



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM

AVAILABLE SPACE – UP TO 14,525 RSF

23215 COMMERCE PARK RD
Beachwood, OH 44122

AVAILABLE SPACE
666 - 14,613 SF



OFFICE

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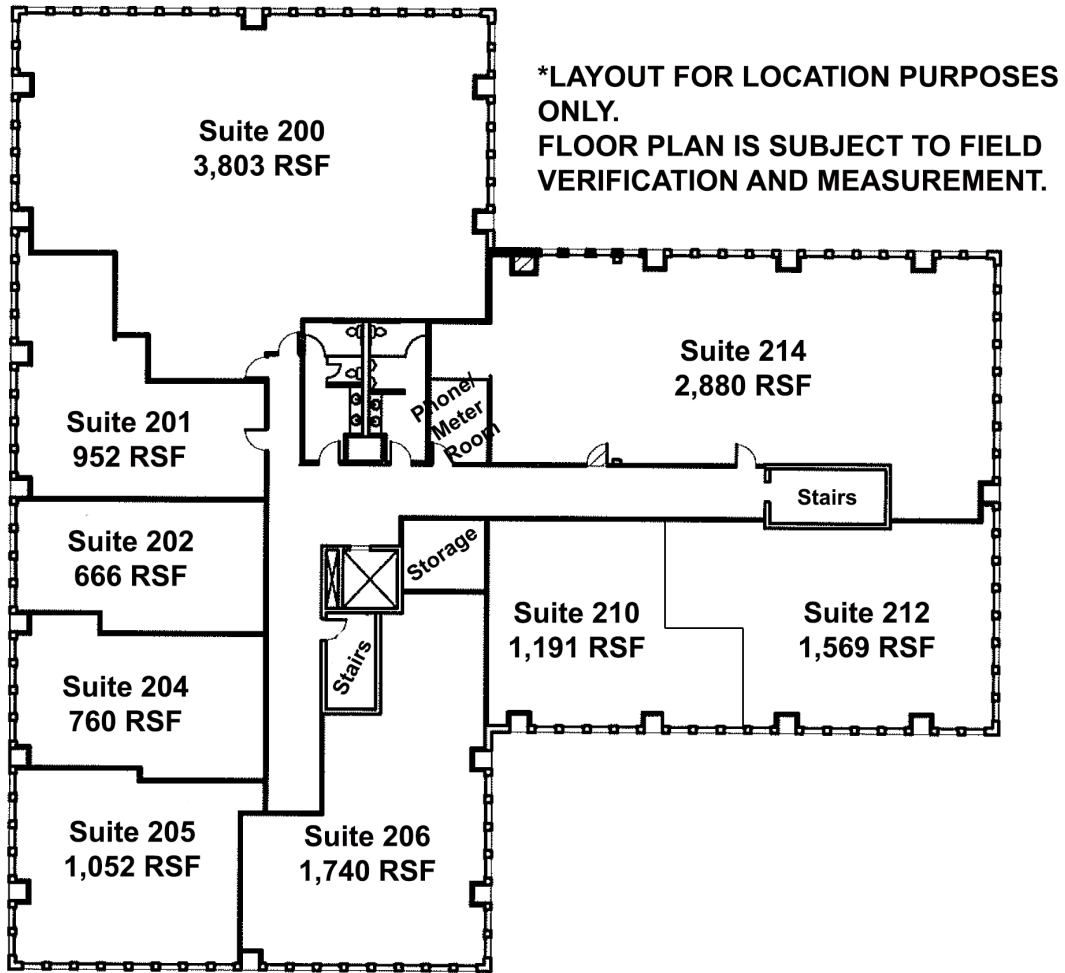
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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
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KEY PLAN - PARK CENTER I - 2ND FLOOR
N.T.S.

Full Floor Contiguous 14,525 RSF

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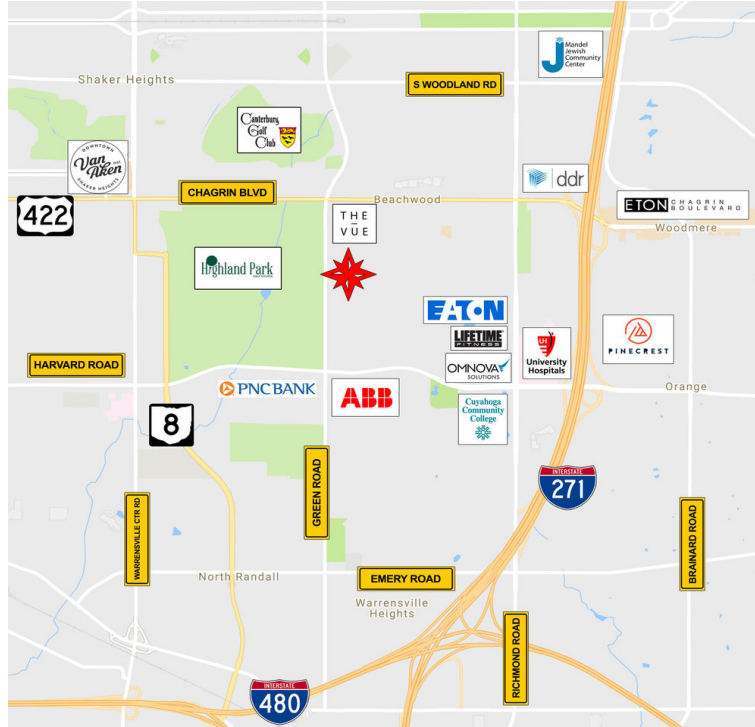
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PROPERTY DESCRIPTION

- Contiguous 14,525 RSF!
- The current layout includes small, controlled work areas, or it can be built to suit.
- The available space encompasses the second floor of Park Center I, a low rise, three story building located in the Chagrin Blvd./Beachwood corridor.

LOCATION DESCRIPTION

Park Center I is prominently located in a major business district with direct access to amenities. Situated on Commerce Park Drive, 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.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,040	31,513	100,837
Total Population	3,345	80,163	249,376
Average HH Income	\$119,654	\$89,189	\$75,331
Total Businesses	909	4,254	172,261
Total Employees	12,713	113,354	172,261

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