

TOWER EAST OFFICE SPACE

20600 CHAGRIN BOULEVARD, SHAKER HEIGHTS, OHIO 44122





Property Highlights

- Conveniently located at the intersection of Chagrin Blvd and Warrensville Center Rd on the Chagrin Corridor
- Minutes from I-271 & I-480; steps away from the Van Aken District
- Recent building improvements include: all common areas and lobbies, restrooms throughout the building and the parking deck
- On-site amenities include shared conference facilities, free 600-car parking garage, outdoor patio, on-site property management, tenant storage and free common area wi-fi

| Suite | Available SF | Max Contiguous | Available On |
|-------|--------------|----------------|---------------|
| 250 | 5,132 SF | 5,132 SF | Immediate |
| 290 | 3,852 SF | 3,852 SF | Immediate |
| 495 | 989 SF | 989 SF | April 1, 2024 |
| 650 | 2,563 SF | 2,563 SF | Immediate |
| 900 | 3,268 SF | 9,635 SF | Immediate |
| 910 | 1,581 SF | 9,635 SF | Immediate |
| 920 | 1,623 SF | 9,635 SF | Immediate |
| 930 | 3,163 SF | 9,635 SF | Immediate |

Lease Rate

Negotiable

Property Breakdown

Year Built (Reno) 1968 (1988, 2018, 2019, 2022)

Architect Mid-century modern building designed by Architect Walter Gropius, founder of the Bauhaus school of design

Floors 12

Floor Size ± 14,000 RSF

Common Area Factor 10% multi-tenant floor, 5% full floor

Escalations Pass-through of increases (if any) in operating expenses and real estate taxes over a base year

Utilities Separately metered electric. Gas, water and sewer are included in base rent

Janitorial Week nights excluding federal holidays

Tenant Improvements Negotiable

Building Access Tenants have 24/7 access to building and premises using after-hour key card system

HVAC Provided during building standard hours. Consists of two (2) air handlers, two (2) chillers and two (2) boilers. It is a pneumatic system utilizing VAV boxes for air distribution.

Fire Monitoring System Mircom Com System with speaker notification to handle high rise capabilities. Equipped with smoke detectors and sprinkler system monitored 24/7

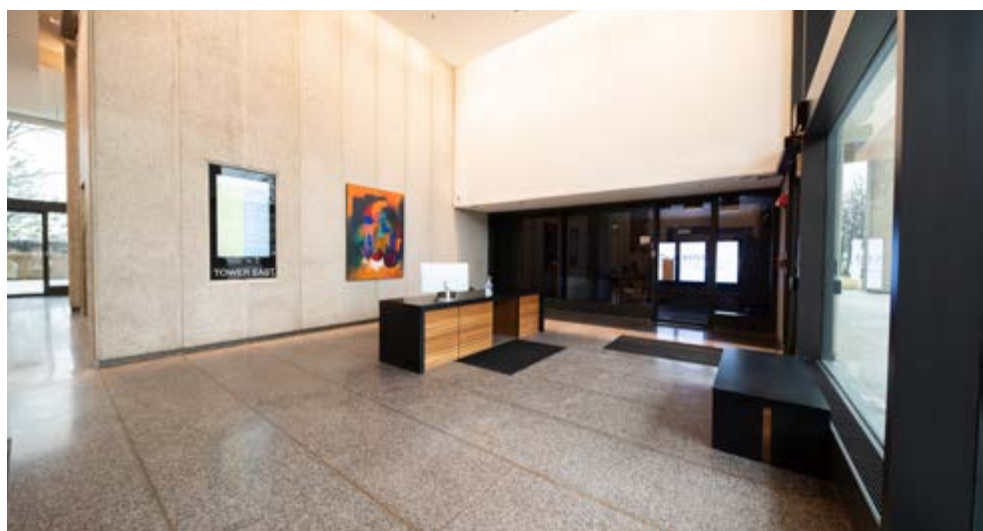
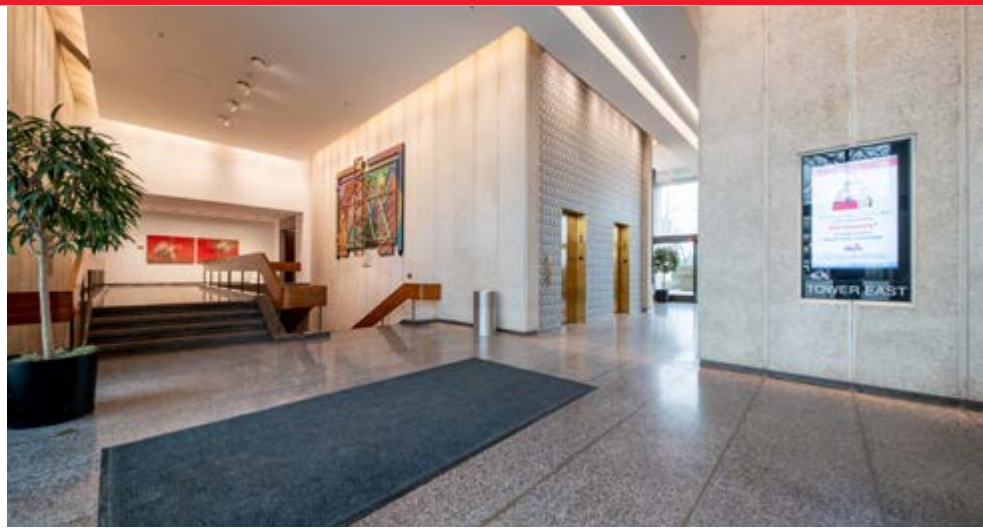
Elevators Three (3) high speed passenger elevators and one (1) freight elevator

