

CONFIDENTIAL OFFERING MEMORANDUM - TEASER
CONTACT BROKERS FOR FULL OFFERING MEMORANDUM

24400 CHAGRIN BLVD | BEACHWOOD, OH

BEACHWOOD OFFICE PORTFOLIO

25700 SCIENCE PARK DR | BEACHWOOD, OH



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

TABLE OF CONTENTS

Reflections Executive Summary.....4

Reflections Property Overview 6

Landmark Executive Summary..... 13

Landmark Property Overview 15

PORTFOLIO OVERVIEW

Beachwood Office Portfolio			
24400 Chagrin Blvd (Reflections) 25700 Science Park Drive (Landmark) Beachwood, OH 44122			
Portfolio Identification			
Portfolio Name	Beachwood Office Portfolio		
Submarket	Chagrin Corridor / Beachwood		
City / State	Beachwood, OH 44122		
Asset Type	Multi-Tenant Office		
Total Portfolio RBA	79,368 SF		
Year Built	1983 (both buildings)		
Buildings Summary			
Building	Address	RBA (SF)	Year Built
Reflections	24400 Chagrin Blvd	32,427	1983
Landmark	25700 Science Park Dr	46,941	1983
Portfolio Total		79,368	
Demographics Summary			
Median Houshold Income (1 mi)	\$122,629 22,000+ 66,251		
Vehicles Per Day			
3-Mile Population Total			
Occupancy & WALT Summary			
Metric	Reflections	Landmark	Portfolio
Occupied SF	29,908	45,644	75,552
Vacant SF	2,519	1,297	3,816
Occupancy Rate	92.2%	97.2%	95.2%
Vacancy Rate	7.8%	2.8%	4.8%
WALT (yrs)	3.4	3.7	3.6
Financial Snapshot — Year 1			
Guidance Price	\$9,200,000		
In-Place Base Rent	\$1,485,206		
CAM & Utility Reimbursements	\$122,185		
Total Gross Income	\$1,607,391		
Vacancy Loss	Actual (5%)		
Effective Gross Income	\$1,607,391		
Total Operating Expenses	(\$778,984)		
Net Operating Income	\$828,407		
Going-In Cap Rate	9.00%		

REFLECTIONS BUILDING



24400 CHAGRIN BLVD
BEACHWOOD, OH



EXECUTIVE SUMMARY

This Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as the exclusive sales representative of this 100% occupied multi-tenant office building located in the heart of the Chagrin Office Corridor in Beachwood, Ohio.

This property is a highly performing asset with a prime location and exceptional value for its eventual buyer. 24400 Chagrin Boulevard is a 34,710 square foot office building located in the Chagrin Corridor of Beachwood, Ohio. This property features excellent freeway access to I-271, ample surface parking at 5 per 1,000 SF, and is surrounded by restaurants, shopping and other amenities such as Eton Chagrin Boulevard and Pinecrest.

CURRENT OCCUPANCY

92.2%

BUILDING SIZE

34,710 SF

ACRES

2.08 SF

PARKING SPACES

156



ANCHOR TENANTS



Pete Smilovitz, DDS



PROPERTY OVERVIEW

Address:	24400 Chagrin Boulevard Beachwood, Ohio 44122
Property Use:	Office
Number of Buildings:	One (1)
Stories or Floors:	Three (3)
Gross Building Area (SF):	34,710 SF
Average Floor Plates (SF):	10,776 SF
Parcel Size (Acres):	2.08 acres
Year Built:	1983
Foundation:	Concrete slab
Superstructure:	Steel
Roof System:	Built-up roof system consisting of 0.5" metal deck, 1.5" Fresco board, Polyiso insulation, and gravel surface
Parking Space Count:	156
Elevators:	Two (2)
Heating System:	Boiler - replaced 2011
Cooling System:	Rooftop unit - replaced 2016
Parcel Number:	742-25-008



