



EGAR
ASSOCIATES INC.

OFFICE IN THE PARK



FACT SHEET

24400 HIGHPOINT ROAD., BEACHWOOD, OHIO 44122

Total Building Size:	Approximately 14,586 rentable square feet.
BOMA factor:	Ten (10% percent).
Number of Floors:	One.
Rental Rate:	\$12.50 per rentable square foot.
Escalation's:	Triple Net. Tenant is responsible for a pro rata share of the real estate taxes, insurance, and maintenance. 2021 NNN = Approx. \$7.06 RSF.
Cleaning:	Five nights per week.
Management:	Owner managed by Harsax, Inc.
Unique Characteristics:	9' ceiling height, operable windows, 3 Atriums. Landscaping graded at window height. Access to I-271 at Chagrin Blvd or at Harvard Rd.
Parking:	Abundant surface parking at all three entrances.
HVAC:	Tenants have 24-hour control of the heating and air conditioning at Tenant's expense.
Contact:	Steven Egar, Broker segar@egaronline.com Cell: 216 789-9090

COMMERCIAL
REAL ESTATE
SERVICES

24100 Chagrin Blvd.

Suite 435

Beachwood, OH 44122-5546

Tel (216) 360.9090

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