Parking 600 garage and 55 surface spaces at no charge
Parking lot escorts available after hours

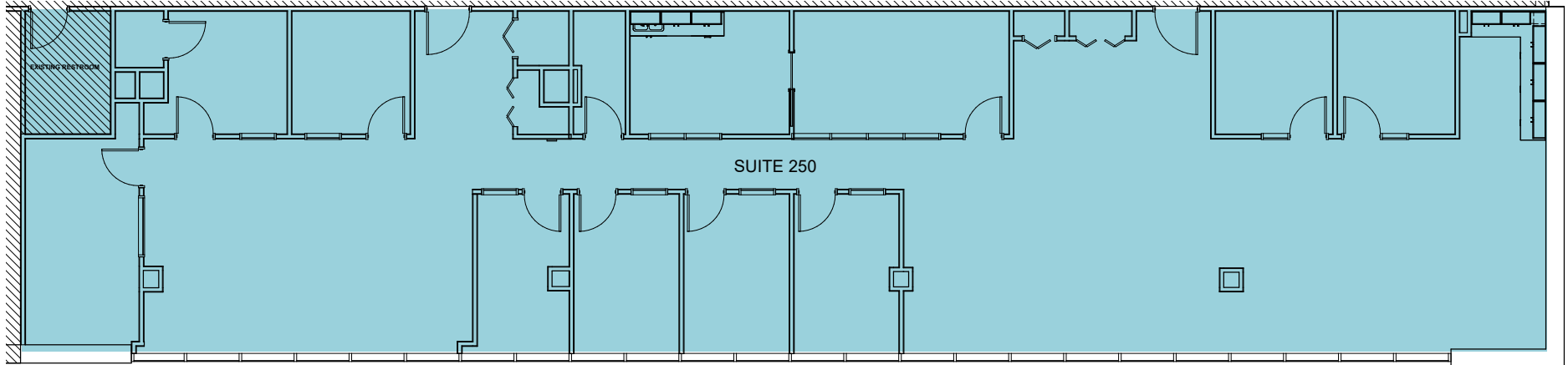
Security Security guard on-site from Monday-Friday, 2 pm-10 pm and Saturday, 8 am-12 am

Wired Certified Platinum Tower East was awarded the Wired Certified Platinum status, which is the highest rating for office buildings offering quality Internet connectivity



