

# OFFICE SPACE FOR SALE OR LEASE



## BEACHWOOD OFFICE SPACE AVAILABLE

3781-3799 S Green Rd, Beachwood, OH 44122

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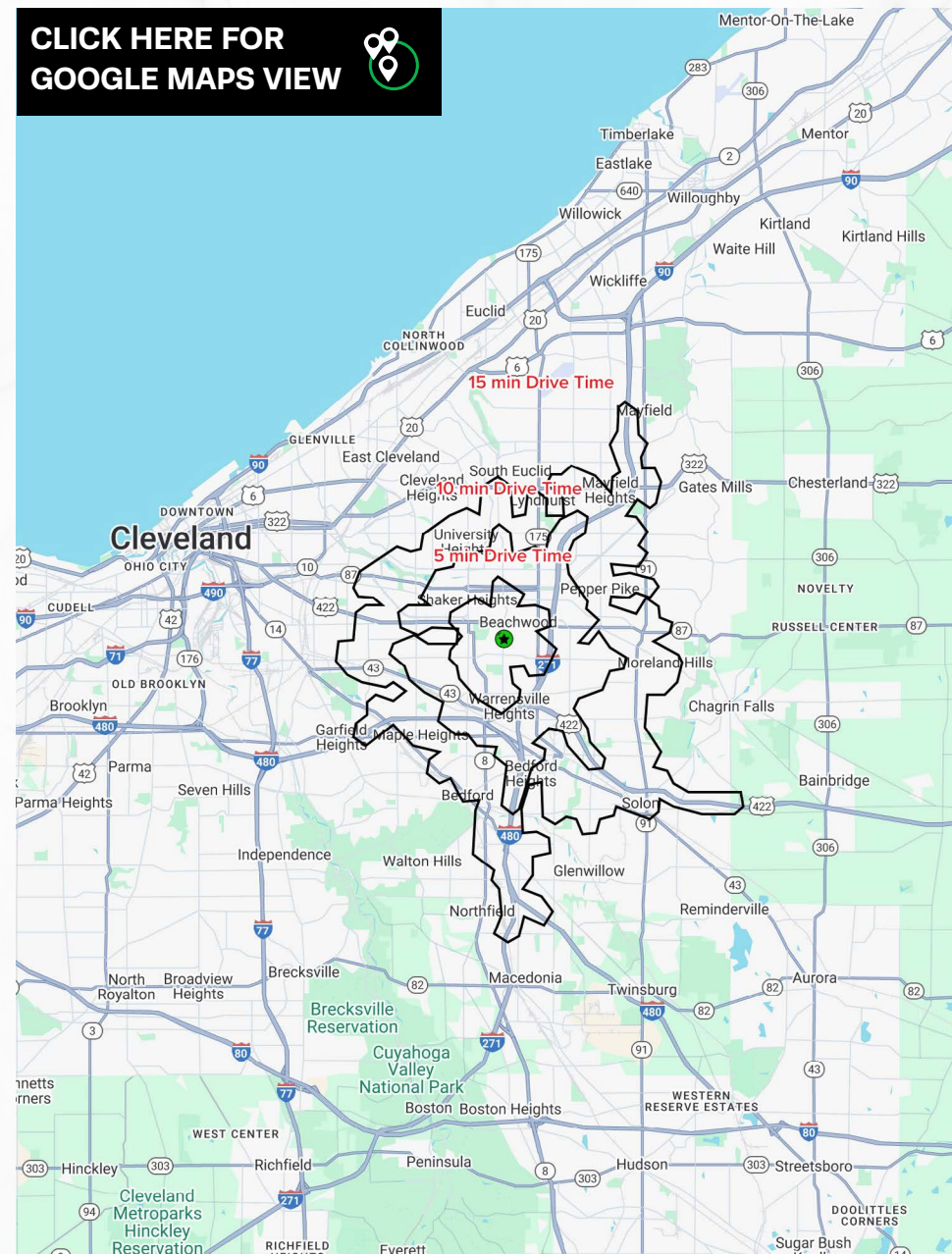
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Great owner user building opportunity in the most desirable office market in Cleveland
- **Square footage:** 22,944
- **Lease rate:** \$12NNN Nets: \$4.50
- **Sale price:** \$1,750,000
- **Occupancy rate:** 54%
- **Vacant space:** available spaces for lease ranging from 996 SF to approximately 5,000 SF
- Centrally located in Beachwood with quick access to I-271, providing excellent connectivity to Cleveland's business districts and surrounding suburbs.
- **Ample Parking:** Includes an underground garage with 1 garage space per 1,000 SF occupied, offering convenience for tenants and their clients.
- **Strong Tenant Mix:** Includes medical, wellness, and professional service businesses, creating a collaborative and professional environment.