RENT ROLL - REFLECTIONS

BEACHWOOD OFFICE PORTFOLIO — RENT ROLL

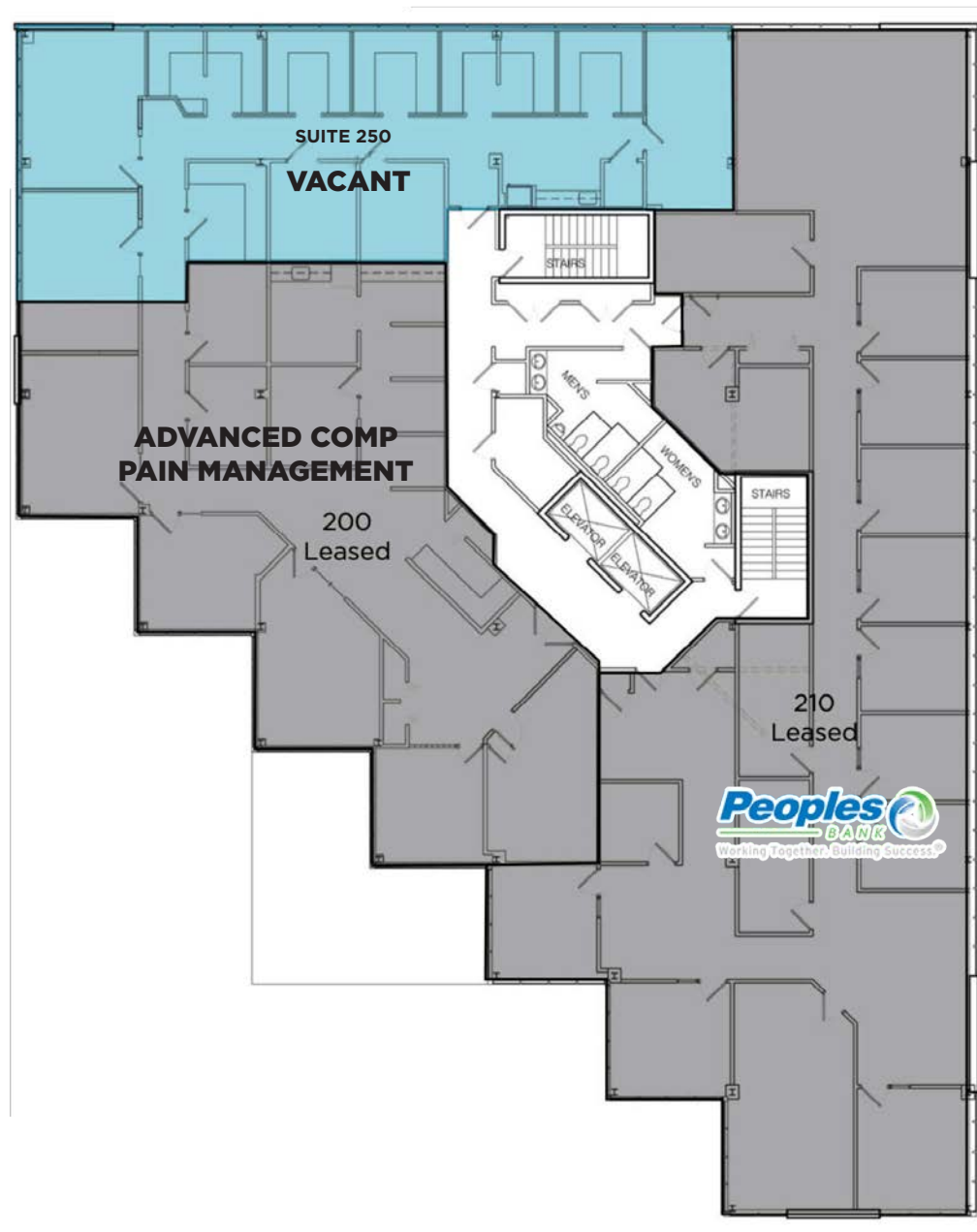
Combined Portfolio | As of April 2026 | In-Place Base Rents (excl. reimbursements)

EXPIRATION LEGEND:	Vacant	Pending	M2M	2026	2027	2028	2029	2030+
Bldg	Tenant	Suite	SF	Lease Exp	Rent/SF (FS)	Annual Rent	WALT (Yrs)	Notes
REFLECTIONS								
Reflections	Peoples Bank	100	3,955	Sep 2028	\$20.53	\$81,182	2.4	
Reflections	Peoples Bank	102	2,099	Sep 2028	\$20.53	\$43,085	2.4	
Reflections	Peoples Bank	210	5,503	Sep 2028	\$20.53	\$112,957	2.4	
Reflections	Arnold Isaacson	101	1,132	Jan 2031	\$19.00	\$21,508	4.8	
Reflections	Peter Smilovits, DDS	103	2,976	May 2029	\$21.50	\$63,984	3.1	
Reflections	Advanced Comp Pain Mgmt	200	3,226	Jul 2028	\$18.75	\$60,488	2.3	
Reflections	Neil W. Siegel	300	3,676	Jun 2028	\$18.00	\$66,168	2.2	
Reflections	One Seven	310	5,240	Aug 2032	\$19.00	\$99,560	6.3	
Reflections	Hoynes Insurance Agency	320	2,101	Feb 2031	\$19.50	\$40,970	5.0	
Reflections	VACANT	250	2,519	Vacant				
Reflections Subtotal	Reflections occupied/vacant — see rent roll above					\$589,901	3.4 yrs	

