

OFFICE & MEDICAL SPACE FOR LEASE

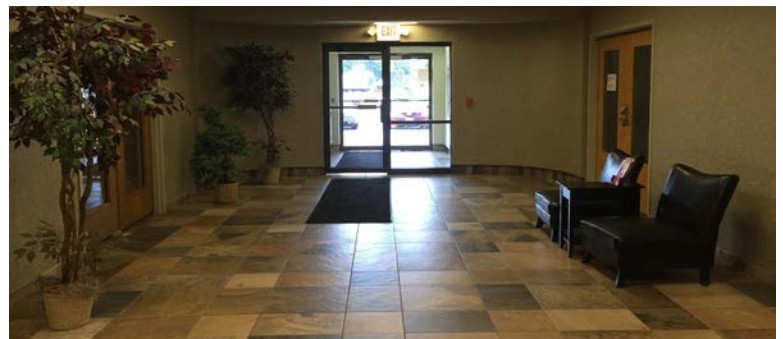


OFFICE SPACE FOR LEASE
24755 Chagrin Blvd.
Beachwood, Ohio

Property Highlights

- Move-in condition office/medical space
- Recently renovated lobby and corridors
- Large amount of parking in front and rear of building
- Signalized ingress/egress
- Available Spaces:
 - Suite 115: 2,149 SF
 - Suite 306: 1,458 SF
 - Suite 320: 1,638 SF
 - Suite 330: 1,287 SF
 - Suite 345: 3,577 SF
- Rental Rates:
 - \$16-\$20 psf - Office
 - \$17-\$20 psf - Medical
- Heating, ventilating and air conditioning included in rental rate
- Cleaning 5 nights a week included

Property Photos:



Contact Agent:

Myrna Previte

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OFFICE AND MEDICAL SPACE FOR LEASE PROPERTY PHOTOS



LOBBY



VIEW OF BUILDING

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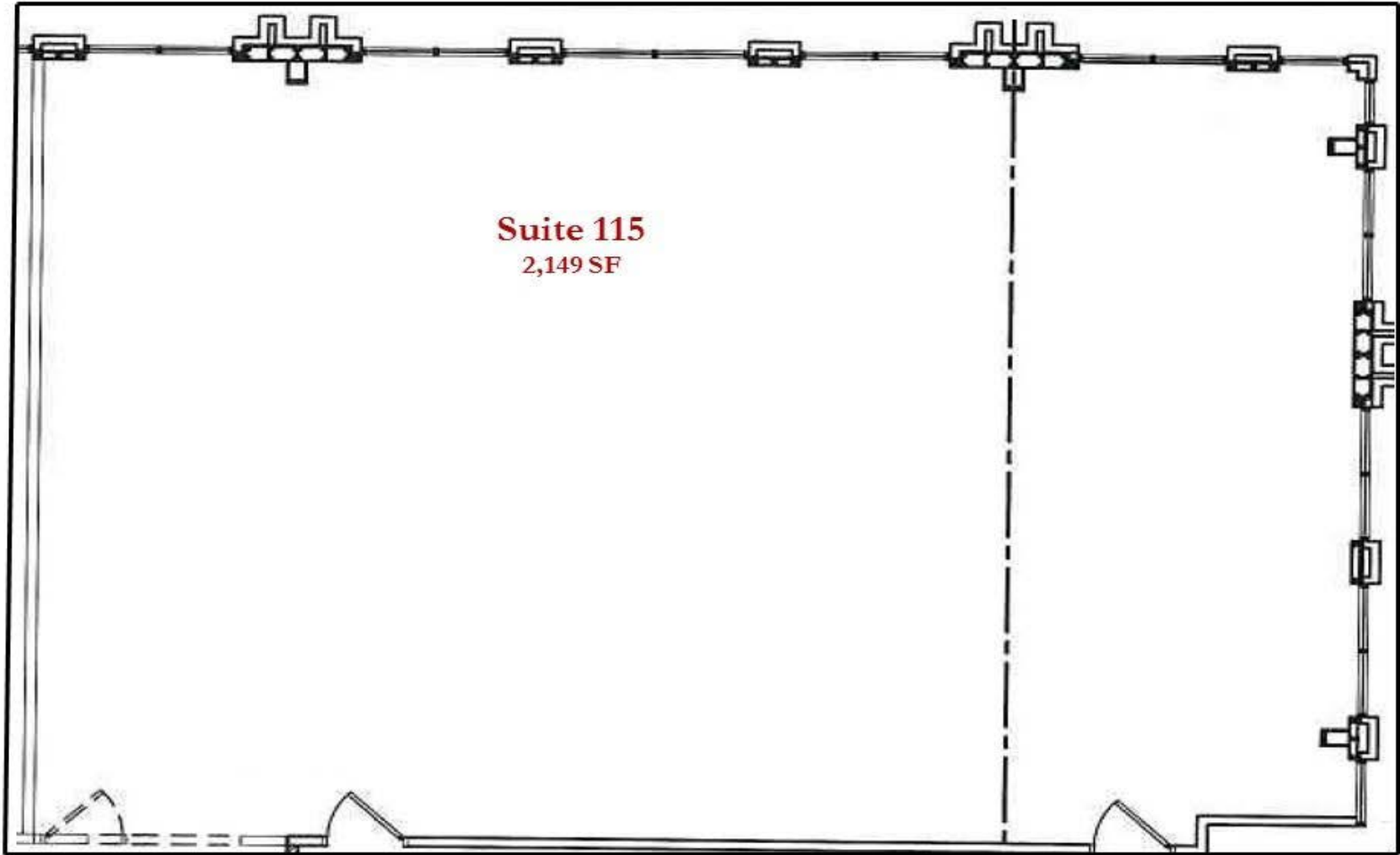
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OFFICE AND MEDICAL SPACE FOR LEASE

