



Free-Standing Office Building For Sale or Lease

EXCELLENT OWNER-USER OPPORTUNITY

23825 Commerce Park Road, Beachwood, Ohio 44122

23825 COMMERCE PARK ROAD BEACHWOOD, OHIO 44122

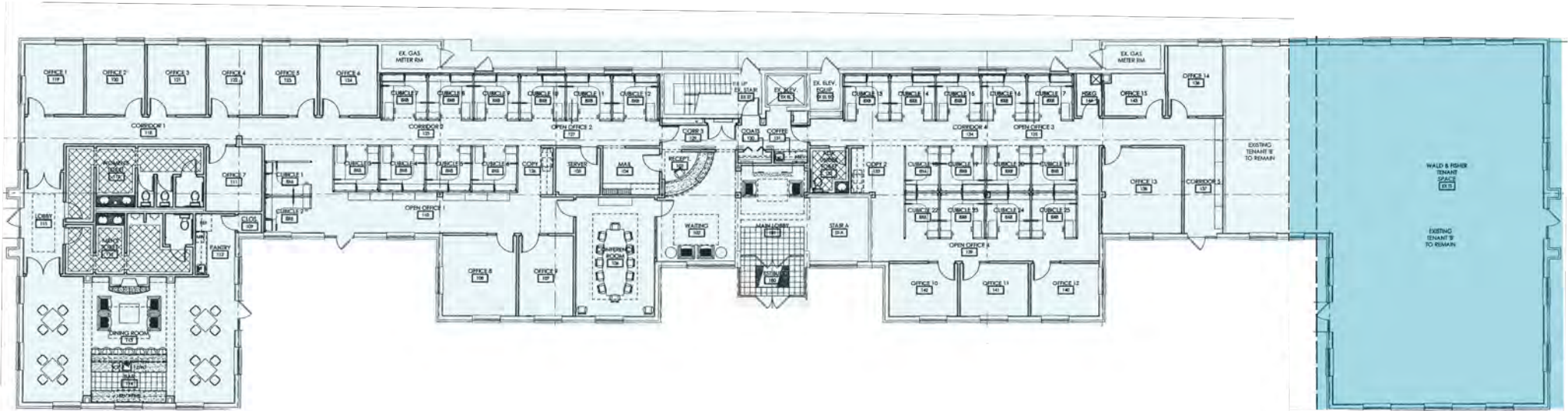
FEATURES

- Excellent owner-user opportunity with additional income
 - Single Tenant 18,120 SF
 - (or easily divisible to multi-tenant)
 - Unit A 8,720 SF
 - Unit B 6,300 SF
 - Unit C 3,100 SF
- Easy highway access to I-271 via Chagrin Blvd allows for a quick commute
- Part of a thriving community with multiple dining, shopping, lodging, and service amenities
- Within reach of a highly-skilled workforce in Beachwood, Ohio
- Neighbors include Eaton, University Hospitals, Penske, Pinecrest, and more



23825 COMMERCE PARK ROAD

Floor Plans



UNIT 1
8,720 SF

FIRST FLOOR

UNIT 2
3,100 SF



UP UNIT
6,300 SF

SECOND FLOOR



The Pavilion

- giant eagle
- BIG LOTS
- SALLY BEAUTY
- petco
- Michael's
- City BARBELUE
- Huntington

Village Square

- Pet People
- COCKY & TONY'S
- PNC
- DXL
- TJ-maxx

PINECREST

- REI COOP
- WHOLE FOODS
- POTTERY BARN
- PINSTRIPES
- SILVERSPOT
- west elm
- WILLIAMS SONOMA



240,232
Population
(2022 | 5 Mile)



41.7
Median Age
(2022 | 5 Mile)



104,193
Households
(2022 | 5 Mile)



\$93,136
Household Income
(2022 | 5 Mile)



10,868
Total Businesses
(2022 | 5 Mile)



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