

TOWER EAST OFFICE SPACE

20600 CHAGRIN BOULEVARD, SHAKER HEIGHTS, OHIO 44122





Property Highlights

- Conveniently located at the intersection of Chagrin Blvd and Warrensville Center Rd on the Chagrin Corridor
- Minutes from I-271 & I-480; steps away from the Van Aken District
- Recent building improvements include: all common areas and lobbies, restrooms throughout the building and the parking deck
- On-site amenities include shared conference facilities, free 600-car parking garage, outdoor patio, on-site property management, tenant storage and free common area wi-fi

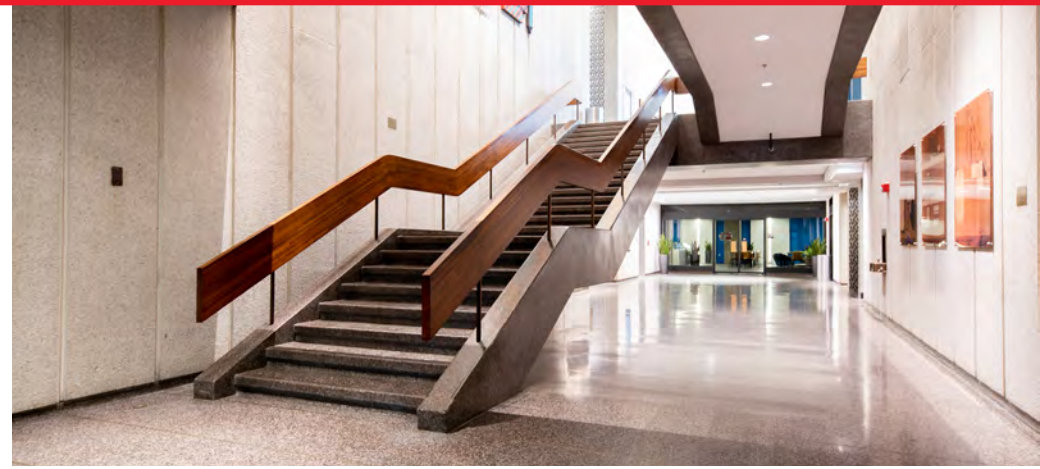
Suite	Available SF	Max Contiguous	Available On
250	5,132 SF	5,132 SF	Immediate
290	3,852 SF	3,852 SF	Immediate
495	989 SF	989 SF	April 1, 2024
801	1,244 SF	1,244 SF	Immediate
803	2,463 SF	4,781 SF	Immediate
805	2,318 SF	4,781 SF	Immediate
900	3,268 SF	9,635 SF	Immediate
910	1,581 SF	9,635 SF	Immediate
920	1,623 SF	9,635 SF	Immediate
930	3,163 SF	9,635 SF	Immediate

