

OFFICE FOR LEASE MERCANTILE BUSINESS PARK

23500 Mercantile Rd., Beachwood, OH 44122



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Building Size:	49,360 SF
Available SF:	1,260 SF
Year Built:	1971
Market:	East
Submarket:	Chagrin / I-271

PROPERTY OVERVIEW

23500 Mercantile Road is a masonry, multi-occupant, office and warehouse building. The property is professionally managed and offers ample parking.

PROPERTY HIGHLIGHTS

- Flexible Use Suites
- Ample Parking
- Professionally Managed
- Excellent Highway Access
- Great Location of Chagrin Office Corridor

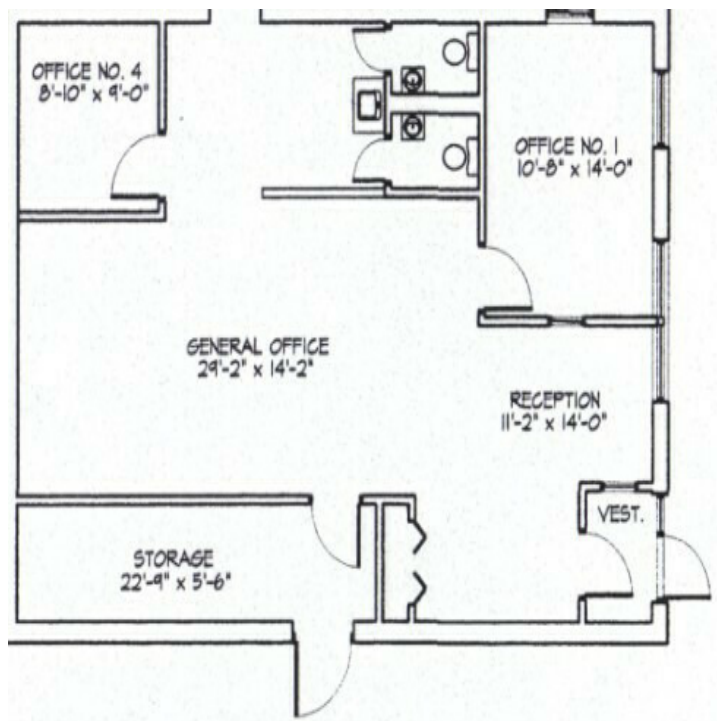
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,260 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite L	Available	1,260 SF	Modified Gross	\$12.00 SF/yr

