

LEASE

PARK CENTER II

3681 Green Rd Beachwood, OH 44122



PROPERTY DESCRIPTION

Park Center II has completed its extensive renovations! The property 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
- New elevator and secure underground garage parking.
- Convenient 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

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	150 - 2,843 SF

SPACES

SPACE SIZE

Storage Cubicles	1,746 SF
210	1,035 SF
402	2,843 SF
406	1,863 SF

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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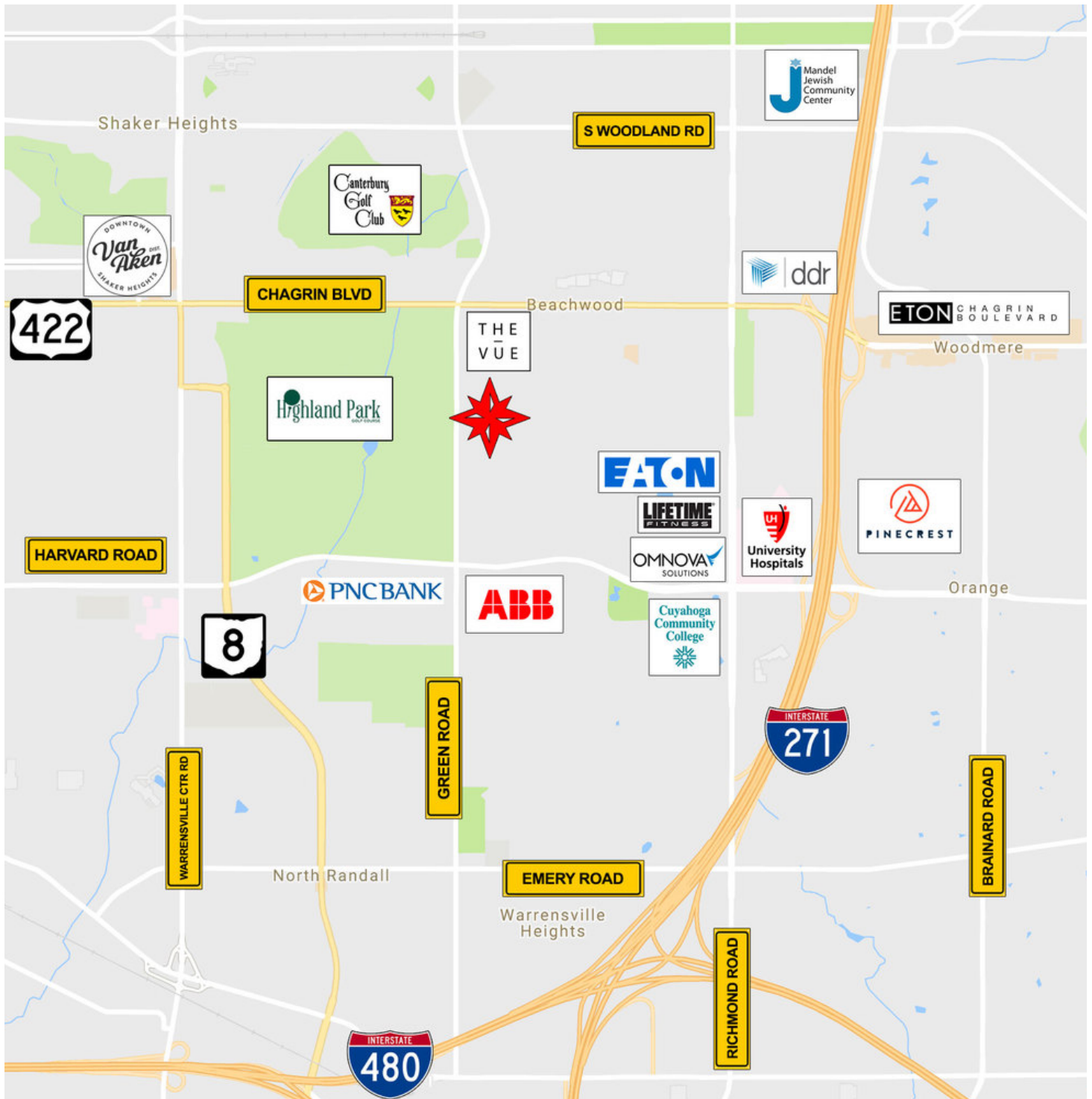


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