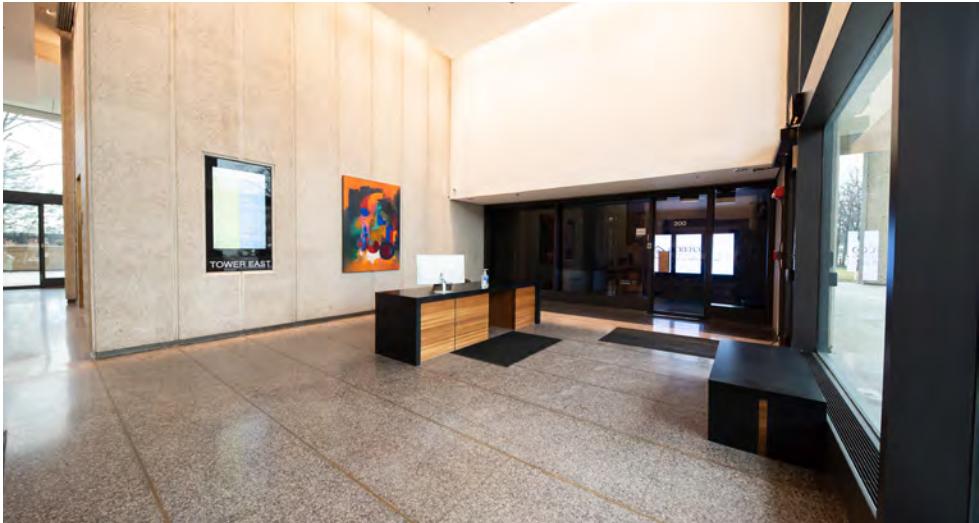
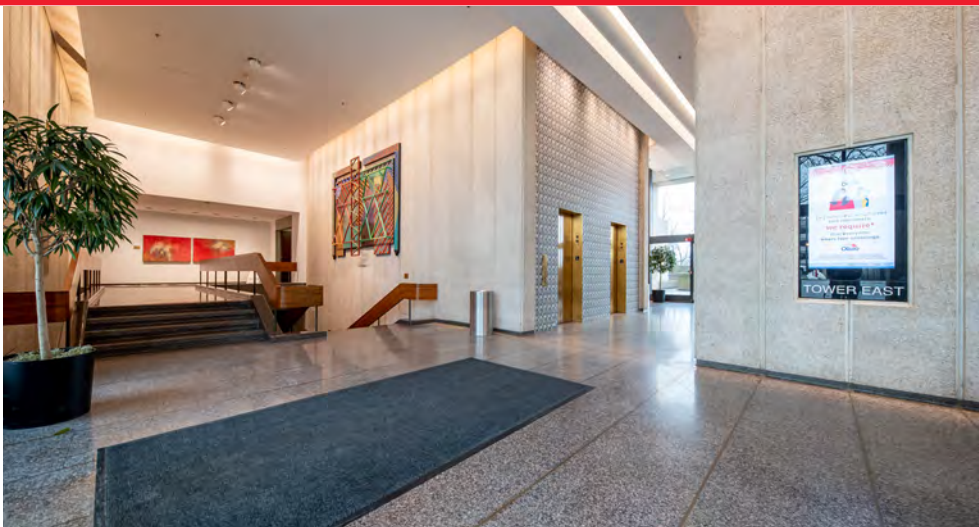
Lease Rate

