

OFFICE BUILDING AVAILABLE FOR SALE ON BUSY BEACHWOOD CORRIDOR

21207 Chagrin Boulevard Beachwood, OH 44122



PROPERTY HIGHLIGHTS

- First time offered!
- Office building with 3 Large windowed offices, 11 additional windowed offices, conference room with additional amenities.
- Excellent Owner/User or investment opportunity!
- Asking Price: \$774,000.00 | \$147.00 psf
- Building Size: 5,253 SF
- Available for occupancy January, 2027
- Can accommodate multi-tenant layout.
- Accessible Beachwood Location
- RTA Blue Line bus stop at Belvoir Blvd.: 0.1 mi.
- 27 parking spaces
- Zoned U-7A General Office



Jeffrey Soclof, CCIM

President and Broker

O: (216) 292-3700 | C: (216) 857-2075

jeffrey@emmcogrealitygroup.com



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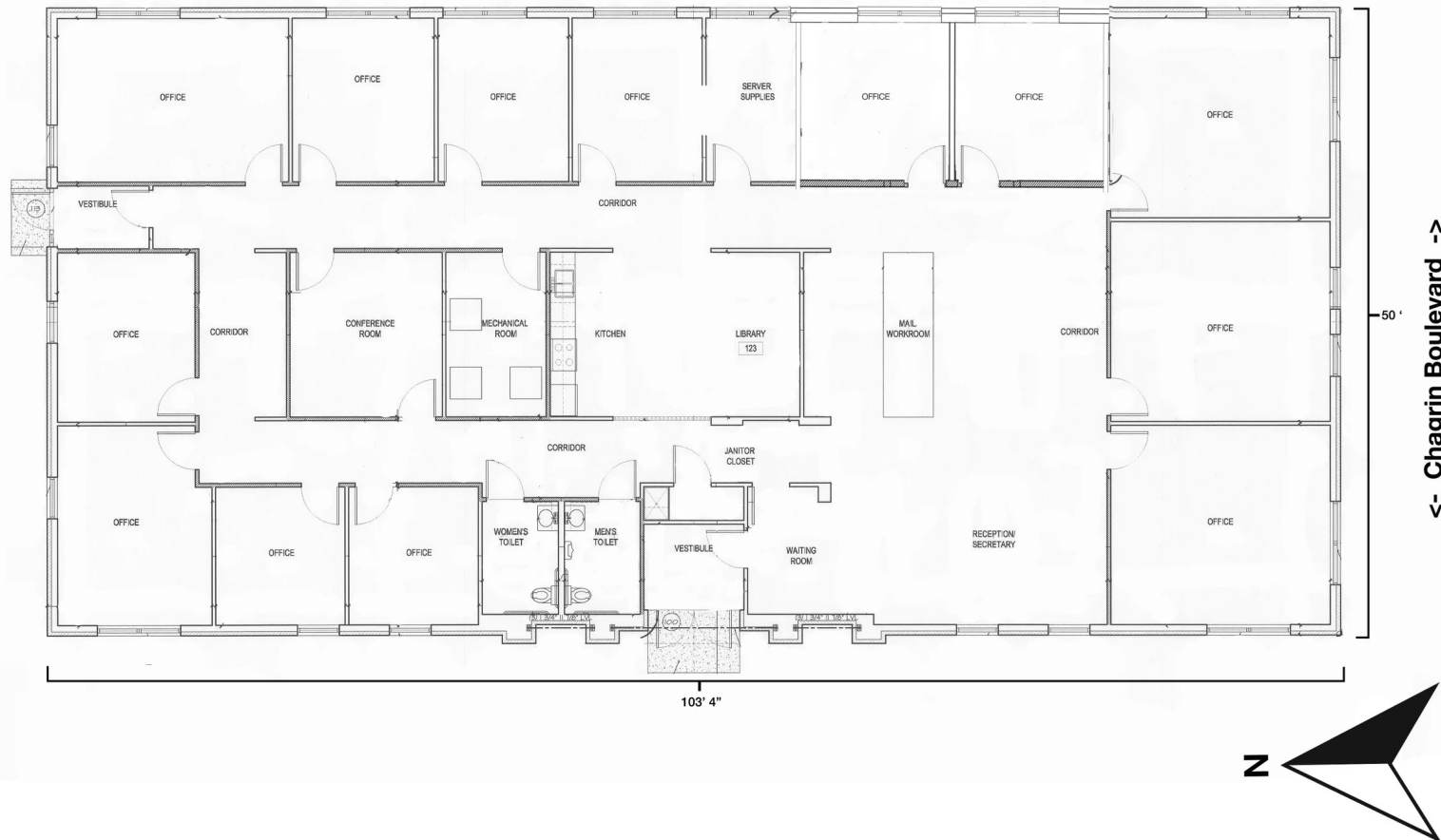
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* Not drawn to scale
For location purposes only