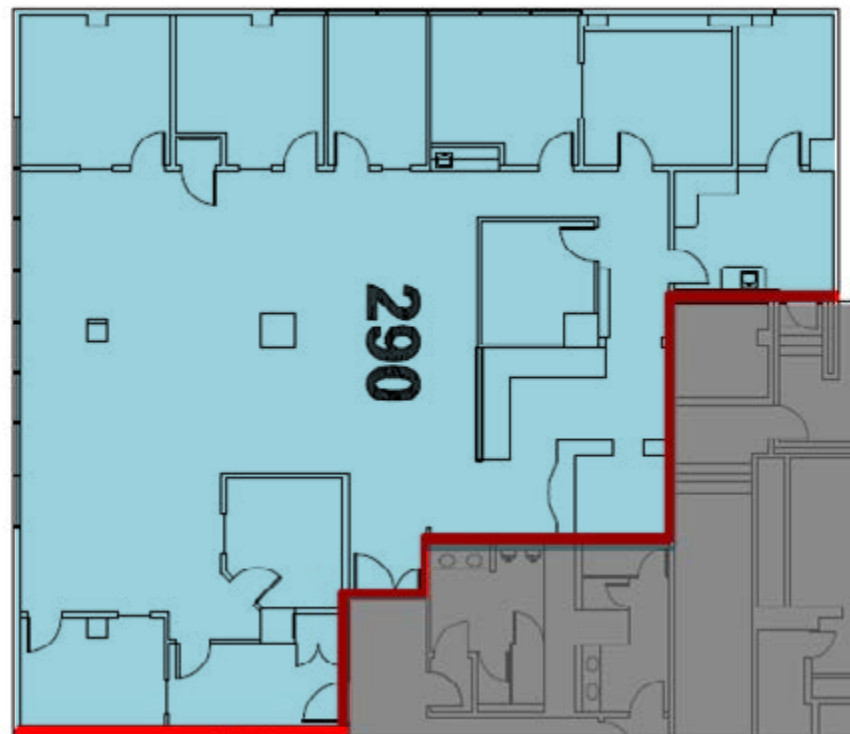


Tower East - Ground Floor



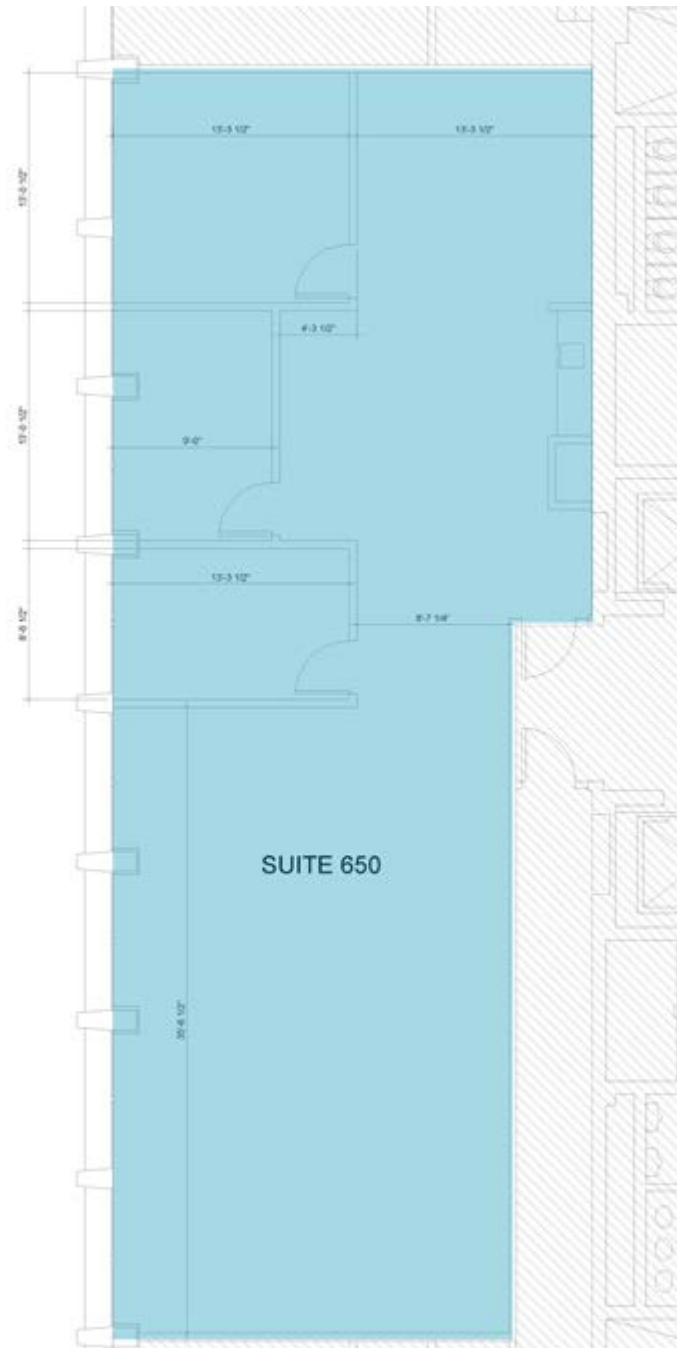
SUITE 250
5,132 SF

SUITE 290
3,852 SF

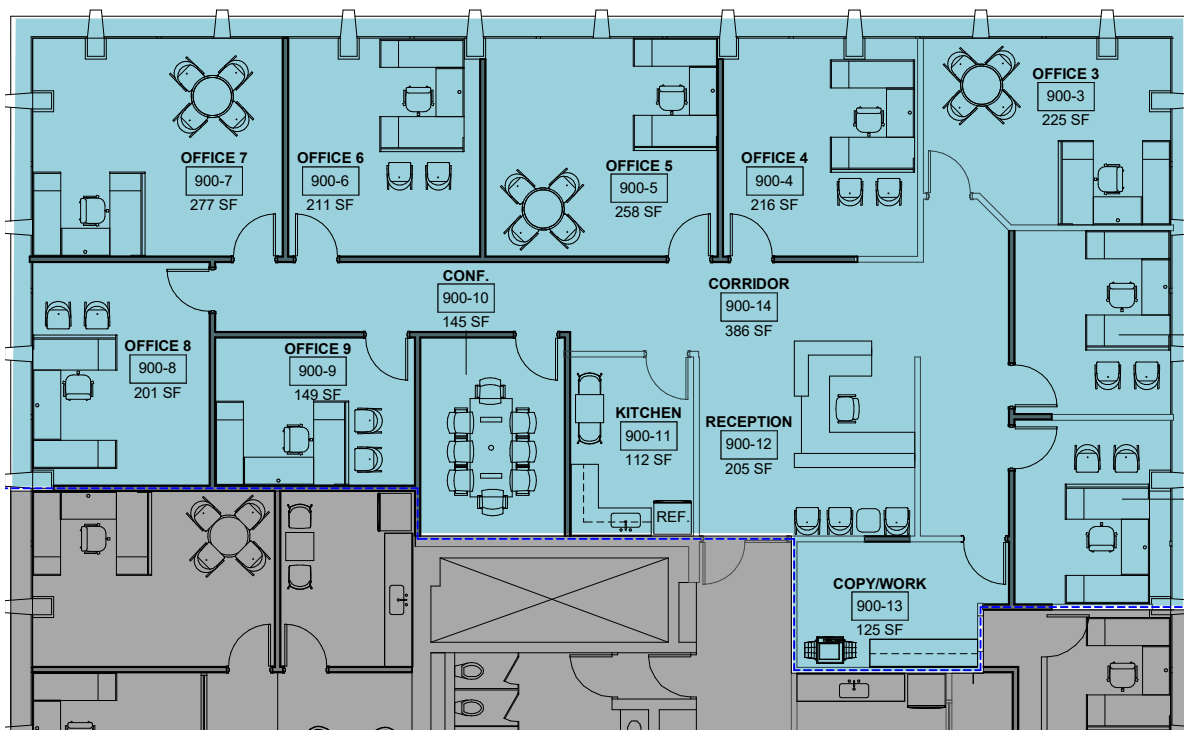


Tower East - Ground Floor

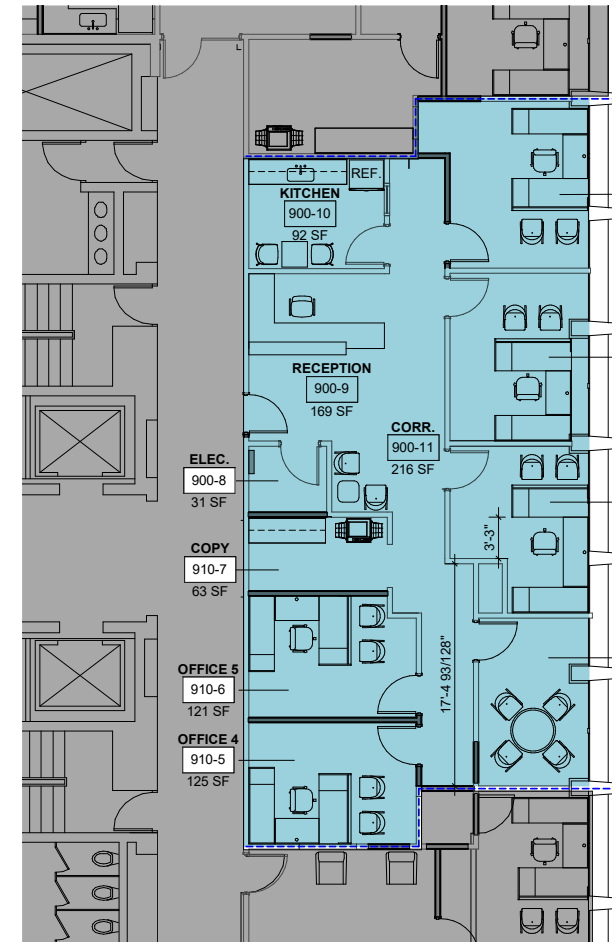