SUITE 115



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OFFICE AND MEDICAL SPACE FOR LEASE SUITE 306



Suite 306 : 1,458 Rentable Square Feet
Office Space Leasing at \$16.50 | Medical Space Leasing at \$17.75

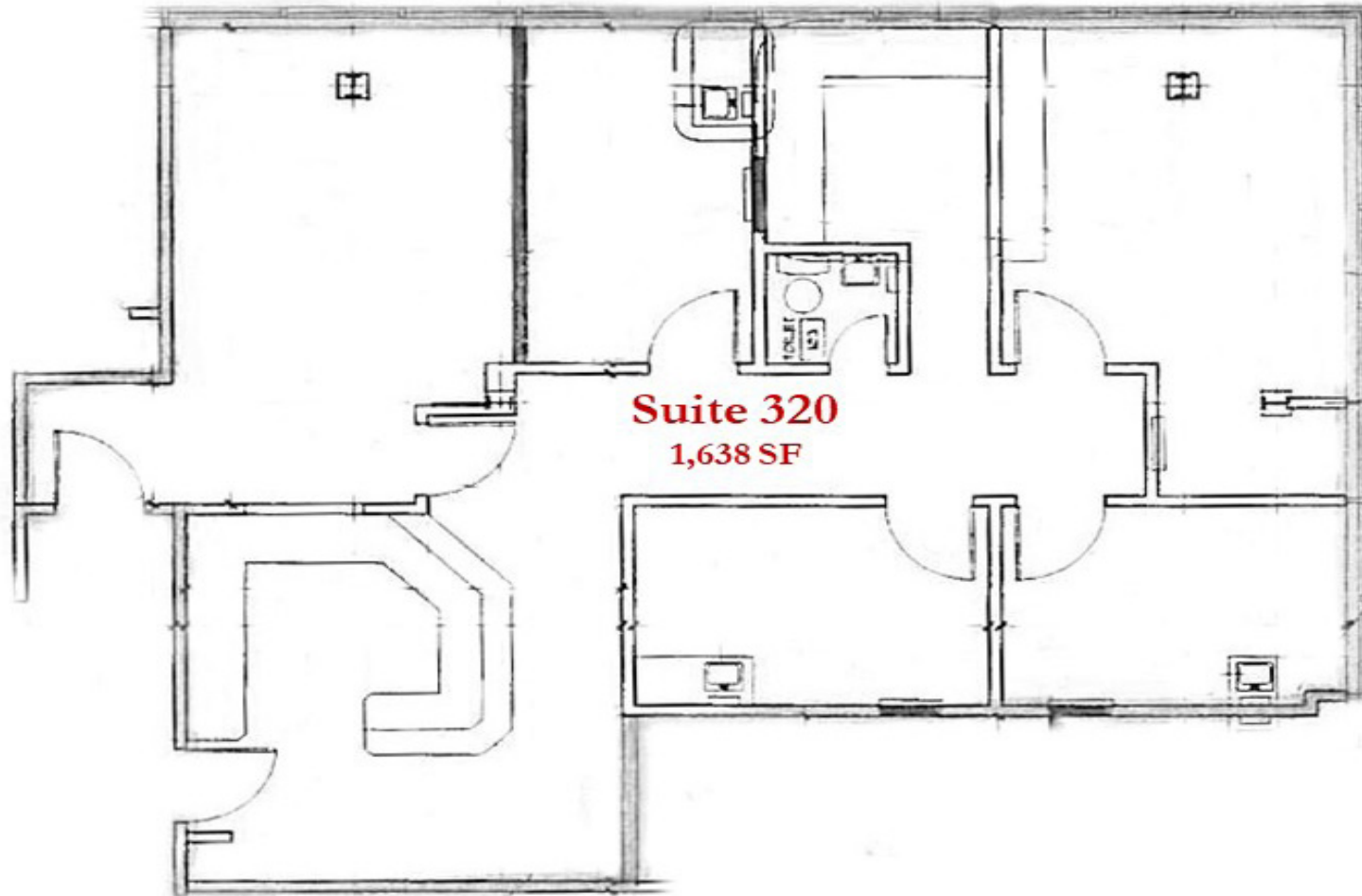