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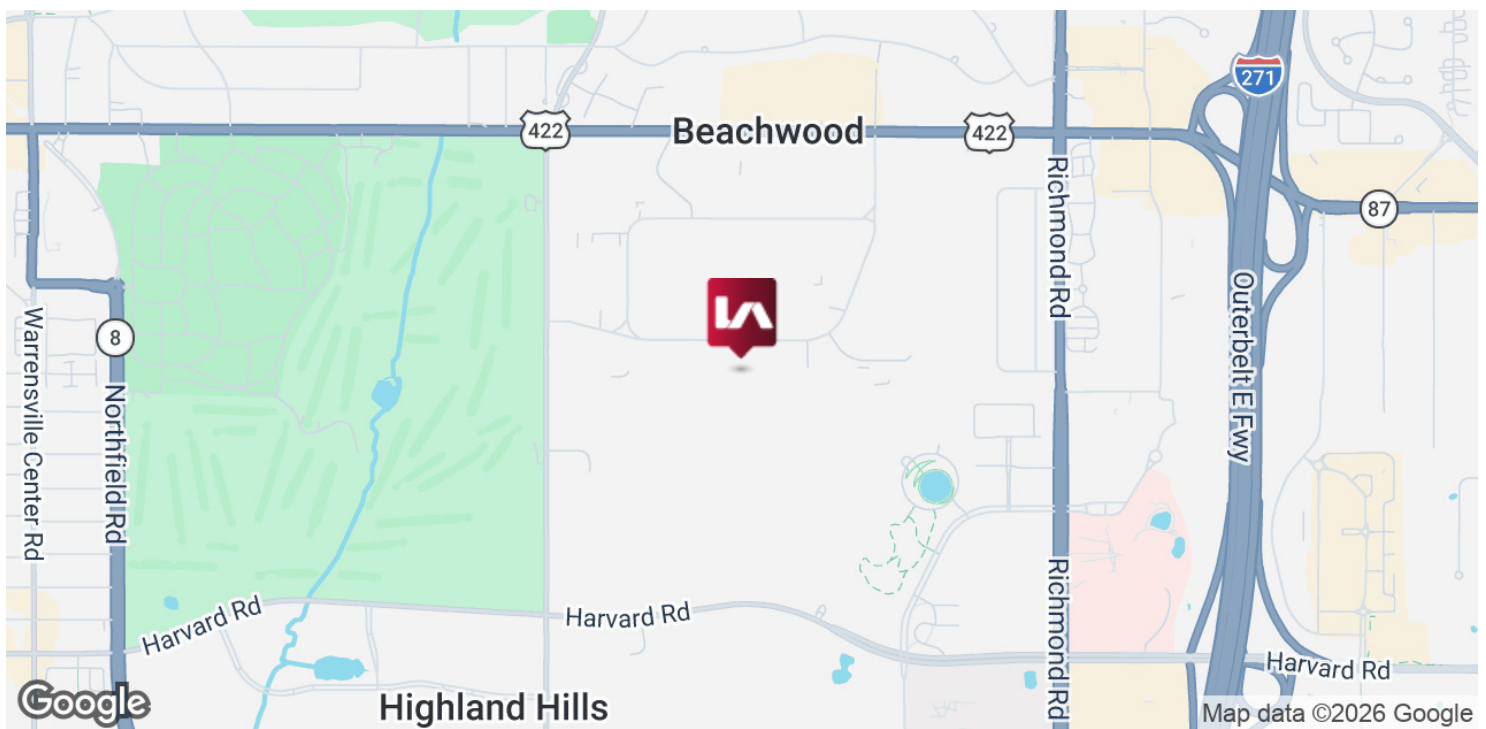
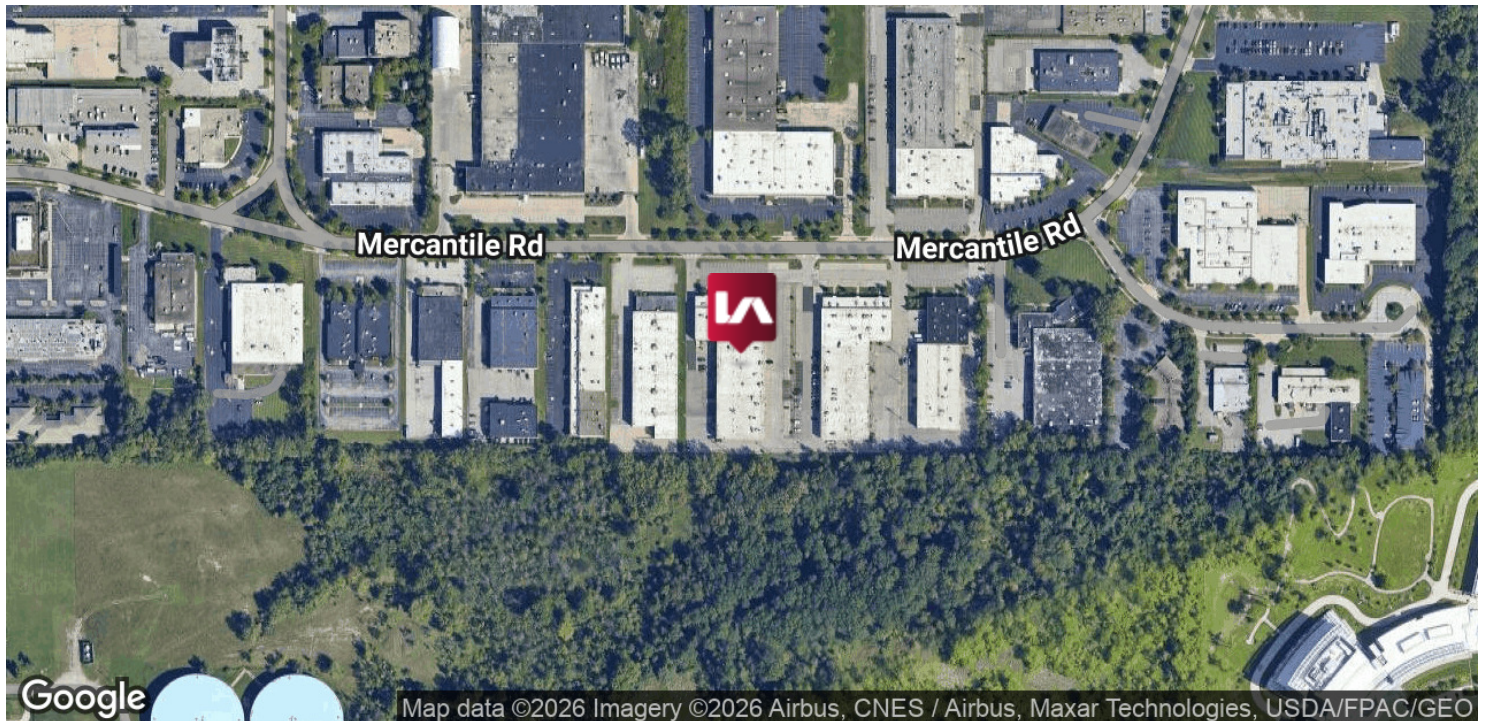
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