

Rare Beachwood Owner-User Opportunity

60,460 SF Available for Sale

23250 Chagrin Boulevard, Beachwood, Ohio 44122



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EXECUTIVE SUMMARY



Executive Summary

23250 Chagrin Boulevard presents a rare opportunity for an owner-user to acquire a fully vacant 60,460 SF office building in the heart of Beachwood, one of Northeast Ohio's most sought-after corporate markets. Offering a prestigious Chagrin Boulevard address, the property provides an exceptional opportunity for a company to establish or relocate its headquarters while benefiting from prominent building and monument signage. An impressive corporate lobby and main entrance create a strong first impression for employees, clients, and visitors, while the building's underground parking, an increasingly uncommon amenity in the market combined with abundant surface parking delivers year-round convenience. Ideally positioned with immediate access to I-271 and just minutes from Beachwood's premier dining, retail, hotels, and business services, 23250 Chagrin Boulevard offers the visibility, accessibility, and long-term value that owner-users rarely have the opportunity to secure.





PROPERTY DETAILS



HIGHLIGHTS



Owner-User Opportunity

Rare owner-user opportunity to acquire a vacant 60,460 SF office building in Beachwood. Both building and monument signage potential.



Executive Finishes

Impressive corporate image featuring a dramatic lobby and professional main entrance that creates an exceptional first impression for employees and visitors alike.



Onsite Covered Parking

Underground parking plus ample surface parking provides year-round convenience and a premium amenity for employees and guests.



Prime Beachwood Location

Premier Beachwood location with immediate access to I-271 and minutes from Chagrin Boulevard's dining, retail, hotels, and business amenities—one of Northeast Ohio's most established corporate addresses.

SITE DESCRIPTION

Address	23250 Chagrin Boulevard
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Building SF	60,460 SF
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Land Area	3.58 Acres
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Floors	Four (4)
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Floor Plates	15,115 SF
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Year Built	1988
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Surface Parking	~200 Spaces
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Underground Heated Parking	~100 Spaces
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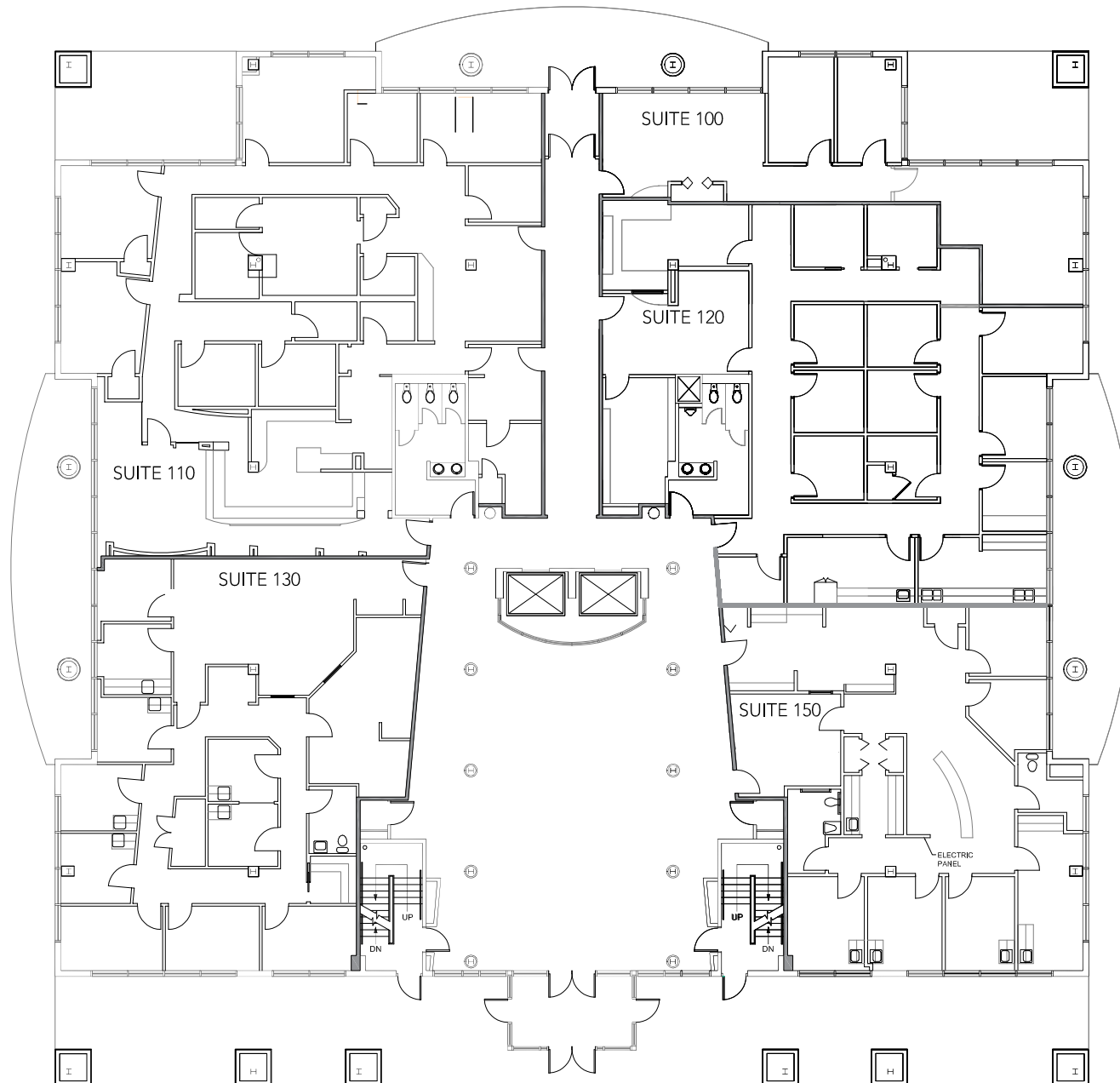
Heat	Forced Air
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A/C	Central
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Sprinkler	Yes
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SALE PRICE: CONTACT BROKER

