

# GATEWAY BUILDING

21625 / 21825 CHAGRIN BLVD.,  
BEACHWOOD, OHIO 44122



**LAST SPACE !!!    2,810 / RSF @ \$15.75 PRSF**

- OPERABLE WINDOWS / SEPARATE HVAC UNITS / HIGHLY LANDSCAPED
- BYPASS CHAGRIN I / 271 AND USE THE HARVARD EXIT!
- CORNER SPACE— 2 SIDES OF WINDOWS! CLEANING INCLUDED



**EGAR**  
ASSOCIATES INC.

**Steven Egar, SIOR**

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## Gateway Office Park



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<b>COST:</b>	\$16.75 per rentable square foot.
<b>BOMA FACTOR:</b>	Eight (8%) percent.
<b>TERM:</b>	Three (3) Years – as is. Five (5) Years – with improvements.
<b>ESCALATION'S:</b>	4% annual increase on the base rent to cover Increases in operating expenses (taxes, insurance maintenance).
<b>UTILITIES:</b>	Each suite is separately metered and all utilities are paid directly to each utility company.
<b>HVAC:</b>	Tenant has 24 control of heat and air conditioning.
<b>SECURITY DEPOSIT:</b>	From one to three months rent depending on prospects financial statements.
<b>PARKING:</b>	Ample surface parking, some in front of tenant entry door.
<b>MANAGEMENT:</b>	Owned and managed locally by TransCon Builders.
<b>NOTES:</b>	Operable windows, lush landscaping.
<b>CONTACT:</b>	Steven Egar, SIOR, Broker. (216) 360-9090 Ext. 21. <a href="mailto:segar@egaronline.com">segar@egaronline.com</a>

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions prior sale and withdrawal from the market without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchasers independent investigation.

**COMMERCIAL  
REAL ESTATE  
SERVICES**

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

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**e g a r o n l i n e . c o m**

  
Individual Membership  
Society of Industrial and Office REALTORS®



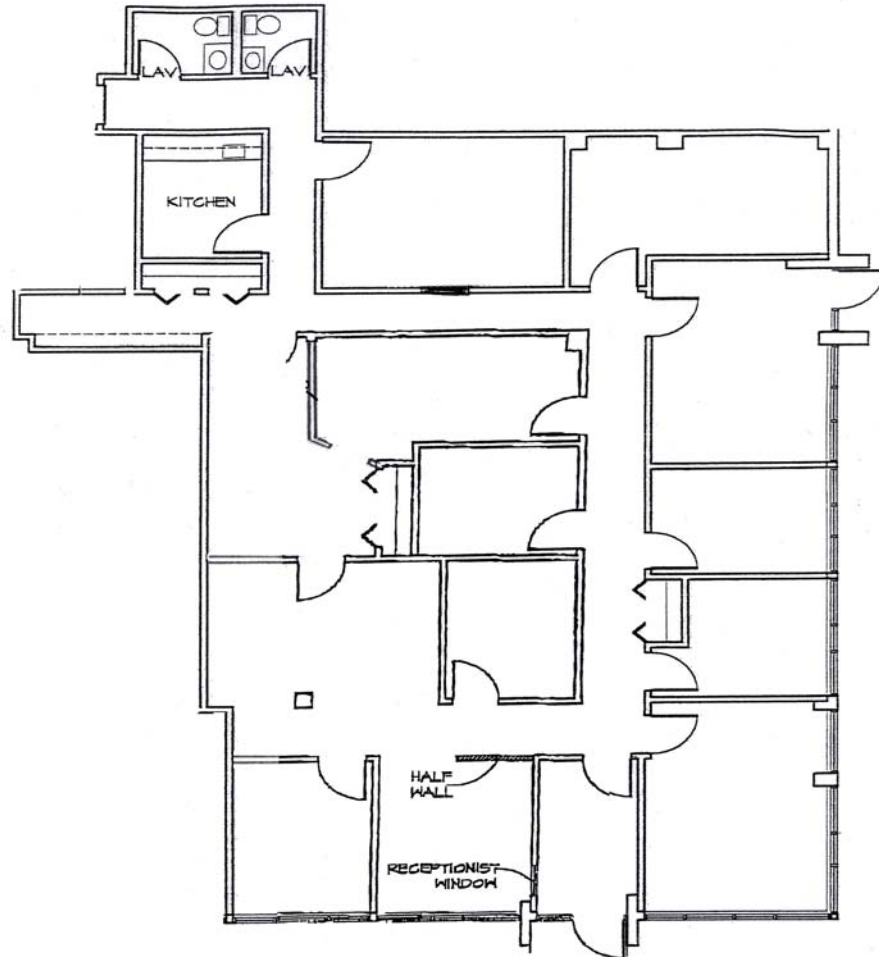
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## GATEWAY OFFICE PARK

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**SUITE – 100: 2,810 RSF.**



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FOR MORE INFORMATION CONTACT:  
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