

PEPPER PIKE --- PLACE

30195 CHAGRIN BOULEVARD | PEPPER PIKE, OHIO



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OVERVIEW



PEPPER PIKE PLACE WAS CONSTRUCTED IN 1980 AND REMAINS ONE OF THE PREMIER PROFESSIONAL OFFICE BUILDINGS ON THE CHAGRIN CORRIDOR. EXTENSIVE INTERIOR RENOVATIONS COMPLETED IN 2022 TO ENSURE PEPPER PIKE PLACE WILL SET THE BAR FOR CLASS A OFFICE SPACE IN CLEVELAND.

BUILDING SIZE	75,382 SF
FLOORS	3
TYPICAL FLOOR PLATE	24,000 SF
YEAR BUILT/RENOVATED	1980/2022
SPACE AVAILABLE	7,596 SF
COMMON AREA FACTOR	14%
HVAC	OWNER INVESTING IN STATE-OF-THE-ART HVAC UPGRADES AND TECHNOLOGY TO MAXIMIZE EFFICIENCY AND SAFETY OF BUILDING AIR CIRCULATION
PARKING	300 FREE SURFACE SPACES 4.17 / 1,000 PARKING RATIO ATTACHED GARAGE PARKING AVAILABLE

AVAILABILITIES

SUITE 114

2,860 RSF

ASKING RATES: \$25.00 FULL-SERVICE GROSS

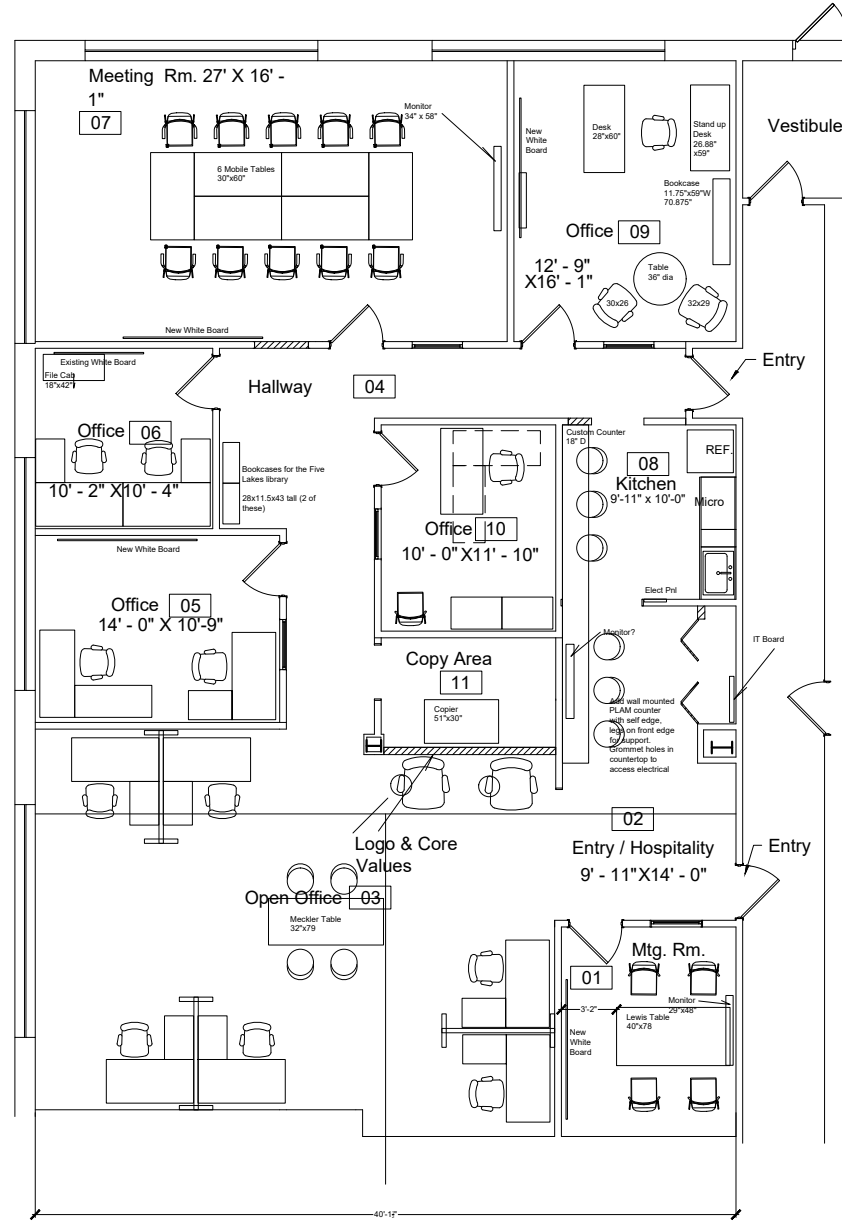
UTILITIES: EACH TENANT SUITE IS SEPARATELY METERED FOR LIGHTS AND ELECTRIC OUTLETS

BASE YEAR: PASS THROUGH OF INCREASES IN OPERATING EXPENSES OVER A BASE YEAR



FLOOR PLAN - SUITE 114

2,860 RSF



LOCATION OVERVIEW

PEPPER PIKE PLACE OFFERS A PREMIER BUSINESS LOCATION ON CHAGRIN BOULEVARD IN PEPPER PIKE. LOCATED JUST WEST OF LANDER CIRCLE, PEPPER PIKE PLACE IS ONLY A FOUR (4) MINUTE DRIVE TO THE I-271 & I-480 INTERCHANGE. PEPPER PIKE PLACE IS STRATEGICALLY LOCATED FOR BOTH NORTH-SOUTH AND EAST-WEST COMMUTERS. CHAGRIN BOULEVARD ALSO OFFERS A BREADTH OF DINING AND RETAIL OPTIONS WITH CLOSE PROXIMITY TO ETON COLLECTION, PINECREST, VILLAGE SQUARE, AND LANDER PLAZA.



TRADE AREA INFO

I-271 & Chagrin Boulevard
(3 Miles)

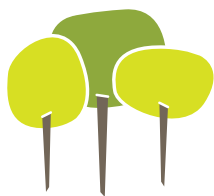
- Population: 55,797
- Daytime Population: 75,734
- Total Households: 23,095
- Median HH Income: \$77,627
- Total Businesses: 3,432
- Total Employees: 64,163

MAJOR EMPLOYERS

- University Hospitals - 10,000 (off map)
- Progressive - 9,000 (all locations)
- Menorah Park Center - 3,300
- Rockwell Automation - 1,800
- Cleveland Clinic Southpointe - 800 (off map)
- Parker Hannifin - 600
- Eaton - 550

DRIVE TIMES

- 5 minutes to I-271
- Downtown Cleveland: 25 minutes
- Downtown Akron: 38 minutes



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FOR MORE INFORMATION,
PLEASE CONTACT:

STEPHEN MORRIS

Associate

+1 216 658 6115

stephen.morris2@cbre.com

ROBERT LEIBOLD

Vice President

+1 216 363 6449

robert.leibold@cbre.com



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