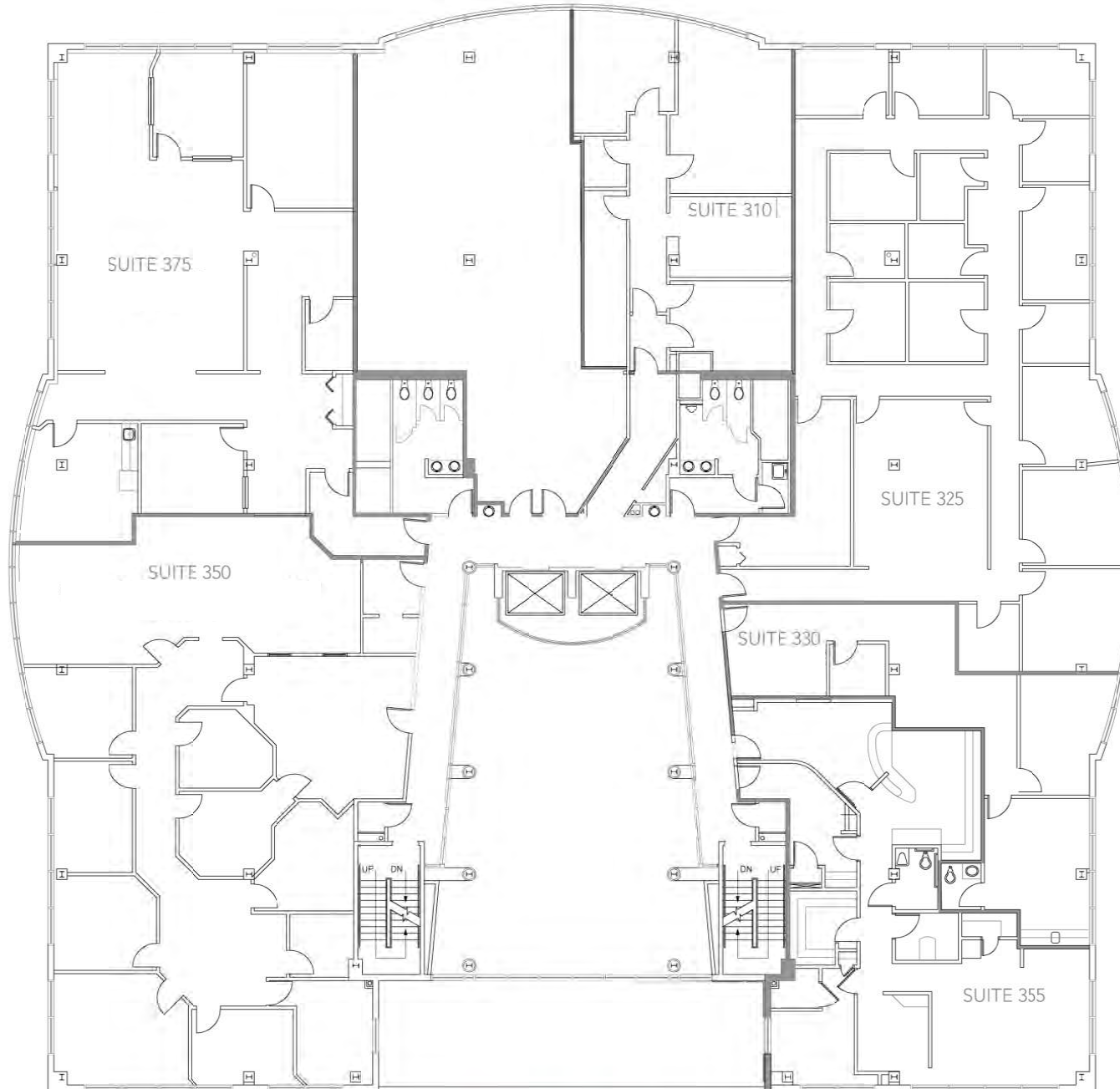
FLOOR PLANS – FIRST FLOOR



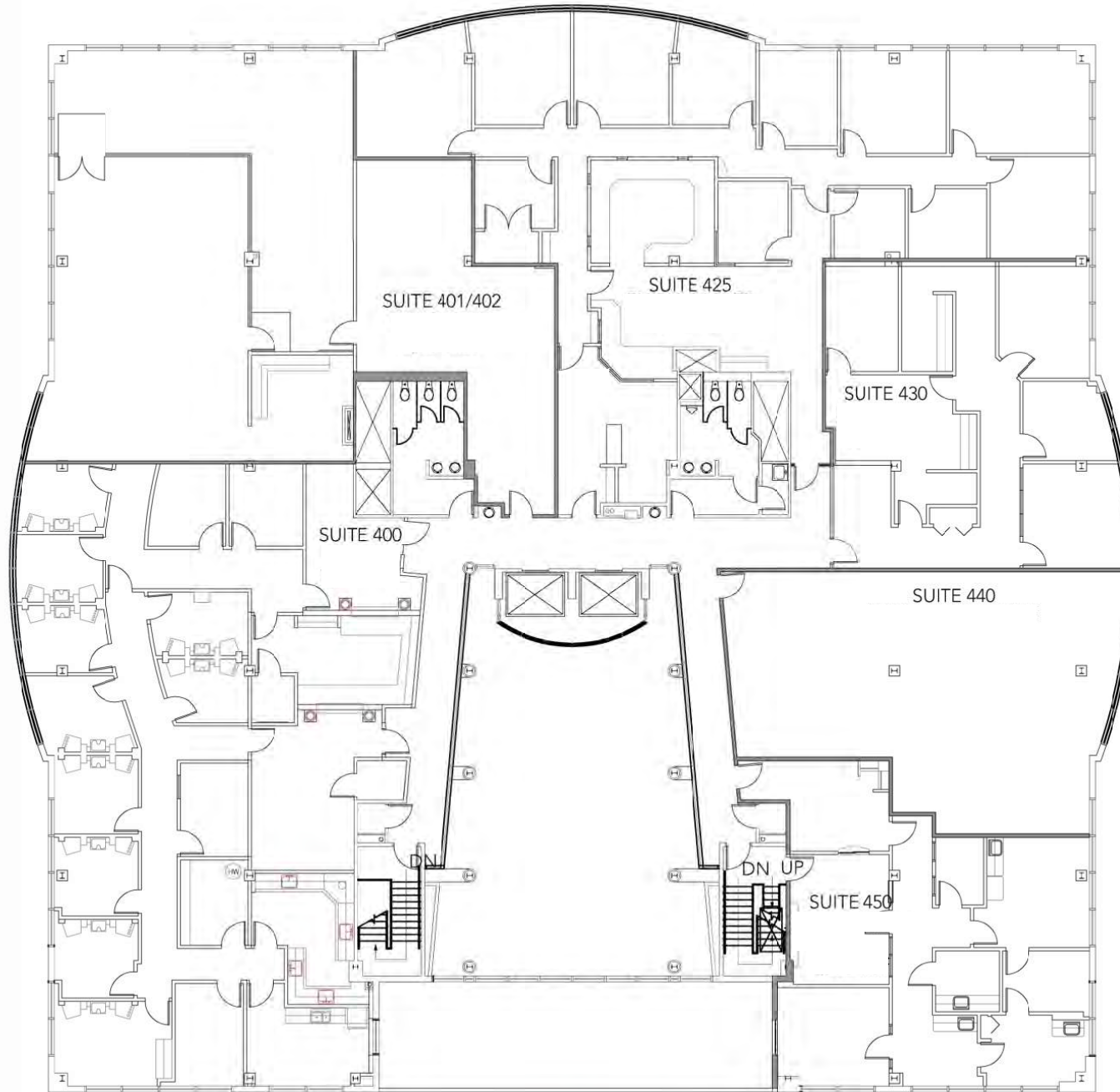
FLOOR PLANS — SECOND FLOOR



FLOOR PLANS – THIRD FLOOR



FLOOR PLANS – FOURTH FLOOR



A wide-angle photograph of a modern building's atrium. The space is characterized by tall, white, cylindrical columns that support a high ceiling with a visible wooden truss structure. A central glass elevator shaft rises from the ground floor to the upper levels. The ground floor features a blue and white patterned tile area with black leather armchairs and potted plants. A purple banner with the text "PHOTO TOUR" is overlaid across the middle of the image. The upper floors have glass railings, and the overall atmosphere is bright and open.

PHOTO TOUR



A photograph of a modern, multi-story office building with a curved glass facade. The building has a light blue or greyish-blue frame. A large, dark blue horizontal band is superimposed