



Office Space for Lease

# COMMERCE PARK 4

23240 Chagrin Boulevard | Beachwood, Ohio 44122

# HIGHLIGHTS

- Walking distance to several nearby restaurants, shopping, and entertainment
- Exterior monument signage available
- Easy access to I-271
- First floor easy access

**LEASE RATE:** \$20.00/SF Gross

## AVAILABLE SUITES

Suite 100	1,752 SF
Suite 101	2,194 SF
Suite 105	1,980 SF
Suites 115	2,295 SF
Suites 150	2,101 SF
Suite 180	4,850 SF



# Commerce Park 4 Floor Plan

Chagrin Blvd

**Suite 115**  
2,295 SF

**Suite 105**  
1,980 SF

**Suite 100**  
1,752 SF

**Suite 101**  
2,194 SF

LOBBY

STAIR

STAIR

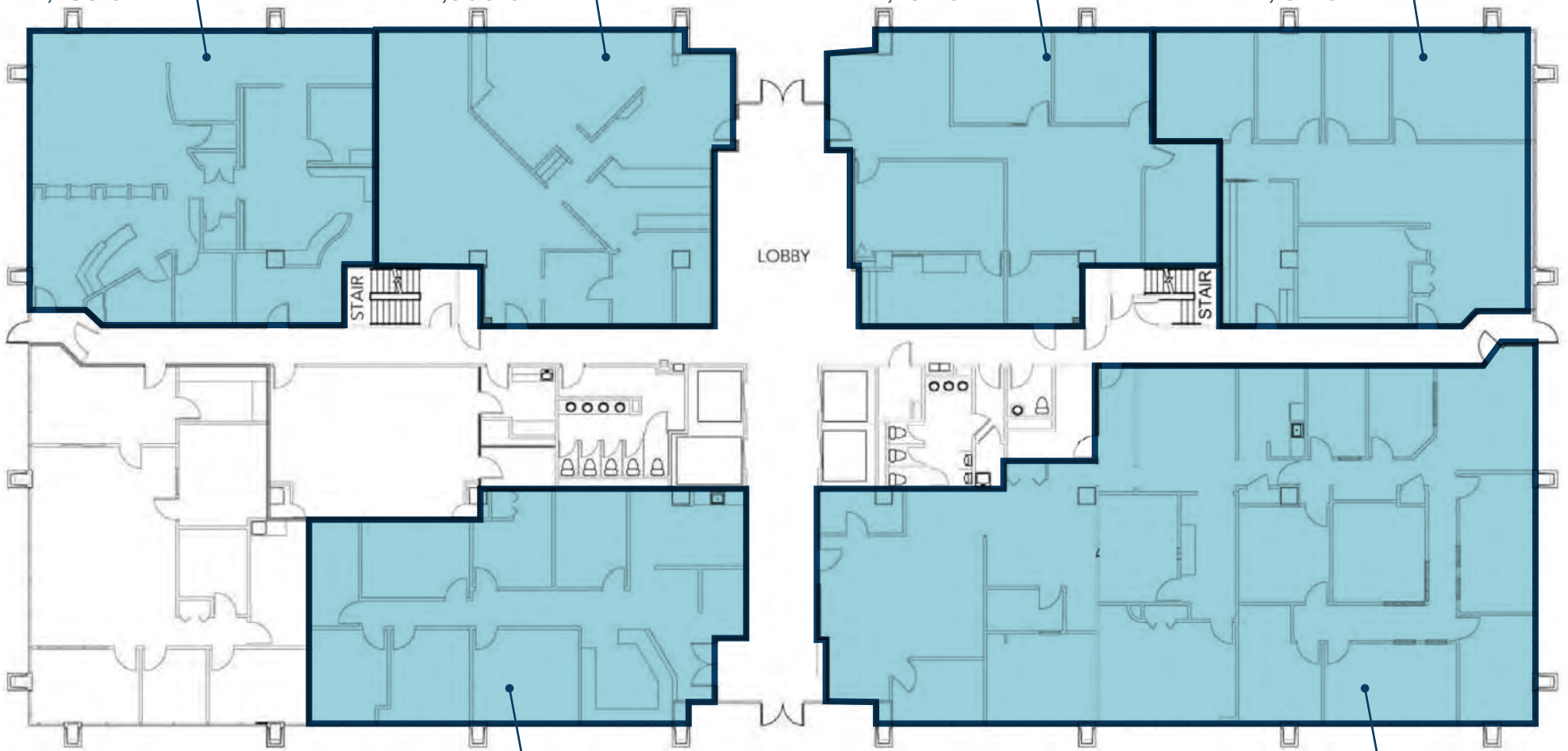
**Suite 150**  
2,101 SF

**Suite 180**  
4,850 SF

First Floor



S Green Rd

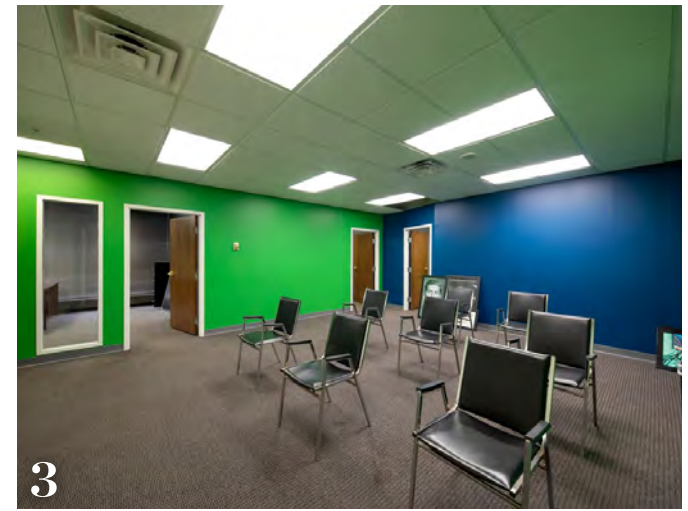




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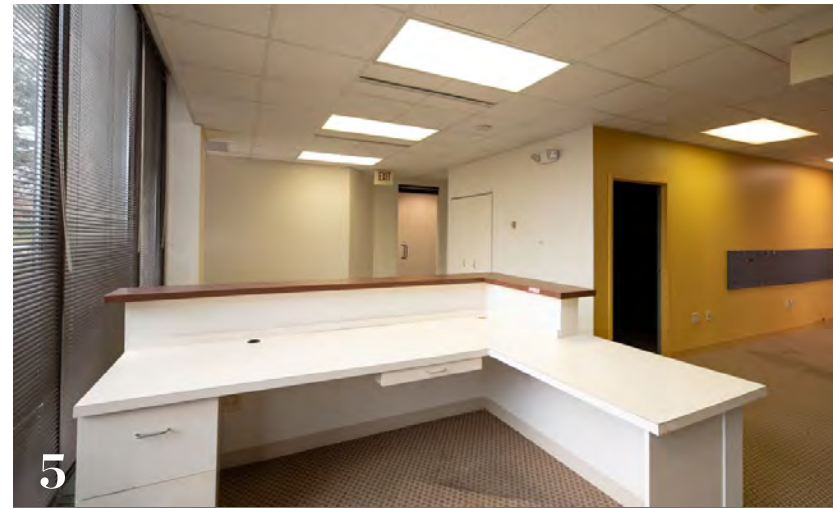
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3



4



5

- 1. Suite 100
- 2. Suite 100
- 3. Suite 100
- 4. Suite 101
- 5. Suite 101
- 6. Suite 101
- 7. Suite 115
- 8. Suite 115



6



7



8



- 1. Suite 150
- 2. Suite 150
- 3. Suite 150
- 4. Suite 180
- 5. Lobby
- 6. Cafe 56
- 7. Cafe 56





**The Pavilion**

giant eagle | BIG lots | SALLY BEAUTY  
petco | Michaels | City BARBELUE  
Huntington

BUICK  
INFINITI  
GMC

**ETON CHAGRIN BOULEVARD**

TIFFANY & Co.  
BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET  
Citizens Bank | THE NORTH FACE | WALGREENS  
ANTHROPOLOGIE  
FARMER'S MARKET | STARBUCKS COFFEE | DUNKIN' DONUTS | TEXAS BIZL

**Landerwood Plaza North**

henners | ups  
SUBWAY | FLEET FEET

**Village Square**

Pet People | Cook's Corner  
PNC | DXL | TJ-MAXX

Chagrin Blvd 19,478 VPD

23240 Chagrin Blvd



Green Rd 11,061 VPD

**EATON**  
Corp Headquarters



Harvard Rd 27,708 VPD

175

168,765 VPD

271

Richmond Rd 12,454 VPD



**Harvard Park**

VCF | buybuy BABY | Office Max  
Marshalls | DSW  
LABOY  
FIVE GUYS | FAMOUS  
DiBella's Subs | five BELW

**PINECREST**

REI | WEOLE FOODS | POTTERY BARN  
MINISTRIPES | SILVER STAR  
west elm  
WILLIAMS SONOMA  
CITY WORKS | AC HOTELS

1. HOMewood SUITES  
2. hotel GINDIGO  
3. Clarion  
4. HOME 2  
5. Residence Inn  
6. DOUBLETREE  
7. EMBASSY SUITES  
8. Aloft  
9. Marriott  
10. extended STAY AMERICA  
11. COURTYARD  
12. Fairfield  
13. Hampton Inn & Suites  
14. extended STAY AMERICA  
15. DRURY HOTELS

17. RED LOBSTER  
18. Bob Evans  
19. Waga  
20. SUSHI MAN  
21. PIADA  
22. Olive Garden  
23. BUFFALO WILD WINGS  
24. Chick-fil-ee  
25. DUNKIN' DONUTS  
26. TJ  
27. PANCAKE HOUSE  
28. Davis Bakery  
29. Geraci's  
30. Cooper's Hawk  
31. Wendy's | BJS





CUSHMAN &  
WAKEFIELD



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