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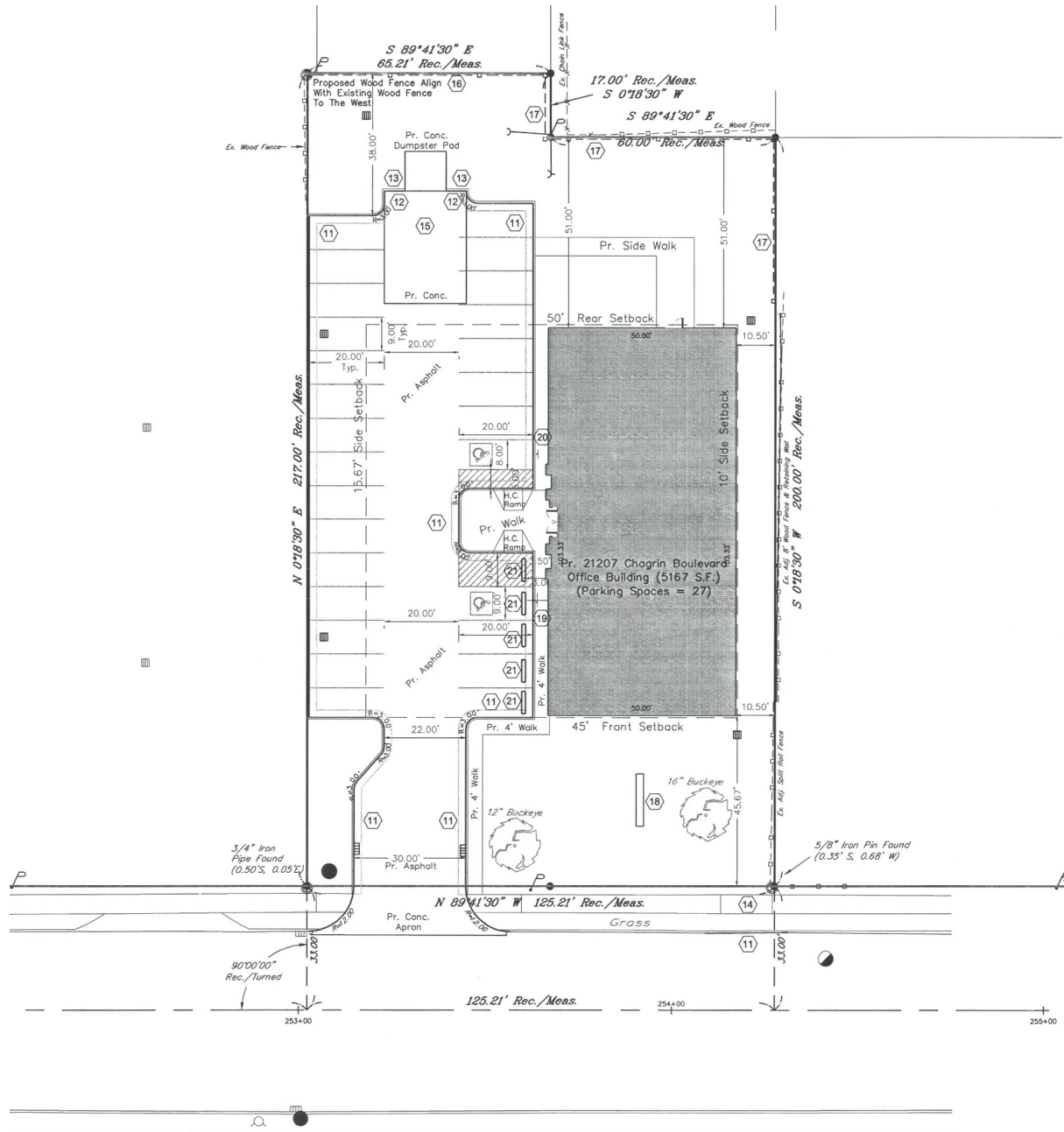


