



EGAR
ASSOCIATES INC.

**COMMERCIAL
REAL ESTATE
SERVICES**

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THE OFFICE LOFT



3781 – 3799 Green Road, Beachwood, Ohio 44122

TOTAL BUILDING SIZE:	Approx. 23,000 square feet.
COST:	\$12.50 triple net.
BOMA FACTOR:	0%
NUMBER OF FLOORS:	2
ESCALATIONS:	Tenant is responsible for a pro rata share of taxes, insurance and maintenance. 2020 NNN = \$5.11
UNDERGROUND PARKING:	One allotted underground space per 500 RSF at no cost. Ample surface parking.
IMPROVEMENTS:	Based on each tenant's needs and financial statement.
UTILITIES:	Separately metered and paid by tenant.
MANAGEMENT:	Locally owned and managed by Harsax of Cleveland, Ohio.
UNIQUE CHARACTERISTICS:	Operable windows, park like setting, some balconies, private entrances.
AREA AMENITIES:	Close to I-271 & I-480, near Post Office, restaurants and retail shopping.
CONTACT:	Steven Egar, Broker Cell: 216 789-9090 segar@egaronline.com

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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