over the middle of the image, containing the text "MARKET OVERVIEW" in white, serif, all-caps font. The word "Five" is visible in a script font on the upper right part of the building's facade. In front of the building is a large, paved parking lot with yellow parking lines. Several cars are parked in the lot: a white SUV, a silver SUV, a white SUV, a blue car, and a dark blue car. The sky is blue with white clouds. The overall scene is a professional, corporate environment.

MARKET OVERVIEW

TOP EMPLOYERS

From Cleveland Crain's 2024 Book of Lists

Cleveland Clinic

45,673

Healthcare

Group Management Services Inc. 33,972

Employment Services Firm

Minute Men Cos.

26,578

Staffing Services

University Hospitals

25,029

Healthcare

Amazon

20,000

Online Retailer

MAJOR HEADQUARTERS IN NEO

Swagelok



CLIFFS



PROGRESSIVE



Cleveland Clinic



SHERWIN WILLIAMS

KeyBank



MEDICAL MUTUAL

FORTUNE 500



SHERWIN WILLIAMS

GOODYEAR

Kroger



CardinalHealth

FirstEnergy



LARGEST IN NEO



Cleveland Clinic



MINUTE MEN
STAFFING SERVICES

Walmart



PROGRESSIVE

amazon



HEALTHCARE CAPITAL

Cleveland is the #1 Concentrated Area of Hospitals and Medical Research Centers in the Nation



- #1 Hospital for Heart Care in US
- #3 Hospital in the Nation
Us News & World Best Hospitals Report
- #2 Best Hospital in the World
Newsweek
- 50,846 Employees
- 13.8% YOY Increase
- 2.4 Million Unique Patients
- 18 Hospitals
- 20 Patient-Centered Institutes



- #2 Hospital in Cleveland
- #3 Hospital in Ohio
- #11 Hospital in Pediatric Orthopedics in the Nation
Us News & World Best Hospitals Report
- 24,462 Employees
- 1.1 Million Unique Patients
- 18 Hospitals
- 3 Joint Ventures



- \$1B New Construction Main Campus Completed in 2023
- #7 Best Physical Rehabilitation Centers
Newsweek
- 6,979 Employees
- 1.5 Million Unique Patients
- 1 Hospitals
- 19 Medical Centers



