



Office & Medical Space for Lease

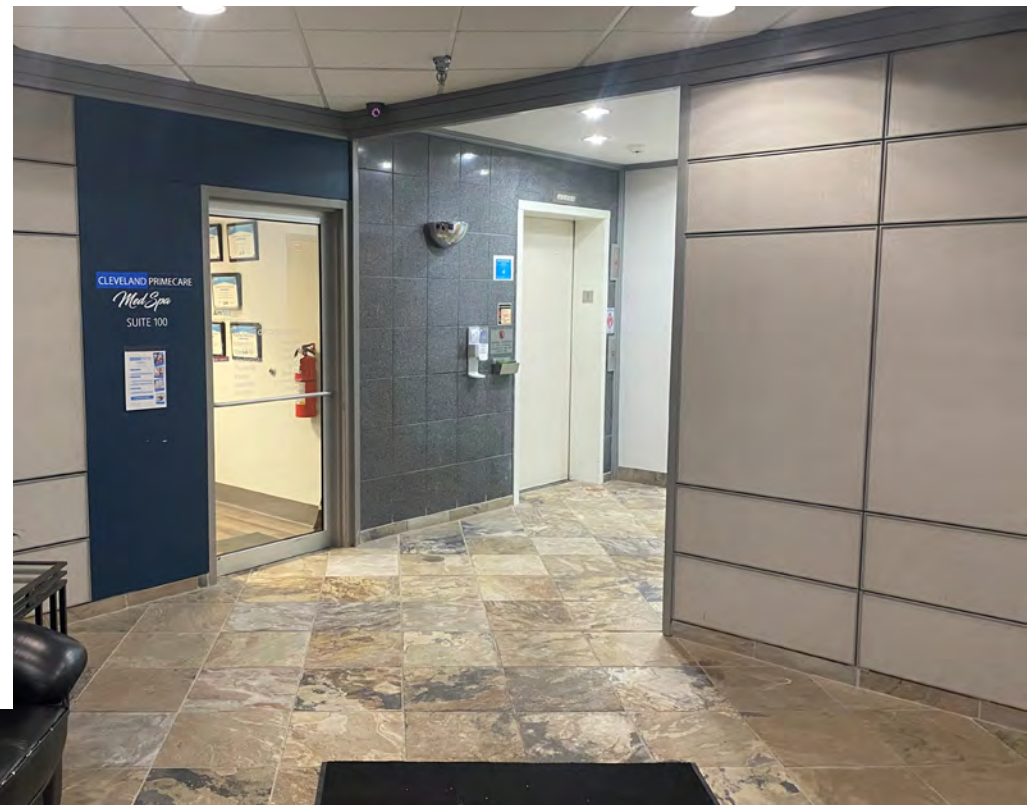
WATER TOWER PLAZA

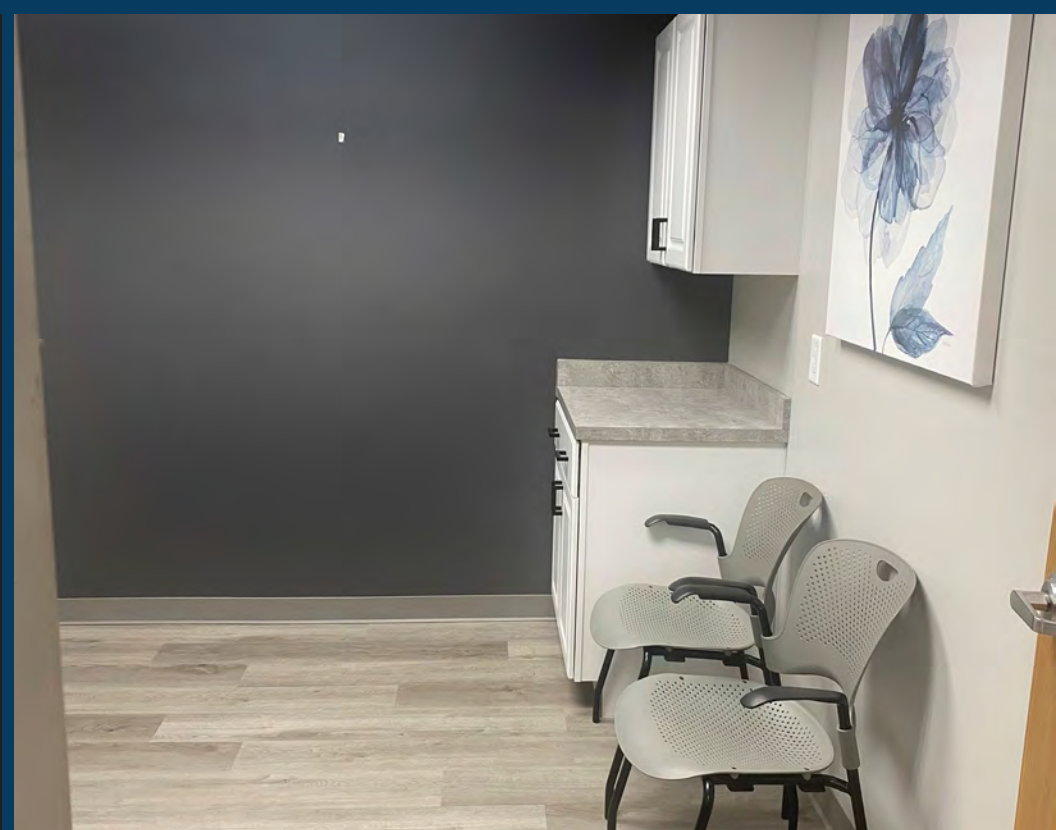
25200 Chagrin Boulevard | Beachwood, OH 44122