DEMOGRAPHICS	5-DT	10-DT	15-DT
POPULATION	18,161	83,115	205,071
HOUSEHOLDS	8,800	36,586	90,733
AVERAGE HH INCOME	\$123,489	\$130,073	\$116,240
MEDIAN HH INCOME	\$77,234	\$86,319	\$79,457
DAYTIME POPULATION	28,276	89,876	210,545

CLICK HERE FOR  
GOOGLE MAPS VIEW



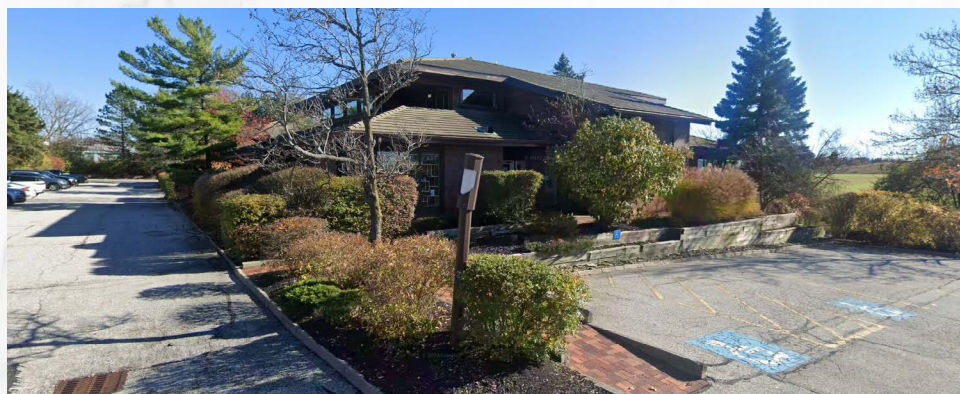
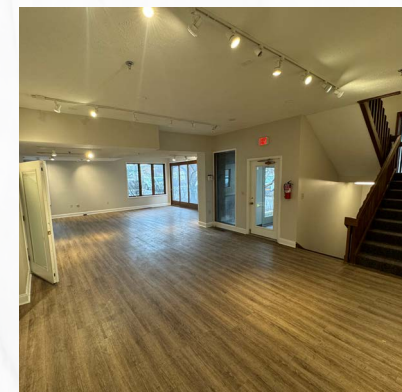
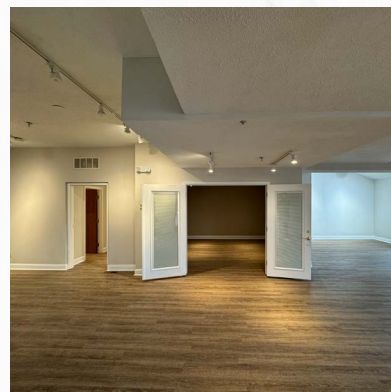
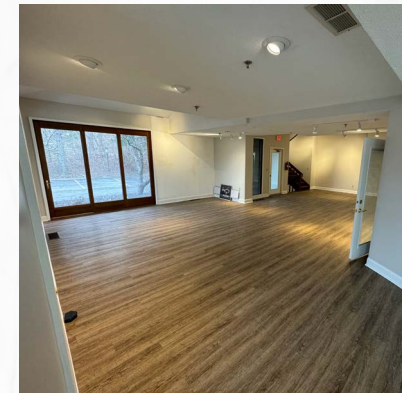
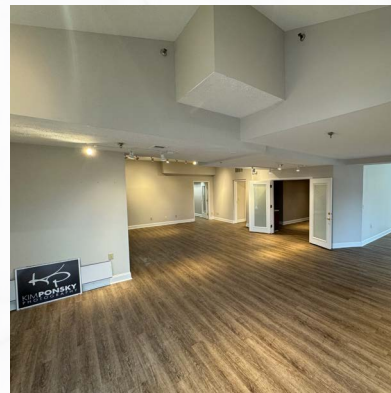
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## UNIT DETAILS

### AVAILABLE UNITS

SUITES	FLOOR	SIZE	STATUS
3789	1st	1,008	Vacant
2789	2nd	1,574	Vacant
3791A	1st	0	Vacant
3791B	1st	0	Vacant
3791	2nd	3,501	Vacant (includes A+B)
3795	1st	1,908	Vacant (includes 1st & 2nd)
3795	2nd	0	Vacant
3799	1st	1,073	Vacant
3795	1st	1,423	Vacant
3795	2nd	997	Vacant



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MICRO AERIAL



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