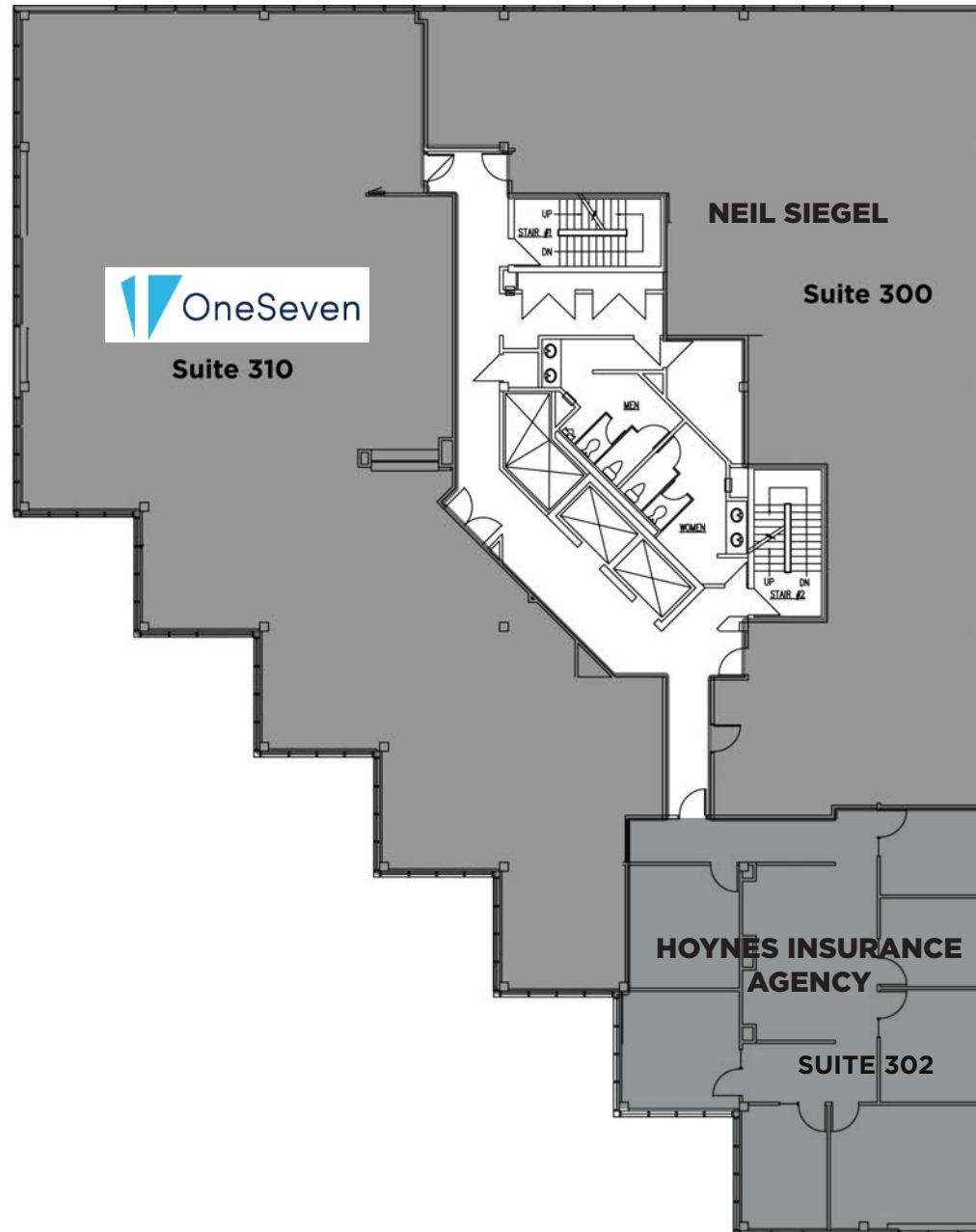
BUILDING LAYOUT - FIRST FLOOR



BUILDING LAYOUT - SECOND FLOOR



BUILDING LAYOUT - THIRD FLOOR



LOCATION/AMENITIES MAP



LANDMARK BUILDING

25700 Science Park Drive
Beachwood, OH, 44122



EXECUTIVE SUMMARY

This Cushman & Wakefield | CRESCO Real Estate has been retained by ownership as the exclusive sales representative of this 97% occupied multi-tenant office building located in the heart of the Chagrin Office Corridor in Beachwood, Ohio.

Landmark Center is a 43,725 square foot office building located in the highly desirable Beachwood area, known for its proximity to key employment centers, retail, and transportation. The property offers significant upside through modest rent increases and further leasing potential. This makes it an ideal opportunity for investors seeking a hands-off asset with minimal operational complexity and the potential for long-term value appreciation.

CURRENT OCCUPANCY

97%

BUILDING SIZE

43,725 SF

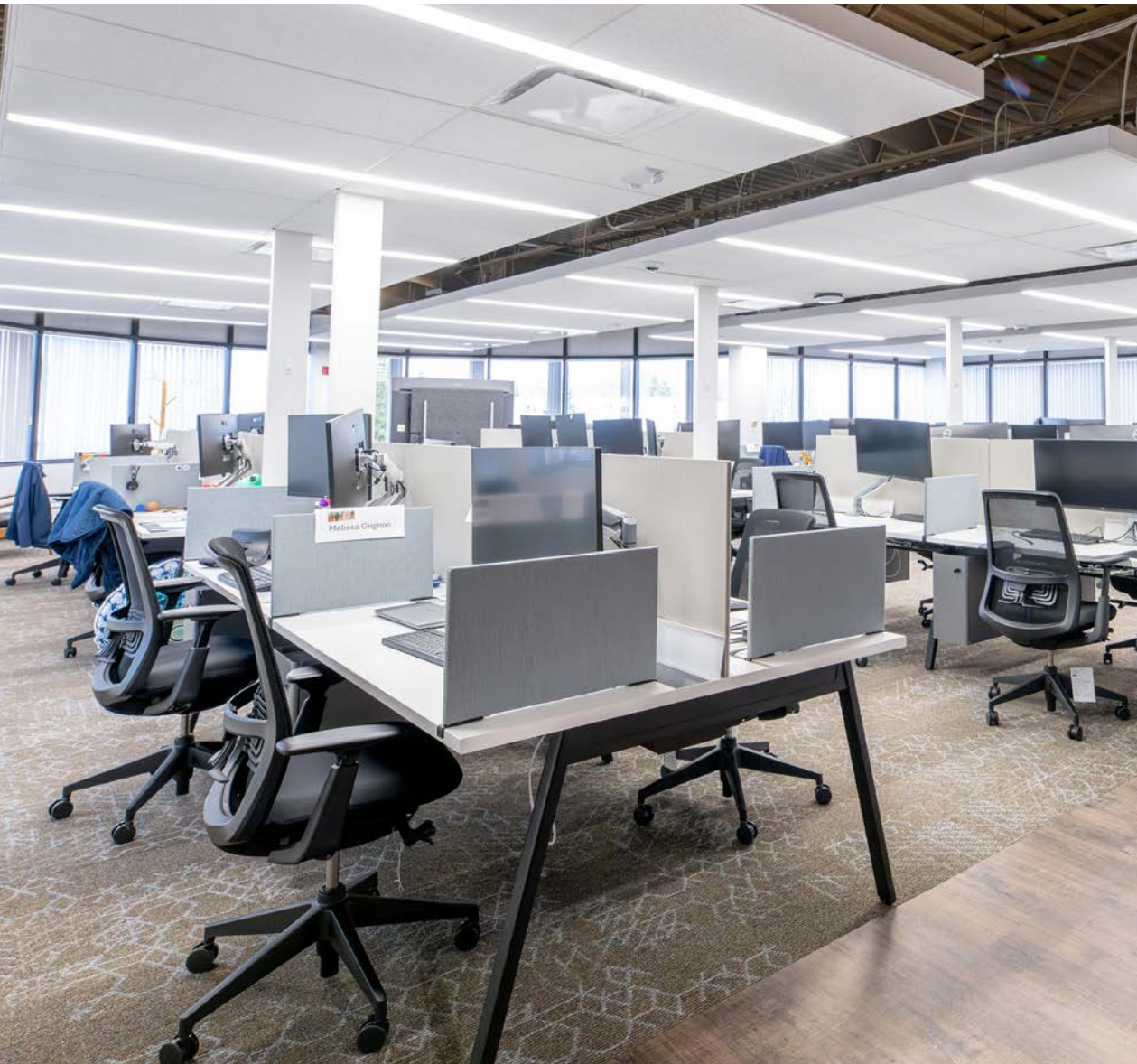
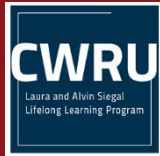
ACRES