CITY OF *Beachwood*

Beachwood, Ohio, offers a blend of suburban tranquility and vibrant commercial activity. The city is home to premier shopping and dining destinations such as Beachwood Place, Legacy Village, and nearby Pinecrest, offering upscale retail, restaurants, and entertainment options. Beachwood attracts both residents and visitors seeking retail therapy and dining experiences. The city's proximity to major highways facilitates easy access to Cleveland's cultural attractions and business districts, making it a prime location for professionals and families alike. Investing in a headquarters or global headquarters is advantageous to this site due to the area's affluent demographics. Beachwood's robust infrastructure supports emerging cluster industries including aerospace, automotive, bio-medical, bio-technology, healthcare, financial management, polymers, research and development and other advanced manufacturing and professional services. With a growing population and a reputation for high-quality services and amenities, Beachwood promises steady demand and a solid return on investment in the thriving Greater Cleveland area.

OPEN FOR BUSINESS

- Home to 3,000+ businesses including several world headquarters, with 14,000 residents and 100,000 daily visitors
- Financial incentives available, including job creation tax credit, TIF financing and low interest loans
- Elite concierge business services designed to meet the demands of today's business environment
- 11 miles east of downtown Cleveland, less than 30 minutes from Cleveland Hopkins International Airport

BEACHWOOD VIDEO TOUR

[Beautiful Views Of The Dynamic City Of Beachwood, OH](#)

CITY DEMOGRAPHICS REPORT

[Demographics | Beachwood, OH](#)

DEVELOPMENT IN BEACHWOOD

[Chagrin Highlands Development](#)

[Beachwood, Driving Innovation](#)

[Elevate Your Business In Beachwood](#)



The Pavilion

giant eagle
BIG LOTS!
petco
SALLY BEAUTY
Michaels
Huntington
City BARBECUE

BUICK
INFINITI
GMC

ETON CHAGRIN BOULEVARD

TIFFANY & CO.
BARNES & NOBLE
Citizens Bank
ANTHROPOLOGIE
PATADAN
STARBUCKS COFFEE
THE NORTH FACE
MITCHELL'S FISHMARKET
WALGREENS
TJ MAXX
CVS pharmacy
RITE AID

Landerwood Plaza North

heiments
SUBWAY
FLEET FEET
ups

Village Square

Pet People
PNC
DXL
TJ MAXX
Coke
Coke

Chagrin Blvd 19,478 VPD

23250 Chagrin Blvd



Green Rd 11,061 VPD

ETON
Corp Headquarters

University Hospitals
Rehabilitation Hospital

OMNOVA
SOLUTIONS

Harvard Rd 27,708 VPD

175

168,765 VPD

271

University Hospitals
Akron Medical Center

Richmond Rd 12,454 VPD

Cuyahoga
Community College

CORPORATE COLLEGE

BJ's

Harvard Park

VFC
buy buy BABY
Office Max
Marshalls
DSW
LABOY
FIVE GUYS
FAMOUS
Dibella's Subs
five BELOW

PINECREST

REI
WHOLE FOODS
POTTERY BARN
PINKSTRIPES
SILVERSTEIN
west elm
WILLIAMS SONOMA
AC HOTELS
MARRIOTT

1. HOMESIDE SUITES	9. Marnott
2. hotel GINDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD
4. HOME2	12. Fairfield
5. Residence Inn	13. Hampton Inn & Suites
6. DoubleTree	14. extended STAY AMERICA
7. Embassy Suites	15. DRURY HOTELS
8. Aloft	

1. STARBUCKS COFFEE	17. RED LOBSTER
2. SHUHEI	18. Bob Evans
3. BENIHANA	19. Wasabi
4. YOURS TRULY	20. SEYAN'S
5. G	21. PIADA
6. Zest	22. Olive Garden
7. Blue	23. BUFFALO WILD WINGS
8. Archie's Hough Bakeries	24. Chick-fil-A
9. P.F. CHANG'S	25. CUPPES
10. HIDEAWAY	26. TJ
11. HYDE PARK	27. PANCAKE HOUSE
12. CHILAN	28. Davis Bakery
13. Taste of Kerala	29. Geraci's
14. Pie-O-Mine	30. Cooper's Hawk
15. Wendy's	31. BJ's
16. McDonald's	

Offering Memorandum

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Beachwood, Ohio 44122

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