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CHAGRIN BOULEVARD 66' (STATE ROUTE 422)(FORMERLY KINSMAN ROAD) (A PUBLIC RIGHT-OF-WAY)

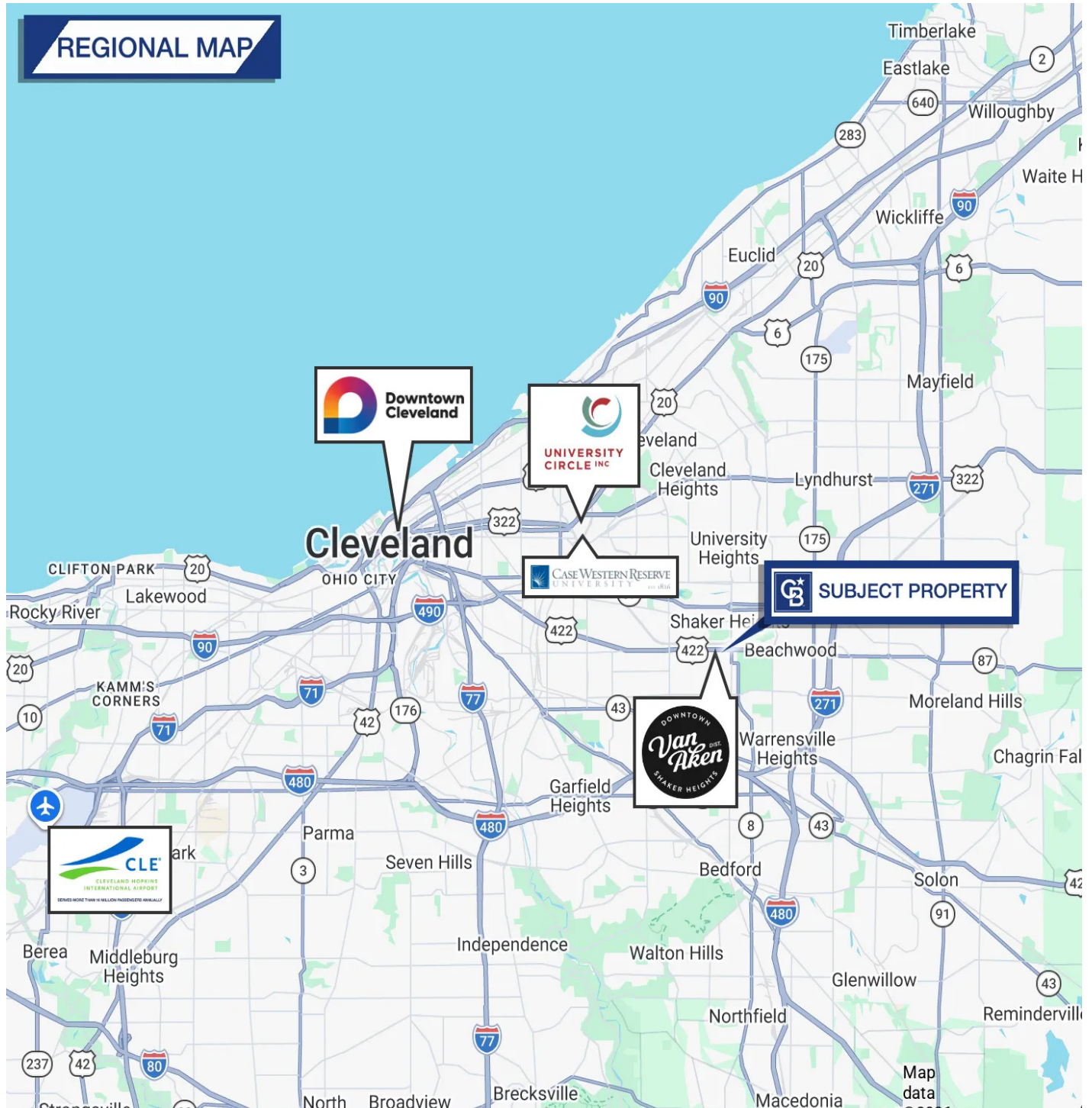
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REGIONAL MAP



