



Office Space For Sale or Lease

Full Floor Opportunity

Property Features

- NEW LOCAL OWNERSHIP
- **Significant improvements to the exterior and interior of the building**
- Tenant parking behind the building
- Fully managed building
- Office building in prime Shaker Heights location
- Spaces from:
2,387 USF to 13,000 +/- SF
Full floor opportunity
Whole building opportunity
- Only steps from the new Van Aken District mixed-use development
- Monument signage available
- On-site fitness center
- Tenant controlled HVAC 24/7
- Back up generator
- **Sale price: \$1.25mm**

20820 Chagrin Blvd.

Chagrin Corporate Center
Shaker Heights, OH

NAI Pleasant Valley

Jeffrey M. Kahn
Executive Vice President
216 455 0900
jkahn@naipvc.com

Gerilyn Gleason, CCIM
Vice President
216 455 0916
ggleason@naipvc.com

23240 Chagrin Blvd. Suite 250
Cleveland, Ohio 44122
+1 216 831 3310
naipvc.com

For Sale or Lease

Office Building



20820 Chagrin Blvd.
Chagrin Corporate Center
Shaker Heights, OH



Jeffrey M. Kahn

Executive Vice President
216 455 0900
jkahn@naipvc.com

Gerilyn Gleason, CCIM

Vice President
216 455 0916
ggleason@naipvc.com

23240 Chagrin Blvd. Suite 250
Cleveland, Ohio 44122
+1 216 831 3310

naipvc.com

NAI Pleasant Valley
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

For Sale or Lease

Office Building

Building Size:

34,620 USF

Availabilities:

2nd floor 6,901 USF

- Open space with 9 perimeter offices
- Kitchen & cafe area
- Windows on 3 sides

2nd floor 5,147 USF

- 2,500 SF min divisible
- Windows on 3 sides
- Perimeter offices

3rd - Full Floor Available

- Approximately 13,000 USF +/-
- Kitchenette

3rd floor 2,387 USF

- Available December 2019
- Kitchenette

3rd floor 6,901 SF

- Upgraded space, move-in condition
- 20 private offices (12 perimeter)
- Ideal law, accounting or professional services space

3rd floor 2,584 USF

- 4 windowed offices
- Kitchenette

1st floor 4,553 USF

Rents:

Intro rate \$10.50 / RSF gross

Tenant Improvements:

Negotiable

HVAC:

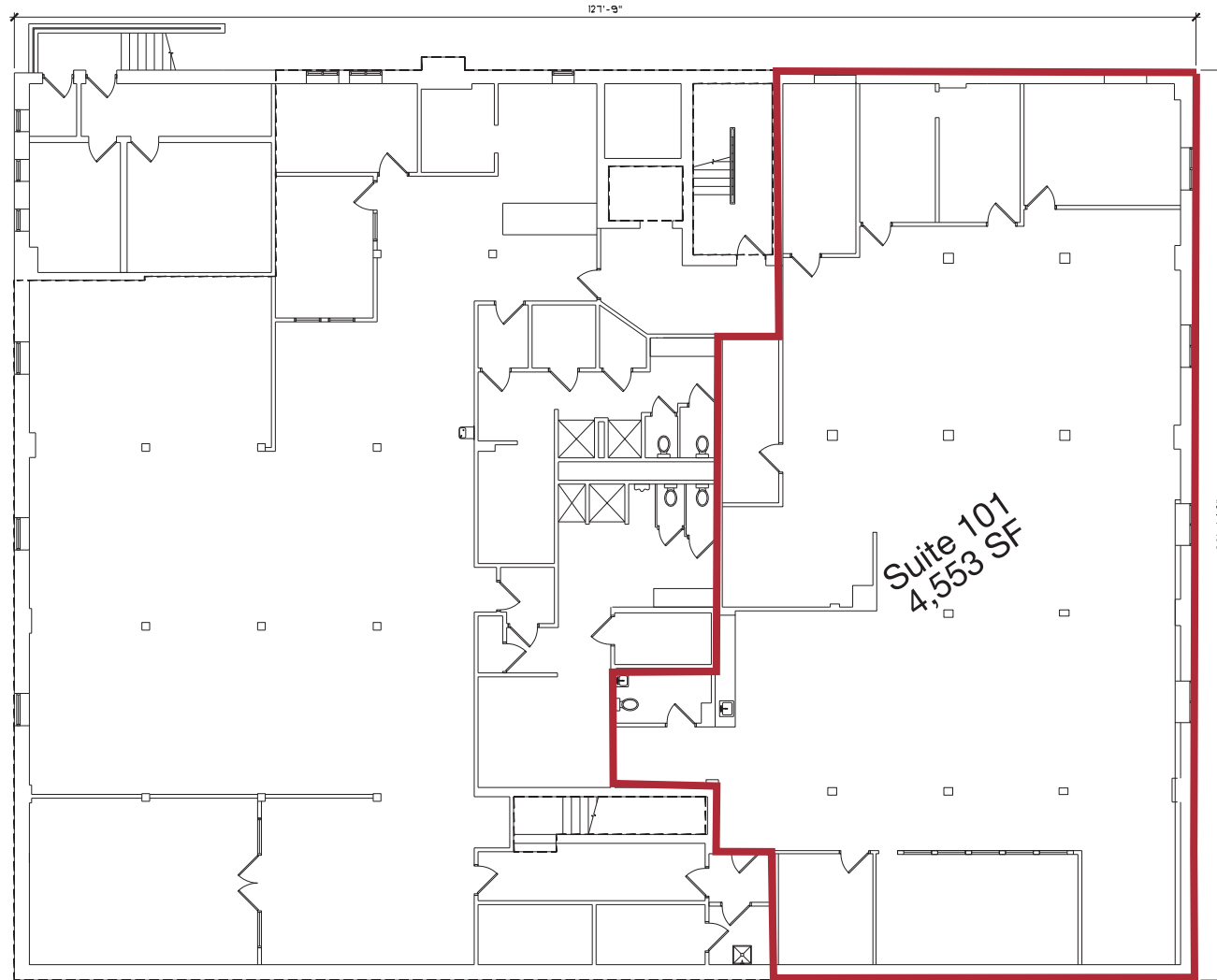
Tenant controlled 24/7

Amenities:

- Newly remodeled fitness center with reduced fees for tenants
- 1/4 mile to Van Aken District mixed-use development with numerous restaurants & retail
- Back up generator servicing the building

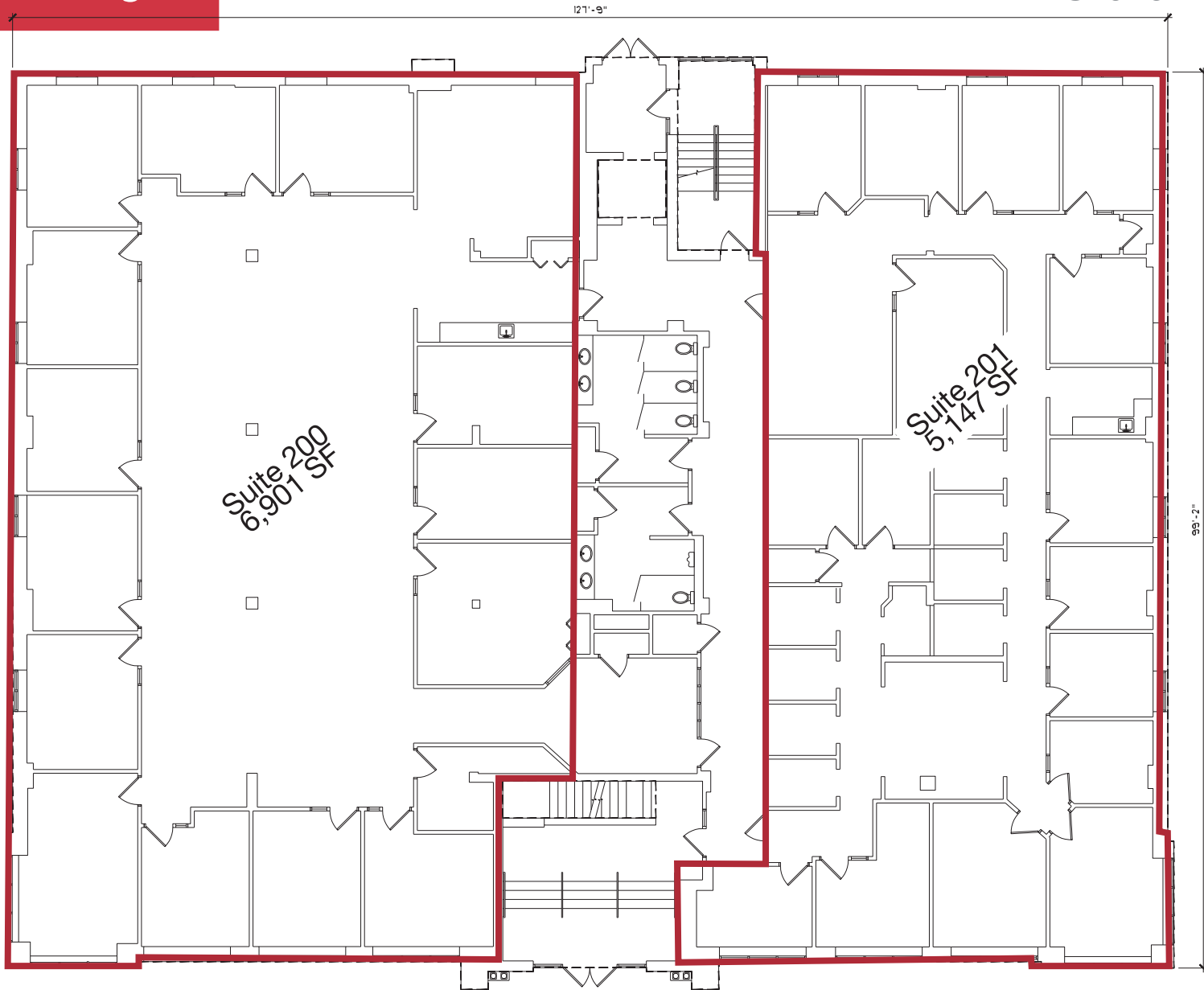
1st Floor Availability
Office Building

20820 Chagrin Blvd.
Chagrin Corporate Center
Shaker Heights, OH



2nd Floor Availability
Office Building

20820 Chagrin Blvd.
Chagrin Corporate Center
Shaker Heights, OH



3rd Floor Availability
Office Building

20820 Chagrin Blvd.
Chagrin Corporate Center
Shaker Heights, OH