HIGHLIGHTS

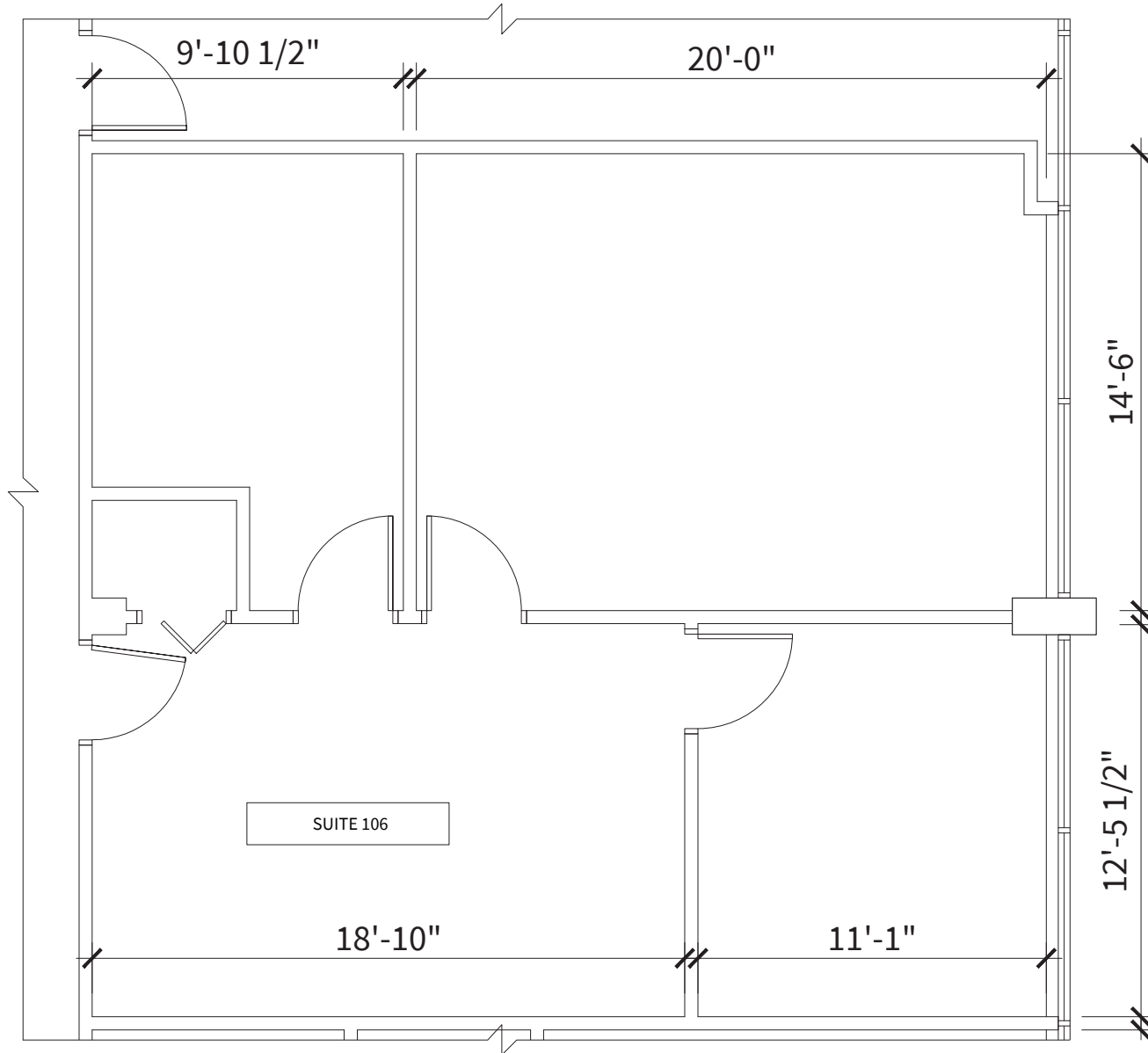
- Newly available suites; only two suites remaining
- “Main and Main” location at East Side’s busiest intersection
- Heart of Chagrin Corridor’s healthcare submarket
- Loaded with nearby amenities
- Affordable small office opportunities
- Professionally managed
- Suite 106:
 - Ideal for small professional office user
 - First floor presence with efficient layout
- Suite 303:
 - Laid out as lab/blood draw site