2.08 SF

PARKING SPACES

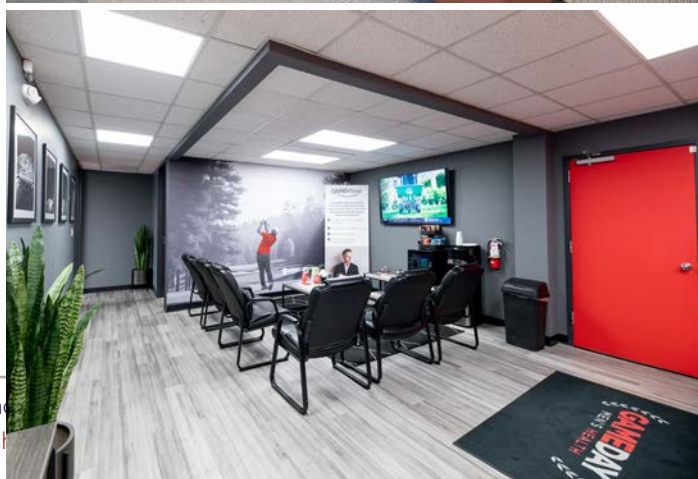
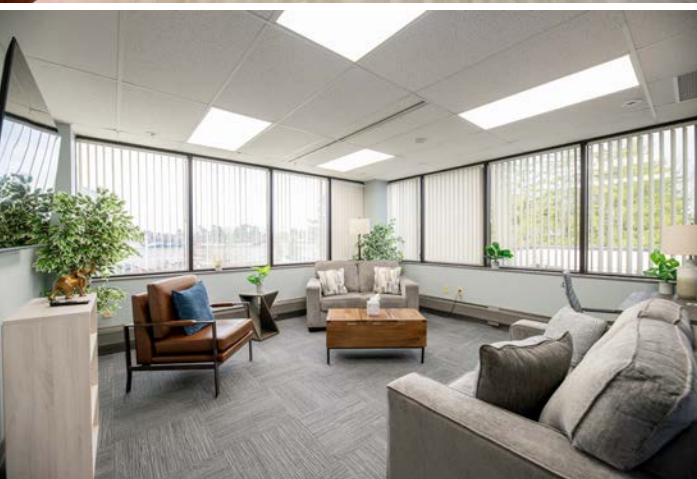
222