Negotiable

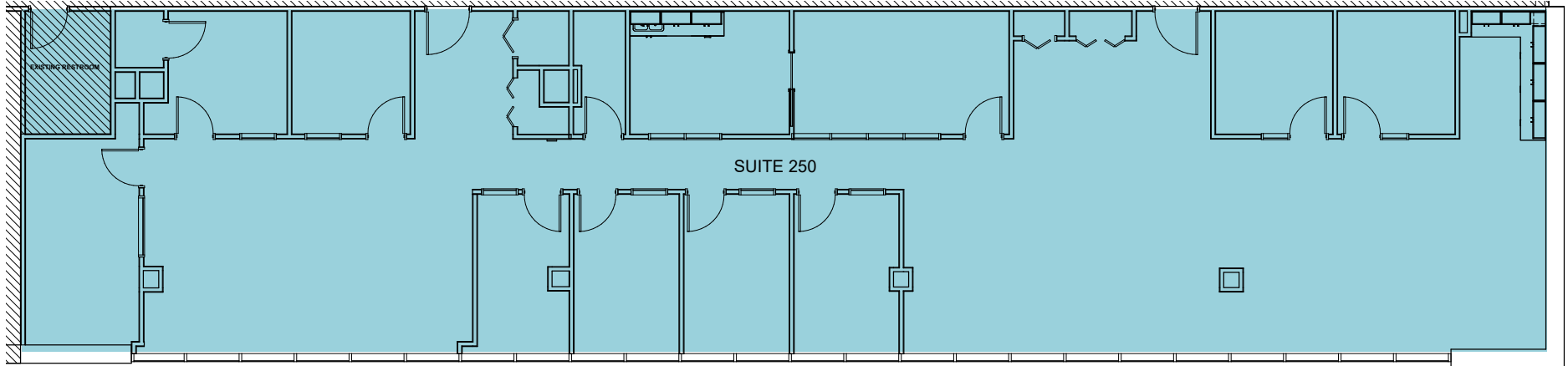
Property Breakdown

Year Built (Reno)	1968 (1988, 2018, 2019, 2022)
Architect	Mid-century modern building designed by Architect Walter Gropius, founder of the Bauhaus school of design
Floors	12
Floor Size	± 14,000 RSF
Common Area Factor	10% multi-tenant floor, 5% full floor
Escalations	Pass-through of increases (if any) in operating expenses and real estate taxes over a base year
Utilities	Separately metered electric. Gas, water and sewer are included in base rent
Janitorial	Week nights excluding federal holidays
Tenant Improvements	Negotiable
Building Access	Tenants have 24/7 access to building and premises using after-hour key card system
HVAC	Provided during building standard hours. Consists of two (2) air handlers, two (2) chillers and two (2) boilers. It is a pneumatic system utilizing VAV boxes for air distribution.
Fire Monitoring System	Mircom Com System with speaker notification to handle high rise capabilities. Equipped with smoke detectors and sprinkler system monitored 24/7
Elevators	Three (3) high speed passenger elevators and one (1) freight elevator
Parking	600 garage and 55 surface spaces at no charge Parking lot escorts available after hours
Security	Security guard on-site from Monday-Friday, 2 pm-10 pm and Saturday, 8 am-12 am
Wired Certified Platinum	Tower East was awarded the Wired Certified Platinum status, which is the highest rating for office buildings offering quality Internet connectivity