Available Suites	Space Available	Lease Rate
Unit 106	970 SF	\$22.50/RSF
Unit 303 <i>Lab Space</i>	650 SF	\$1,500/Month MG





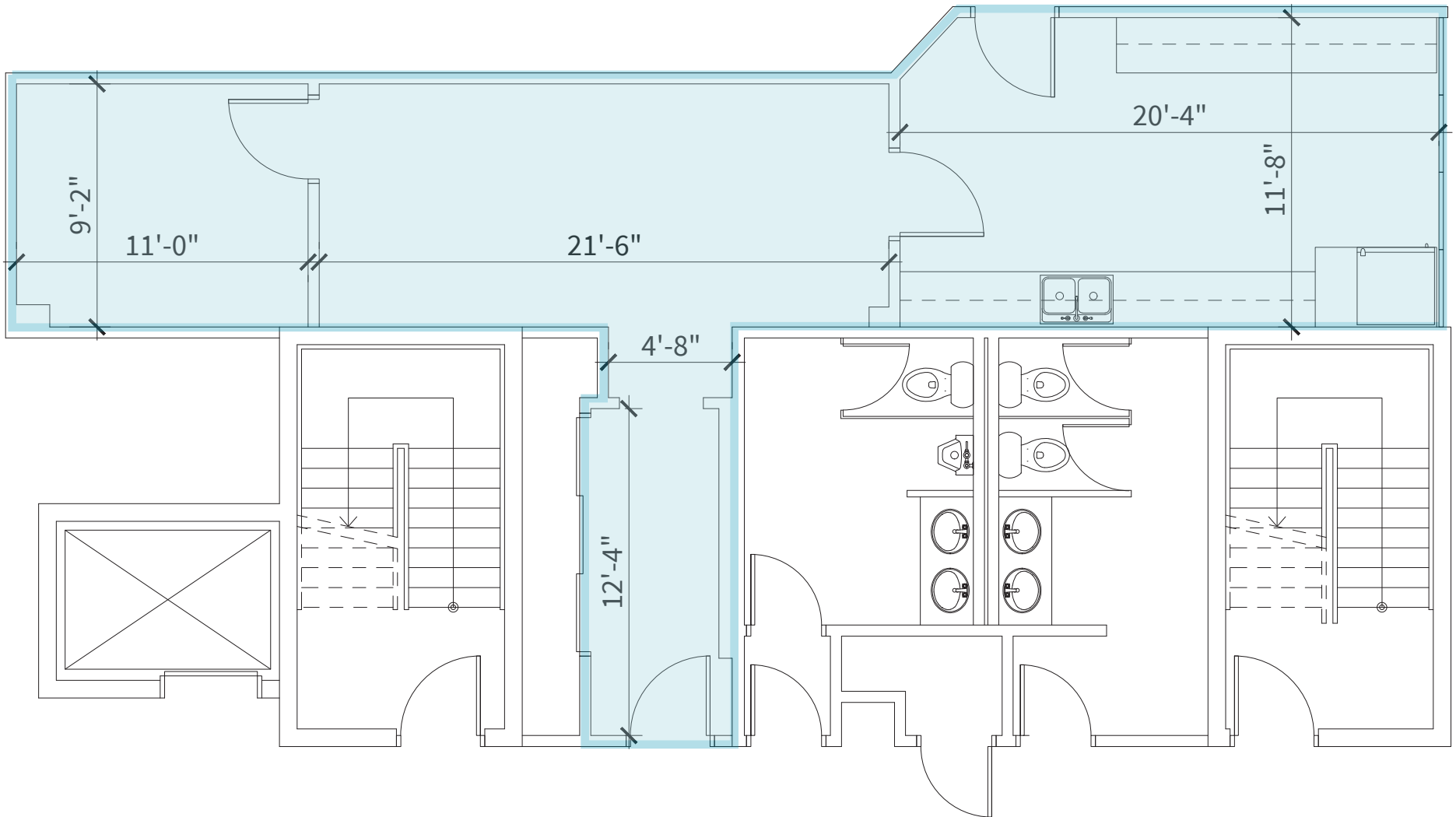
Water Tower Plaza Floor Plan



First Floor | Suite 106 - 970 SF

Water Tower Plaza Floor Plan

Professional Lab Space



Third Floor | Suite 303 - 650 SF



The Pavilion

giant eagle | BIG lots | SALLY BEAUTY
 petco | Michaels | City BARBELLUE
 Huntington

BUICK
 INFINITI
 GMC

ETON CHAGRIN BOULEVARD

TIFFANY & Co.
 BARNES & NOBLE | Apple | TRADER JOE'S | MITCHELL'S FISH MARKET
 Citizens Bank | THE NORTH FACE | WALKER'S BBQ
 ANTHROPOLOGIE
 FARMER'S MARKET | STARBUCKS COFFEE | CUPONETTES | TEXAS BOUTIQUE

Landerwood Plaza North

henners | ups
 SUBWAY | FLEET FEET

Village Square

Pet People | Coko's Lovers
 PNC | DXL | TJ-MAXX

Chagrin Blvd 19,478 VPD

Water Tower Plaza

MASTER BUILDERS SOLUTIONS

Cadillac

MetroHealth
 Case City Health Center

CVS pharmacy

RITE AID



EATON
 Corp Headquarters

University Hospitals
 Rehabilitation Hospital

University Hospitals
 Ahuja Medical Center

PINECREST

REI | WHOLE FOODS | POTTERY BARN
 PINSTRIPES | SILVER'S
 west elm
 WILLIAMS SONOMA
 CITY WORKS | AC HOTELS

- | | |