ANCHOR TENANTS

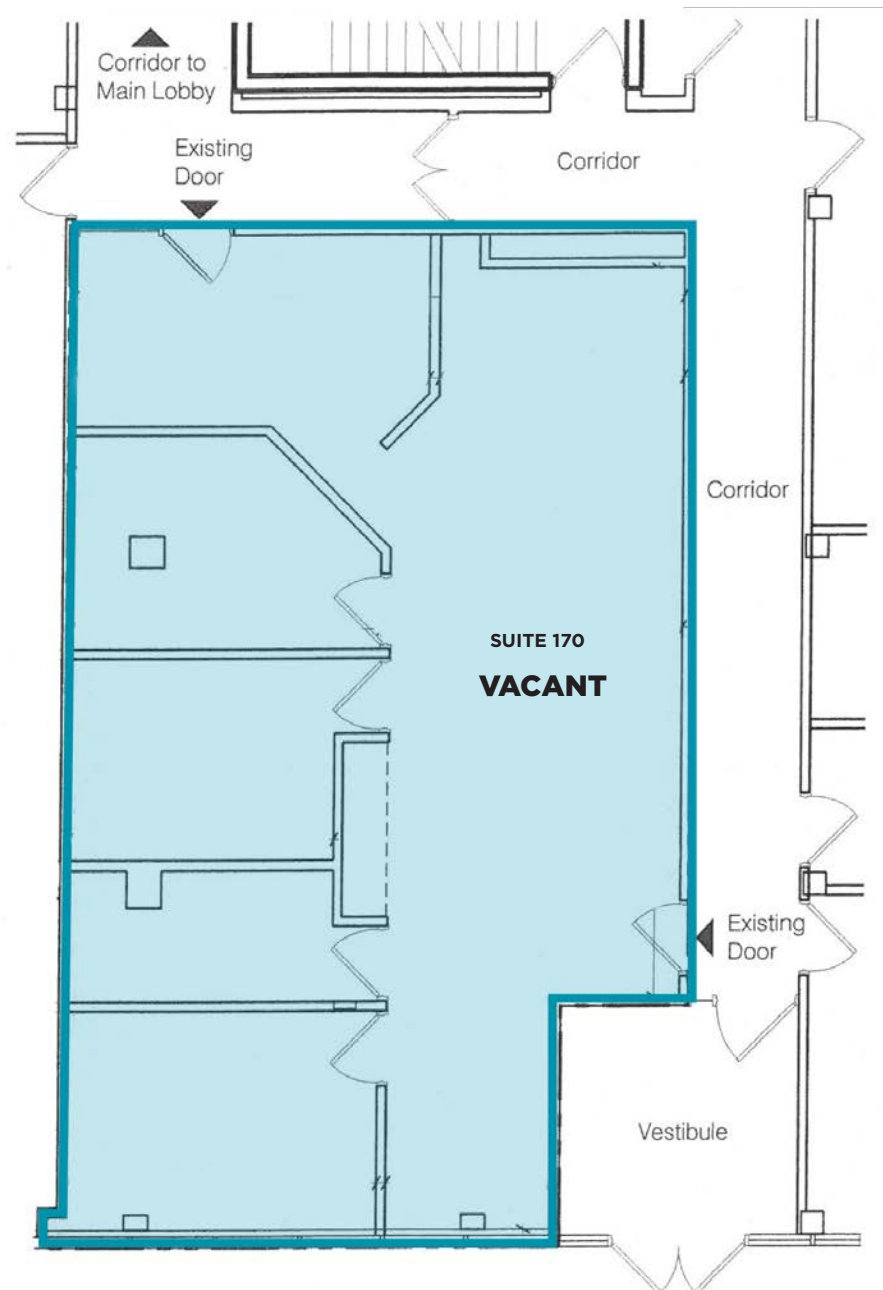


PROPERTY OVERVIEW

Address:	25700 Science Park Drive Beachwood, Ohio 44122
Property Use:	Office
Number of Buildings:	One (1)
Stories or Floors:	Three (3)
Gross Building Area (SF):	43,725 SF
Parcel Size (Acres):	2.08 acres
Year Built:	1985
Foundation:	Concrete slab
Superstructure:	Steel
Roof System:	Built-up roof system consisting of 0.5" metal deck, 1.5" Fresco board, Polyiso insulation, and gravel surface
Parking Space Count:	222
Elevators:	Two (2)
Heating System:	Boiler - replaced 2011
Cooling System:	Rooftop unit - replaced 2016
Parcel Number:	742-25-008



VACANCY - FIRST FLOOR



RENT ROLL - LANDMARK

BEACHWOOD OFFICE PORTFOLIO — RENT ROLL

Combined Portfolio | As of April 2026 | In-Place Base Rents (excl. reimbursements)

