

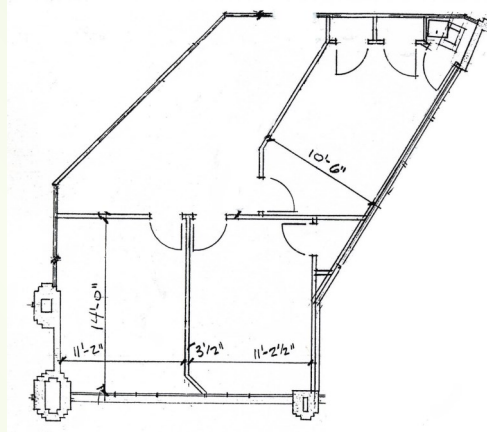
OFFICE IN THE PARK

BEACHWOOD, OHIO



24400 HIGHPOINT ROAD
BEACHWOOD, OHIO

1,100 Rentable Square Feet
2 Offices with Windows
Conference Room
Wood & Brick Accent Walls



24400 HIGHPOINT ROAD, BEACHWOOD, OHIO 44122

\$11.00 PRSF + NETS / LAST SPACE 1,100 SF

OPERABLE WINDOWS / SEPARATE HVAC UNITS / HIGHLY LANDSCAPED

BYPASS CHAGRIN I / 271 AND USE THE HARVARD EXIT!

PRIVATE ENTRANCES / VERY QUIET AND SERENE / BRICK AND WOOD ACCENTS



EGAR
ASSOCIATES INC.

STEVEN EGAR, SIOR

egaronline.com

SEGAR@EGARONLINE.COM

216 360.9090 EXT 21 : OFFICE

216 789-9090 : CELL

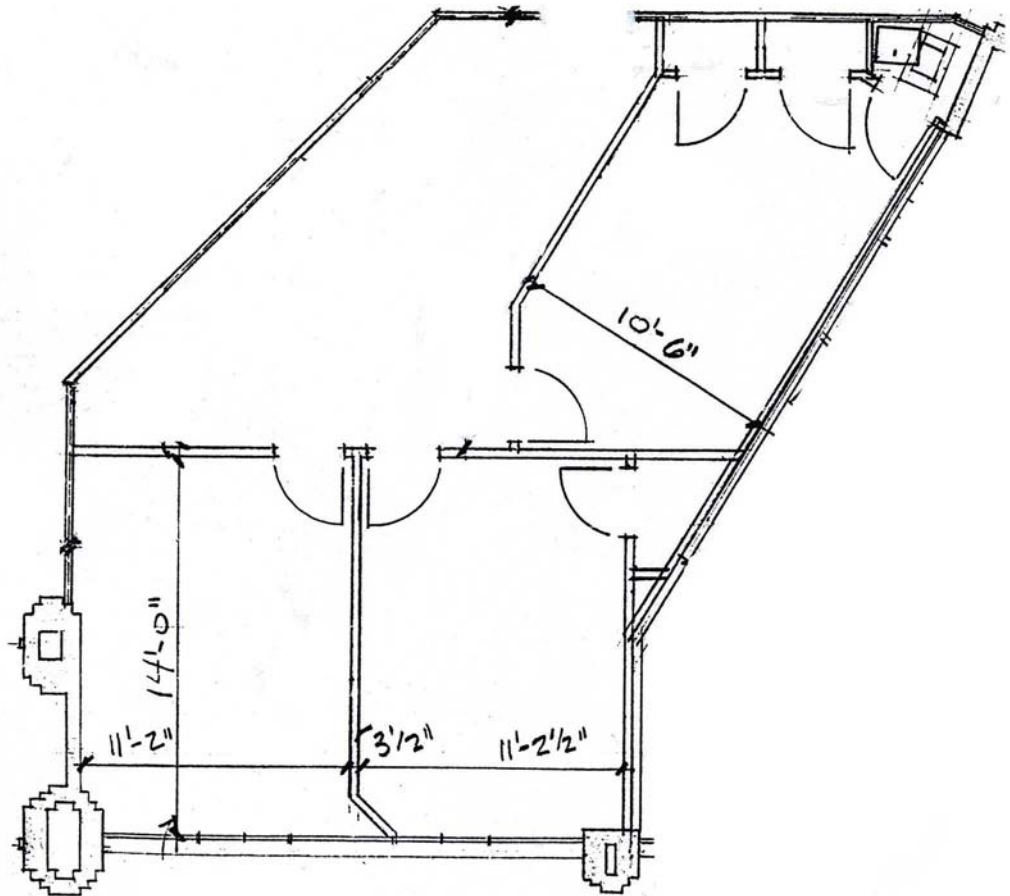


EGAR
ASSOCIATES INC.

OFFICE IN THE PARK



24400 Highpoint Road, Beachwood, Ohio 44122
Suite 5. 1,100 Rentable Square Feet



For more information call Steven Egar, SIOR
(216) 360-9090 ext. 21 / 216 789-9090 Cell
segar@egaronline.com

COMMERCIAL
REAL ESTATE
SERVICES

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

egaronline.com

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EGAR
ASSOCIATES INC.

OFFICE IN THE PARK



FACT SHEET

24400 HIGHPOINT ROAD., BEACHWOOD, OHIO 44122

Total Building Size:	Approximately 14,586 rentable square feet.
BOMA factor:	Ten (10% percent).
Number of Floors:	One.
Rental Rate:	\$12.00 per rentable square foot.
Escalation's:	Triple Net. Tenant is responsible for a pro rata share of the real estate taxes, insurance, and maintenance. 2013 NNN = Approx. \$6.55 RSF.
Cleaning:	Five nights per week.
Management:	Owner managed by Harsax, Inc.
Unique Characteristics:	9' ceiling height, operable windows, 3 Atriums. Landscaping graded at window height. Access to I-271 at Chagrin Blvd or at Harvard Rd.
Parking:	Abundant surface parking at all three entrances.
HVAC:	Tenants have 24 hour control of the heating and air conditioning at Tenant's expense.
Contact:	Steven Egar, SIOR. (216) 360-9090 Ext. 21. segar@egaronline.com Cell: 216 789-9090

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