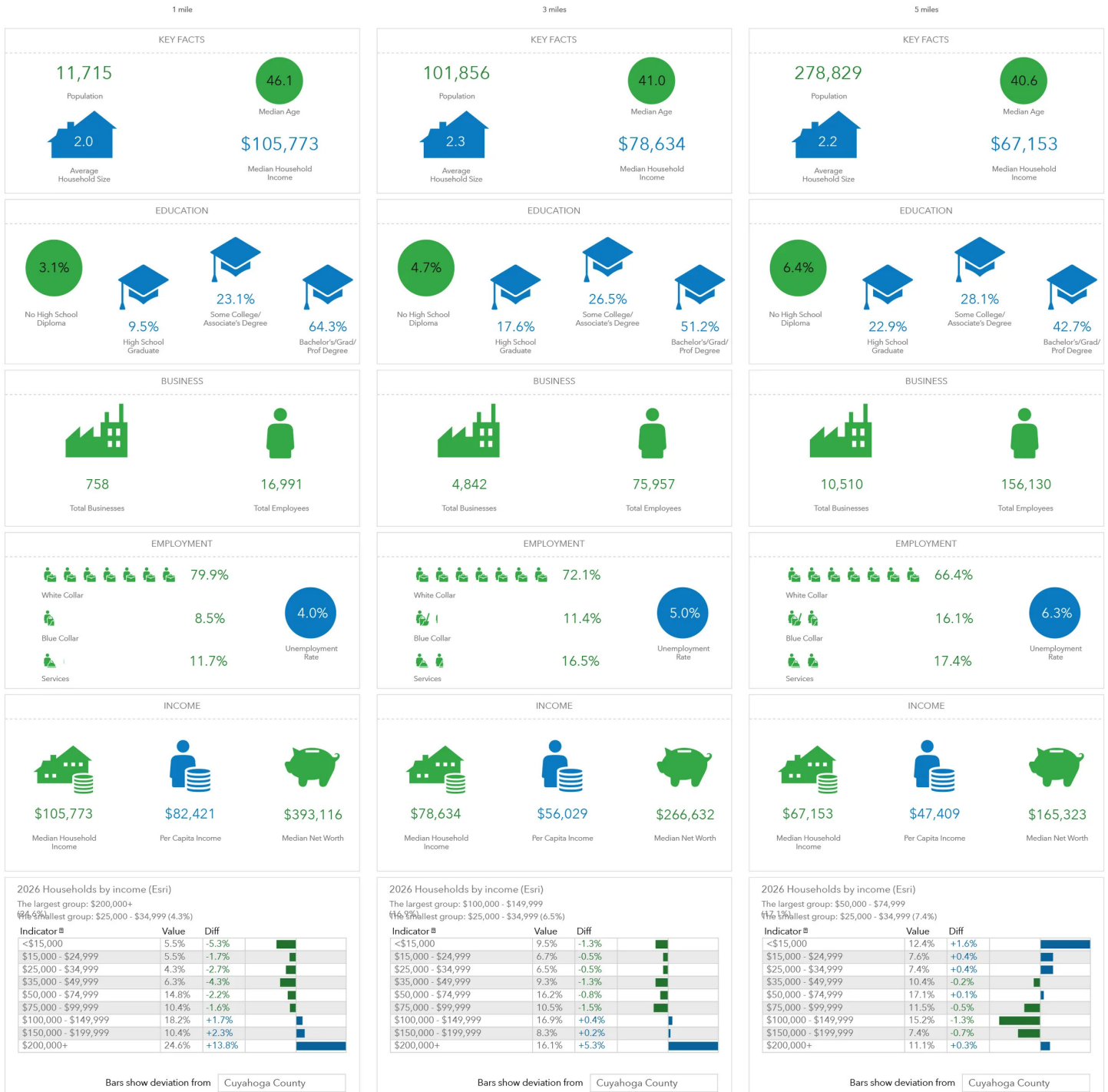
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