|----------------------------|------------------------|
| 1. STARBUCKS COFFEE | 17. RED LOBSTER |
| 2. SHUHEI | 18. Bob Evans |
| 3. BENIHANA | 19. Waga |
| 4. YOURS TRULY | 20. SAMAN'S |
| 5. Gump's | 21. PIADA |
| 6. La Botz | 22. Olive Garden |
| 7. Blue | 23. BUFFALO WILD WINGS |
| 8. Archie's Hough Bakeries | 24. Chick-fil-e |
| 9. PF. CHANG'S | 25. CUPONETTES |
| 10. BUNNARD'S | 26. TJ |
| 11. HYDE PARK | 27. Pancake House |
| 12. CHELSEA | 28. Davis Bakery |
| 13. Taste of Kerala | 29. Geraci's |
| 14. Pie-O-Mine | 30. Cooper's Hawk |
| 15. Wendy's | 31. BJS |
| 16. McDonald's | |

Harvard Park

VCF | buybuy BABY | Office Max
 Marshalls | DSW
 FIVE GUYS | FAMOUS
 DiBella's Subs | five BELOW

1. HOMewood SUITES	9. Marriott
2. hotel GINDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD
4. HOME 2	12. Fairfield
5. Residence Inn	13. Hampton Inn & Suites
6. DOUBLETREE	14. extended STAY AMERICA
7. EMBASSY SUITES	15. DRURY HOTELS
8. Aloft	

Cuyahoga Community College

BJ's

CORPORATE COLLEGE

Green Rd 11,061 VPD

Harvard Rd 27,708 VPD

Richmond Rd 12,454 VPD

168,765 VPD

175

271



For Lease

WATER TOWER PLAZA

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