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OFFICE AND MEDICAL SPACE FOR LEASE SUITE 320



Suite 320 : 1,638 Rentable Square Feet
Office Space Leasing at \$16.50 | Medical Space Leasing at \$17.75

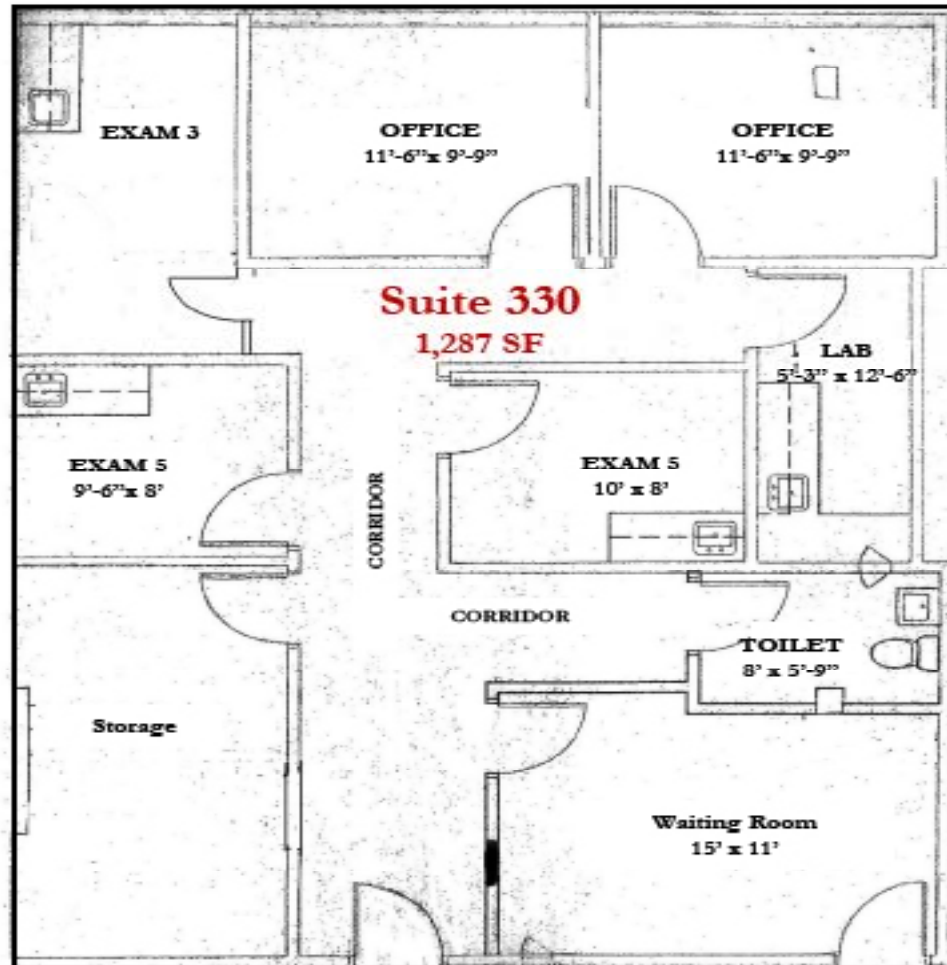
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OFFICE AND MEDICAL SPACE FOR LEASE SUITE 330



