

# 23425 COMMERCE PARK ROAD BEACHWOOD, OHIO



## FOR LEASE

Monument Signage Available / Individual Entrances

- Under New Ownership
- 13,270 Square Feet — Up to 11,500 SF
- Close to I-271 Chagrin & Harvard
- New Landscaping / HVAC
- \$15.00 Full Service, excluding HVAC with \$25 PSF improvement allowance. Renovations to be completed first quarter 2012.



**EGAR**  
ASSOCIATES INC.

**STEVEN EGAR, SIOR**

**[SEGAR@EGARONLINE.COM](mailto:SEGAR@EGARONLINE.COM)**

**216 360.9090 EXT 21 : OFFICE**

**216 789-9090 : CELL**



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## THE INTEGRITY BUILDING



**23425 Commerce Park Road, Beachwood, Ohio 44122**

<b>TOTAL BUILDING SIZE:</b>	Approx. 13,300 square feet.
<b>BASE RENT COST:</b>	\$15.00 Modified Gross.
<b>BOMA FACTOR:</b>	0%. This is equivalent to a minimum of a 10% savings on the base rent in comparison to buildings with factors.
<b>NUMBER OF FLOORS:</b>	1
<b>ESCALATIONS:</b>	Tenant is responsible for a pro rata share of the increase of taxes, insurance and maintenance, over the base year of occupancy.
<b>IMPROVEMENTS:</b>	Based on each tenant's needs and strength of financial statement. Maximum Landlord contribution of \$25 per square foot.
<b>UTILITIES:</b>	HVAC and electricity for lights and electrical outlets separately metered and paid by tenant.
<b>MANAGEMENT:</b>	Owned and managed locally.
<b>UNIQUE CHARACTERISTICS:</b>	Near restaurants, retail and Post Office, private entrances, close to I-271 and I-480.
<b>CONTACT:</b>	Steven Egar, SIOR. (216) 360-9091. Ext. 21. Cell:216 789-9090 <a href="mailto:segar@egaronline.com">segar@egaronline.com</a>

**COMMERCIAL  
REAL ESTATE  
SERVICES**

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

Fax (216) 360.9091

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.

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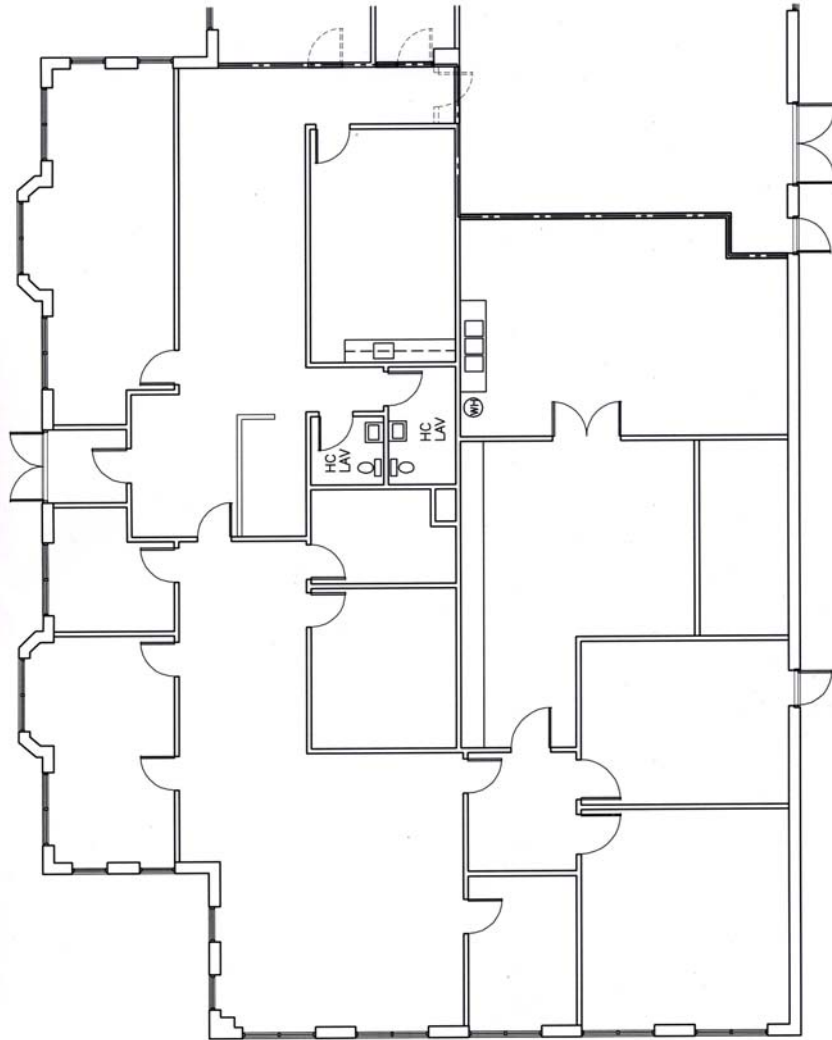