EXPIRATION LEGEND:	Vacant	Pending	M2M	2026	2027	2028	2029	2030+
Bldg	Tenant	Suite	SF	Lease Exp	Rent/SF (FS)	Annual Rent	WALT (Yrs)	Notes
LANDMARK								
Landmark	CWRU - Siegel College	100	7,092	Feb 2029	\$19.75	\$140,067	2.8	
Landmark	Marathon Health	120	3,052	Sep 2028	\$15.00	\$45,780	2.4	
Landmark	Ronald J. Fleeter Inc.	130	1,578	Feb 2029	\$18.00	\$28,404	2.8	
Landmark	Friends Not Partners LLC	160	1,083	Aug 2026	\$20.75	\$22,472	0.3	
Landmark	National Diagnostic Imaging	180	1,450	M2M	\$17.00	\$24,650		
Landmark	Daniel A. Medalie MD LLC	190	2,370	May 2027	\$19.50	\$46,215	1.1	
Landmark	Weinstein & Assocs Inc.	200	5,390	Aug 2031	\$17.67	\$95,241	5.4	Renewed 60 mos @ \$17.67/SF flat; commences 9/1/2
Landmark	ARC Health OPCO LLC	210	3,991	Jun 2028	\$20.50	\$81,816	2.2	
Landmark	Chalk Dust LLC	250	2,391	Apr 2029	\$19.00	\$45,429	3.0	
Landmark	B2D Solutions Inc.	270	1,778	Oct 2030	\$21.00	\$37,338	4.5	
Landmark	Ellie Mental Health	280	2,896	May 2034	\$20.50	\$59,368	8.1	
Landmark	GEICO	300	6,320	Aug 2029	\$22.44	\$141,821	3.3	
Landmark	Frontier Land Group	360	1,270	Aug 2029	\$19.50	\$24,765	2.3	
Landmark	Game Day Men's Clinic	365	2,121	Nov 2034	\$20.40	\$43,268	7.6	
Landmark	First Federal Credit Control	370	2,862	May 2030	\$20.50	\$58,671	4.1	
Landmark	VACANT	170	1,297	Vacant				
Landmark Subtotal	Landmark occupied/vacant — see rent roll above					\$895,305	3.7 yrs	

The map displays the University Heights area in Cleveland, Ohio, with a focus on commercial and institutional landmarks. Major roads shown include Chagrin Blvd, Harvard Rd, Richmond Rd, and Brainard Rd. The map is overlaid with a grid of numbered locations (1-31) and various commercial and institutional labels.

Key Landmarks and Businesses:

- Commercial Centers:** The Pavilion (giant eagle, BIG Lots, SALLY BEAUTY, City BARBECUE, petco, Michaels, Huntington), Landmark Centre (25700 Science Park Drive), Village Square (PetPeople, TJ-maxx, BOWL PHO, PNC, DXL, BOWLING), ETON CHAGRIN BOULEVARD (TIFFANY & CO., BARNES & NOBLE, ANTHROPOLOGIE, TRADER JOE'S, Citizens Bank, ORVIS, MABEL'S BBQ, MITCHELL'S FISHMARKET, TEXAS & RAZOR, STARBUCKS, PALADAR, THE NO PLACE, RITE AID, CVS).
- Institutional:** EATON Corporate Headquarters, University Hospitals (Minoff Health Center, Anup Medical Center, Rehabilitation Hospital), Cuyahoga Community College.
- Other:** Landerwood Plaza North (heinen's, Black Bros, The UPS Store, SUSHI, WAGGI, SIYANA, PIADA, Olive Garden, BUFFALO WILD WINGS, Chick-fil-A, CHIPOTLE, JIMMY JOHN'S, P.F. CHANG'S, HYDE PARK, CHSLAAR, Taste of Kerala, Cooper's Hawk, Restaurant D.J., Wendy's, McDonald's).

Legend (Numbered Locations):

1. STARBUCKS
2. SHUHEI
3. BENIHANA
4. YOUNG ITALY
5. HONOLULU
6. P.F. CHANG'S
7. BLUE BIRD
8. HONOLULU
9. P.F. CHANG'S
10. CHSLAAR
11. COURT YARD
12. FAIRFIELD
13. TASTE OF KERALA
14. COOPER'S HAWK
15. WENDY'S
16. MCDONALD'S
17. RED LOBSTER
18. BOB EVANS
19. WAGGI
20. SIYANA
21. PIADA
22. OLIVE GARDEN
23. BUFFALO WILD WINGS
24. CHICK-FIL-A
25. CHIPOTLE
26. JIMMY JOHN'S
27. JIMMY JOHN'S
28. P.F. CHANG'S
29. GONZALEZ
30. COOPER'S HAWK
31. RESTAURANT D.J.

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