Suite 330 : 1,287 Rentable Square Feet

Office Space Leasing at \$16.50 | Medical Space Leasing at \$17.75

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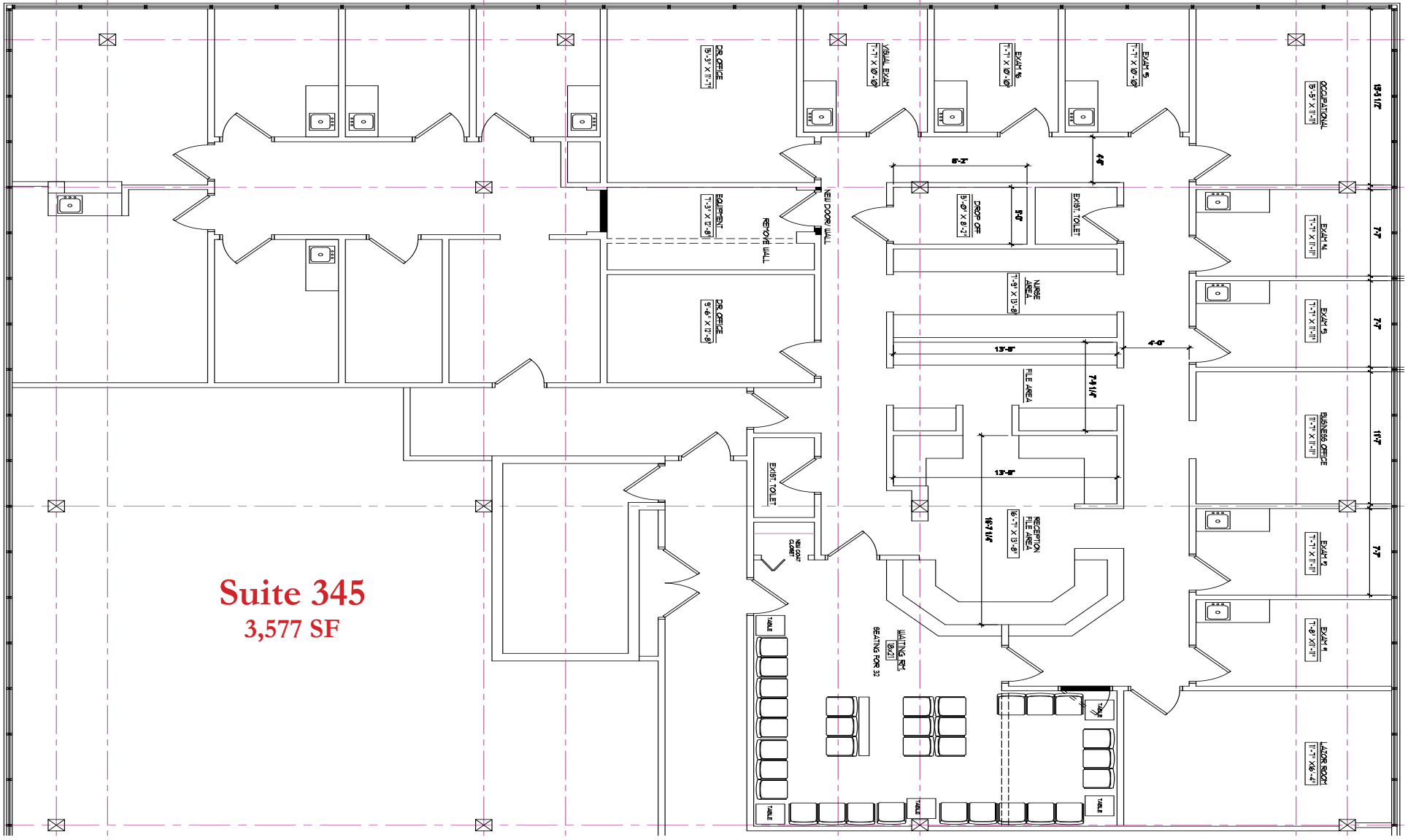
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OFFICE AND MEDICAL SPACE FOR LEASE