SUITE 650
2,563 SF



Tower East - Ninth Floor

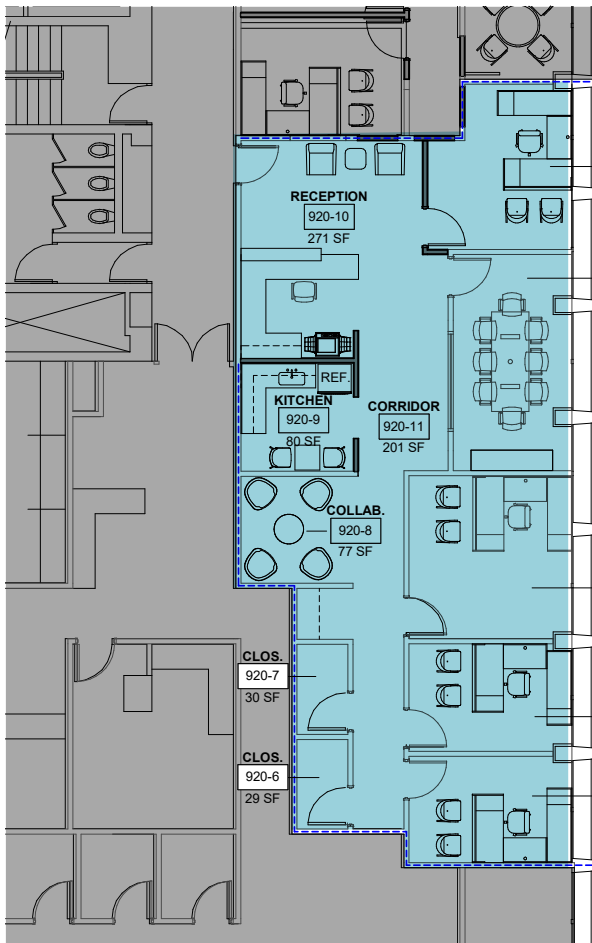


SUITE 900
3,268 SF

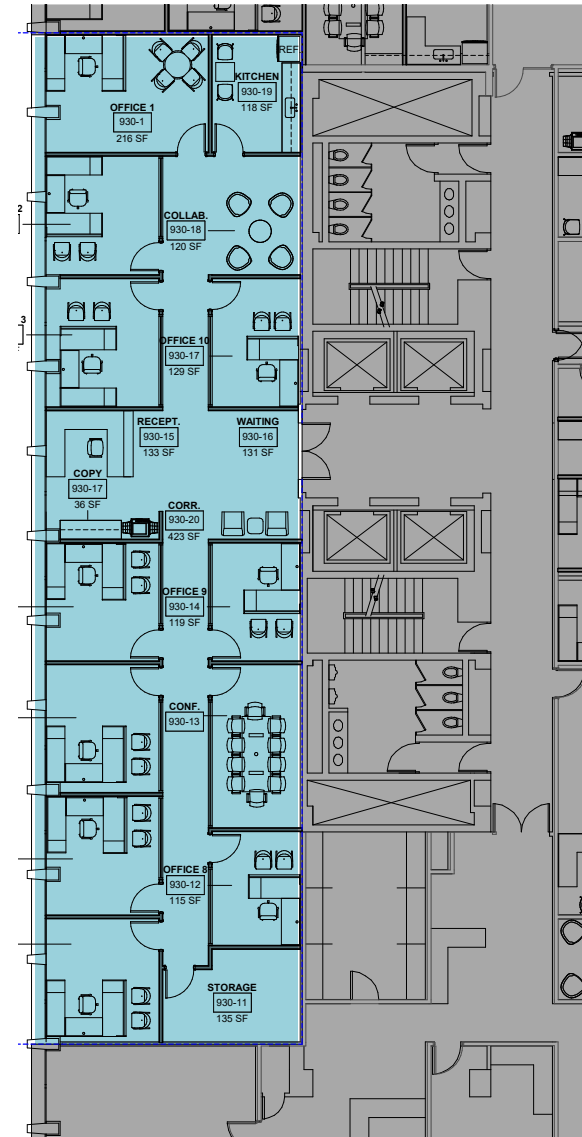


SUITE 910
1,581 SF

Tower East - Ninth Floor



SUITE 920
1,623 SF



SUITE 930
3,163 SF



Demographics

284,207
Population

140,900
Employees

\$101,601
Avg HH Income

422
Business Headquarters

13,041
Total Businesses

40.6
Median Age

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GET IN TOUCH

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