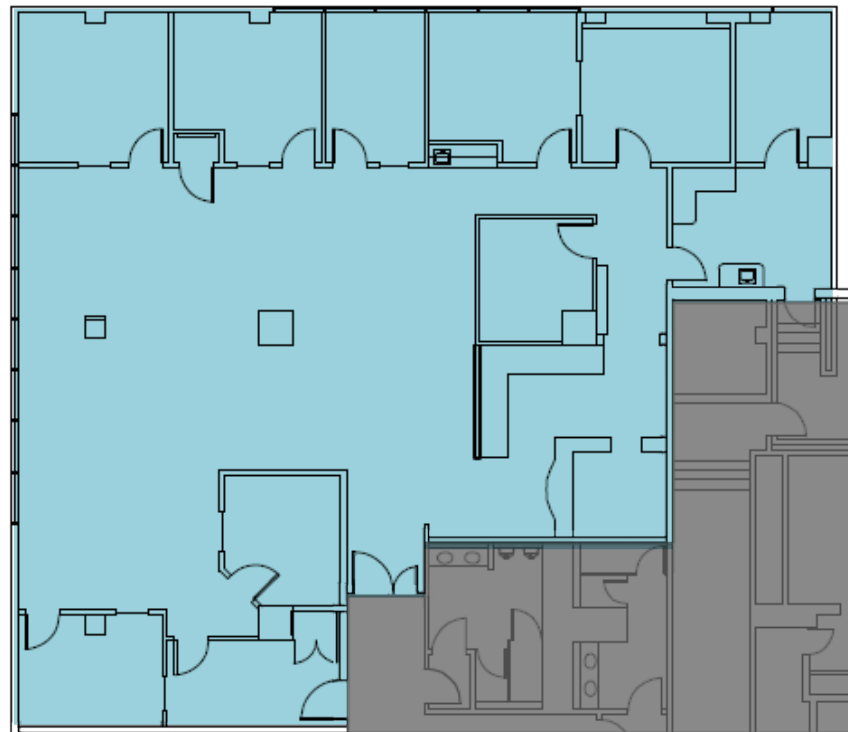


Tower East - Ground Floor

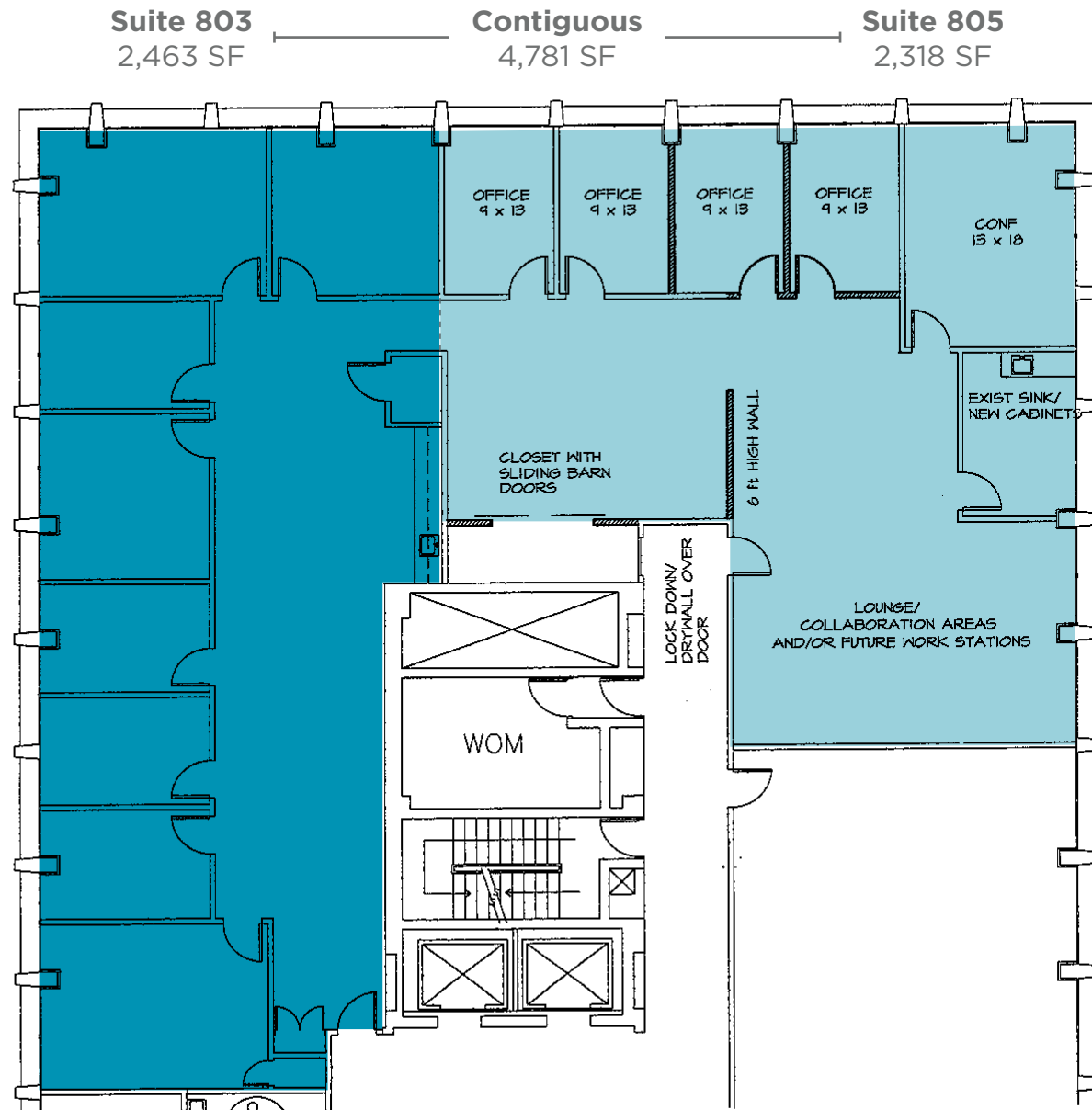


SUITE 250
5,132 SF

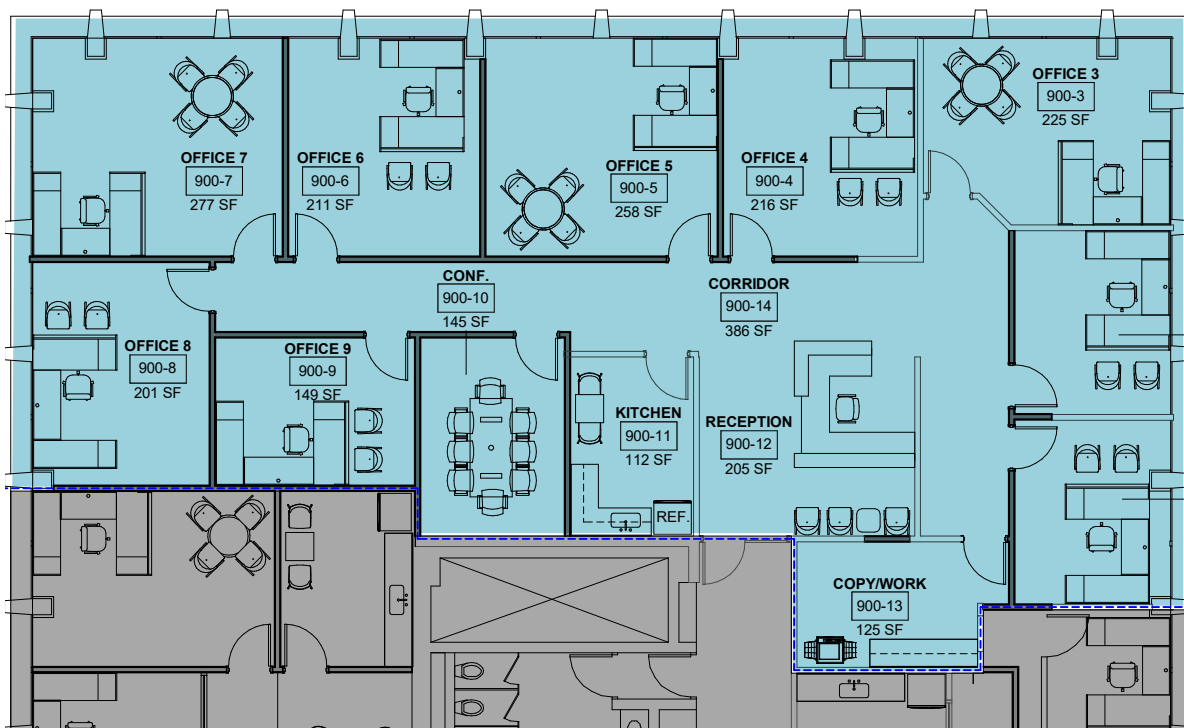
SUITE 290
3,852 SF



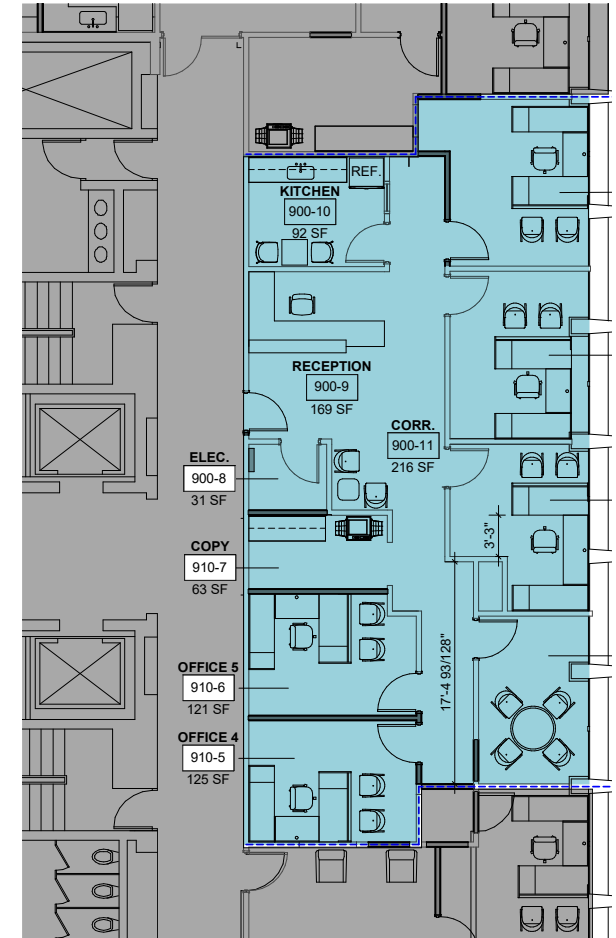