SUITE 345



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OFFICE AND MEDICAL SPACE FOR LEASE AERIAL



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OFFICE AND MEDICAL SPACE FOR LEASE DEMOGRAPHICS

24755 Chagrin Blvd

3 mi radius 5 mi radius 7 mi radius

Beachwood, OH 44122

	3 mi radius	5 mi radius	7 mi radius	
POPULATION	2018 Estimated Population	68,643	232,712	424,942
	2023 Projected Population	65,347	224,183	420,299
	2010 Census Population	70,721	240,662	437,601
	2000 Census Population	74,126	265,593	502,641
	Projected Annual Growth 2018 to 2023	-1.0%	-0.7%	-0.2%
	Historical Annual Growth 2000 to 2018	-0.4%	-0.7%	-0.9%
2018 Median Age	43	40.9	40.1	
HOUSEHOLDS	2018 Estimated Households	29,098	102,250	188,121
	2023 Projected Households	28,121	100,319	189,460
	2010 Census Households	28,949	101,878	186,678
	2000 Census Households	29,701	108,664	204,667
	Projected Annual Growth 2018 to 2023	-0.7%	-0.4%	0.1%
	Historical Annual Growth 2000 to 2018	-0.1%	-0.3%	-0.4%
RACE AND ETHNICITY	2018 Estimated White	52.2%	44.3%	41.0%
	2018 Estimated Black or African American	40.6%	49.5%	52.6%
	2018 Estimated Asian or Pacific Islander	4.3%	3.2%	3.5%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2018 Estimated Other Races	2.7%	2.8%	2.6%
	2018 Estimated Hispanic	2.4%	2.1%	2.0%
INCOME	2018 Estimated Average Household Income	\$121,184	\$88,894	\$76,374
	2018 Estimated Median Household Income	\$87,390	\$65,381	\$55,932
	2018 Estimated Per Capita Income	\$51,831	\$39,236	\$33,987
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.8%	2.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.9%	6.1%	7.6%
	2018 Estimated High School Graduate	17.6%	23.4%	26.6%
	2018 Estimated Some College	18.9%	21.3%	22.0%
	2018 Estimated Associates Degree Only	6.5%	7.1%	7.3%
	2018 Estimated Bachelors Degree Only	23.3%	20.0%	17.8%
	2018 Estimated Graduate Degree	28.3%	20.2%	16.6%
BUSINESS	2018 Estimated Total Businesses	5,189	10,549	19,547
	2018 Estimated Total Employees	112,434	172,633	388,352
	2018 Estimated Employee Population per Business	21.7	16.4	19.9
	2018 Estimated Residential Population per Business	13.2	22.1	21.7

