Free-Standing Office Building For Sale or Lease

EXCELLENT OWNER-USER OPPORTUNITY

23825 Commerce Park Road, Beachwood, Ohio 44122

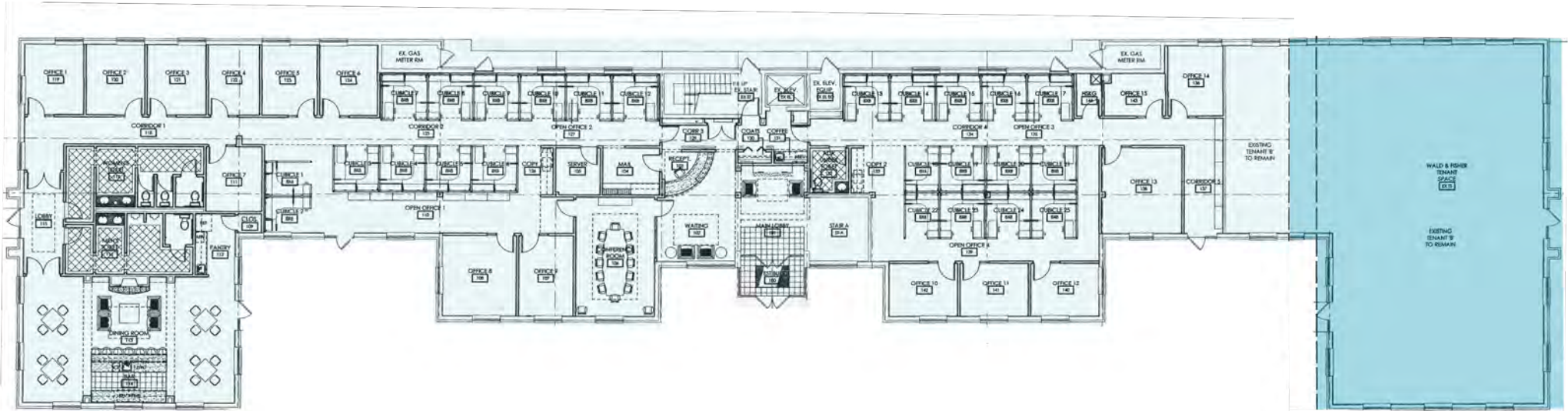# 23825 COMMERCE PARK ROAD
BEACHWOOD, OHIO 44122

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

SECOND FLOOR

UP UNIT
6,300 SF

The Pavilion
giant eagle
BIG LOTS!
SALLY BEAUTY
Michaels
City BARBEQUE
petco
Huntington

Canterbury Golf Club

Cleveland Clinic Administrative Campus

Homewood Suites by Hilton

BUICK
GMC
INFINITI

Village Square
Pet People
Corky & Lenny's
PNC
DXL
T·J·maxx

Starbucks Coffee

BENIHANA

KinderCare

University Hospitals

PORSCHE

Blu

P.F. Chang's

271

Chagrin Blvd 32,015 VPD

SHUHEI

Peoples

Yours Truly

Cadillac

HYDE PARK PRIME STEAKHOUSE

hotel INDIGO

23825 COMMERCE PARK RD

MASTER BUILDERS SOLUTIONS

Saber HEALTHCARE GROUP

HOME2 SUITES BY HILTON

CHELAAH

Wendys

McDonald's

Richmond Road 11,744 VPD

MetroHealth Ohio City Health Center

Beachwood Public Works Dept.

UNITED STATES POSTAL SERVICE

extended STAY AMERICA

DoubleTree BY HILTON

RED LOBSTER

II Highland Park GOLF COURSE

TREMCO

ONE2 BOXING CLUB

Simple Solutions

COURTYARD BY MARRIOTT

Bob Evans

157,202 VPD

Fairfield BY MARRIOTT

We Salt

CROSSFIT DISTINCTION

GREENWALD ANTIQUES

Jump Start Gymnastics

EMBASSY SUITES

S Green Road 15,011 VPD

LIFE TIME

extended STAY AMERICA

ONE & TWO CHAGRIN HIGHLANDS

Hampton Inn & Suites BY HILTON

EATON Corp Headquarters

aloft CLEVELAND DOWNTOWN

PIADA ITALIAN STREET FOOD

University Hospitals

University Hospitals Rehabilitation Hospital

University Hospitals Ahuja Medical Center

AML RIGHTSOURCE

OMNOVA SOLUTIONS

Harvard Road 28,284 VPD

CHAGRIN HIGHLANDS DENTAL GROUP

PINECREST
REI co·op
WHOLE FOODS MARKET
POTTERY BARN
PINSTRIPES
SILVERSPOT CINEMA
west elm
WILLIAMS SONOMA

Olive Garden

Marriott

Chick-fil-A

Chipotle MEXICAN GRILL

Cuyahoga Community College

DiBella's Subs

DSW

buy buy BABY

Marshalls

Demographics

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)

View Full Demographics

Office Building For Sale or Lease

EXCELLENT OWNER-USER OPPORTUNITY

23825 Commerce Park Road, Beachwood, Ohio 44122

ELIOT KIJEWSKI, SIOR
Principal
+1 216 525 1487
ekijewski@crescorealestate.com

SIMON CAPLAN, SIOR
Executive Vice President
+1 216 525 1472
scaplan@crescorealestate.com

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, OH 44131
crescorealestate.com

**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate