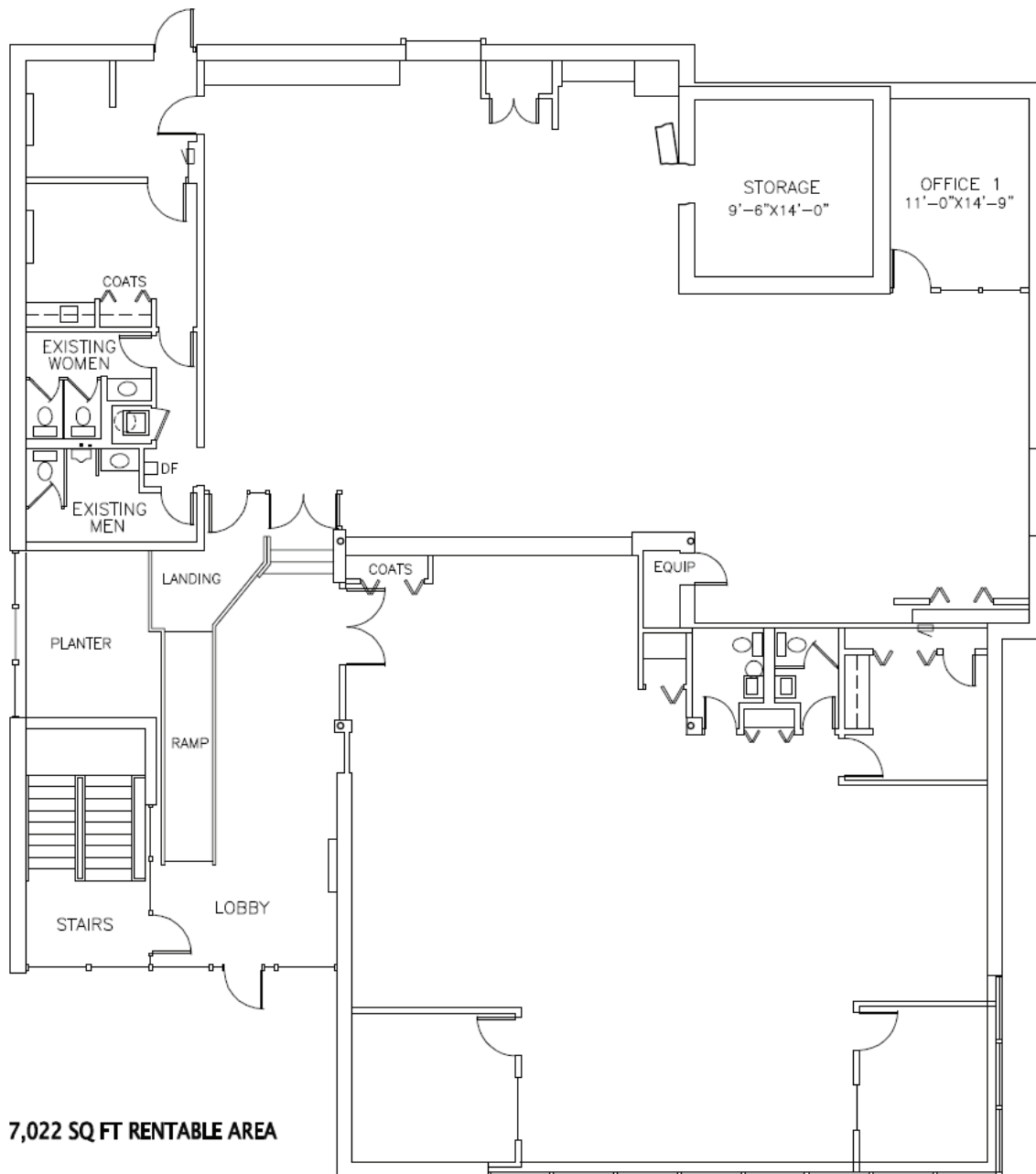
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### FLOOR PLANS 23711 BUILDING



**7,022 SQ FT RENTABLE AREA**

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