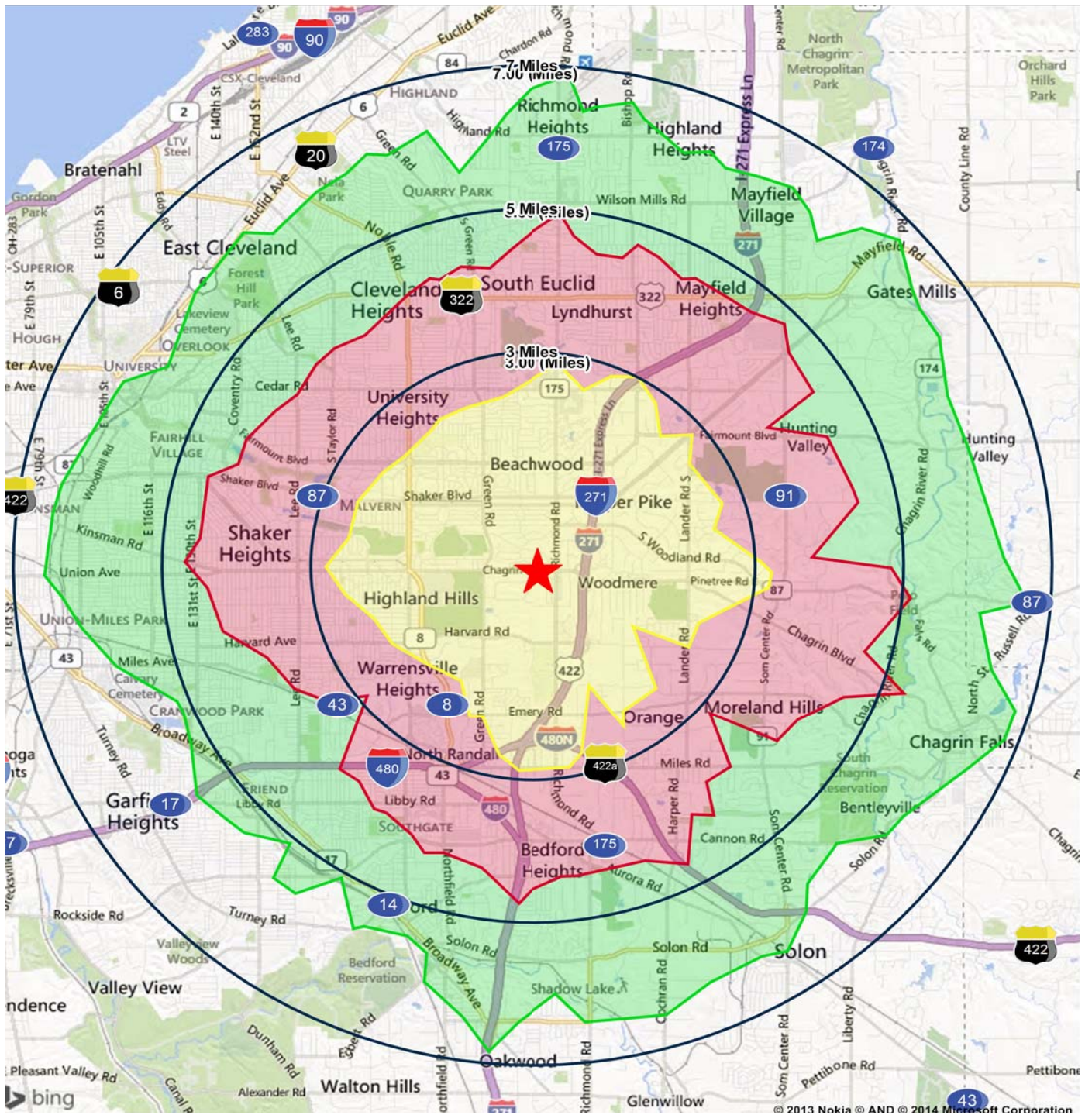


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OFFICE AND MEDICAL SPACE FOR LEASE AREA MAP



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