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## INTEGRITY BUILDING



23425 Commerce Park Road, Beachwood, Ohio 44122  
West Portion of Building (Back): 4,960 USF



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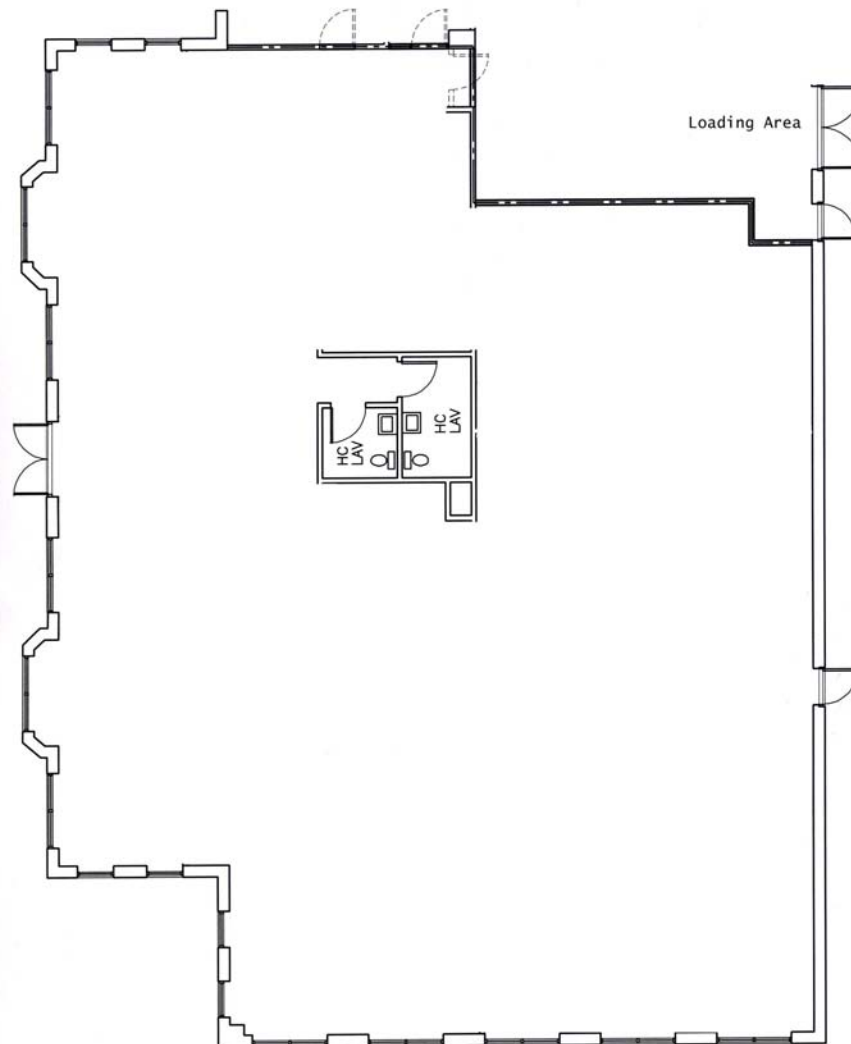


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West Portion of Building – ALL DEMO (Back): 4,960 USF



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