Tower East - Eighth Floor



Tower East - Ninth Floor

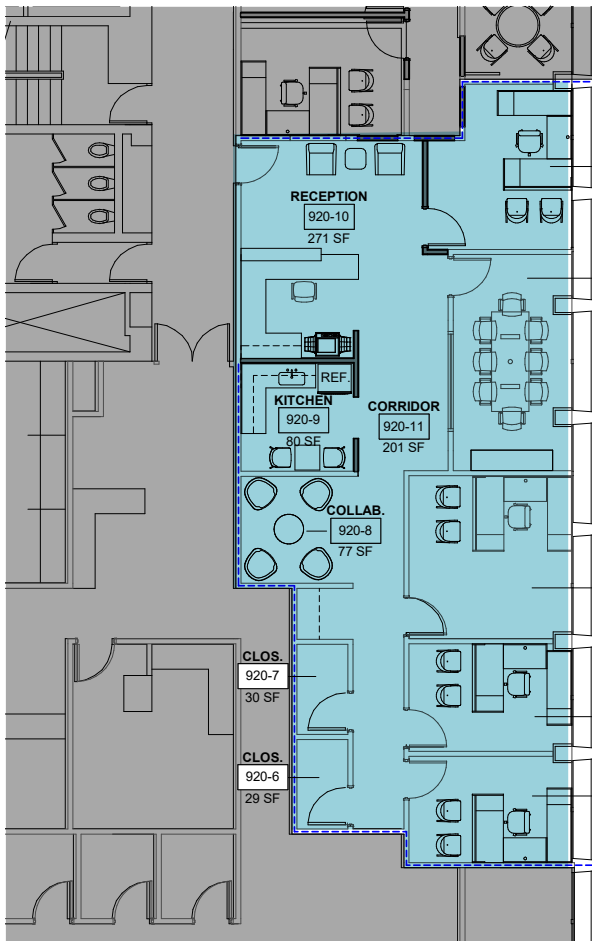


SUITE 900
3,268 SF

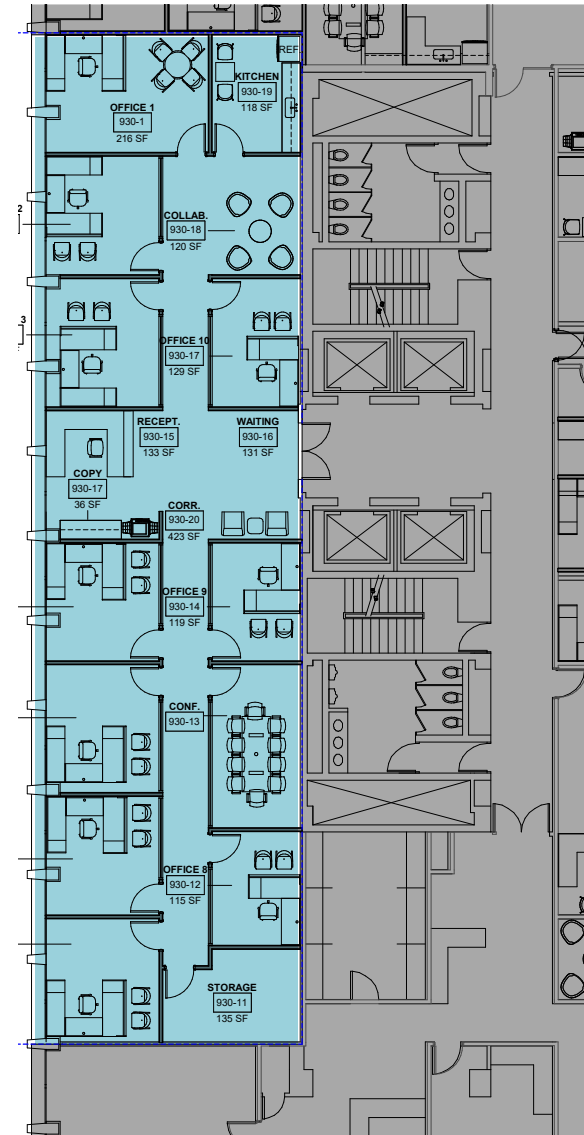


SUITE 910
1,581 SF

Tower East - Ninth Floor



SUITE 920
1,623 SF



SUITE 930
3,163 SF



Demographics

284,207

Population

140,900

Employees

\$101,601

Avg HH Income

422

Business Headquarters

13,041

Total Businesses

40.6

Median Age

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