

**CLASS A**

# OFFICE SPACE FOR LEASE

3333 RICHMOND ROAD  
BEACHWOOD, OHIO 44122





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# PROPERTY INFORMATION



## AWARD-WINNING BUILDING

- Located on Richmond Road near the intersection of I-271 and Chagrin Boulevard in Beachwood. Twenty minutes from downtown Cleveland and twenty minutes from Cleveland Hopkins International Airport.
- Prime Location - Convenient access to I-271 and I-480
- 177,000 sq. ft. four-story office building plus lower level
- Corporate Headquarters environment
- Dramatic two-story atrium lobby
- Winner of the 2010 NAIOP - 'Architectural Design of the Year' Award.
- Quality interior finishes
- Cafeteria located in the lower level
- Executive Conference Room for 24 people
- Tiered Amphitheater for 143 people
- Fitness Center with men's and women's locker rooms with private showers
- Underground parking garage
- Located within the prestigious Science Park Development of Beachwood
- Many restaurants and hotels located nearby
- Close to Beachwood Place, La Place, Legacy Village, Eton and Pinecrest shopping centers

# PROPERTY SPECIFICATIONS

<b>LOCATION:</b>	Located within close proximity to the intersection of I-271 and Chagrin Boulevard, within the prestigious Science Park Development in the City of Beachwood.
<b>BUILDING AREA:</b>	177,000 sq. ft. - Gross
<b>FLOOR SIZE:</b>	Four floors of approximately 37,000 sq. ft. per floor, plus a lower level.
<b>BAY SIZE:</b>	35 ft. x 35 ft.
<b>SAPACES AVAILABLE:</b>	Suite 101 - 593 RSF Suite 160 - 3,477 RSF Suite 138 - 2,417 RSF Suite 200 - 26,626 RSF Suite 211 - 2,647 RSF Suite 360 - 3,486 RSF Suite 420- 12,949 RSF
<b>RATE:</b>	\$28.50 per sq. ft. per year on a gross basis.
<b>UTILITIES:</b>	Each tenant suite is separately metered for lights and electric outlets.
<b>COMMON AREA FACTOR:</b>	Multi-tenant floor - 14%, single-tenant floor - 9%.
<b>PARKING:</b>	646 parking spaces, including one (1) underground space for every 1,000 sq. ft. of leased area available to tenants at a current monthly rate of \$100 per space
<b>BUILDING ARCHITECTURE:</b>	Four-story building comprised of a structural steel frame with architectural precast part curtain wall and part framed glazing system. The building was the 2010 NAIOP - Architectural Design of the Year award winner.
<b>THE LOBBY:</b>	The two-story lobby is finished in a combination of granite, wood and acoustic wall covering, with three mirror-finished polished stainless steel elevators, and tropical plantings throughout.
<b>WINDOW MODULES:</b>	Five ft. thermopane, high-performance, insulated tinted glass.
<b>ELEVATORS:</b>	Three Schindler hydraulic, computerized elevators - split door cab with wood walls and polished stainless steel finish.

# PROPERTY SPECIFICATIONS

<b>IN-SUITE CLEANING:</b>	Five nights per week provided by the Landlord.
<b>HVAC:</b>	Advanced energy efficient computerized system with 24 hour, seven-day-a-week climate control system provided to each tenant suite. Fan powered with exterior re-heat. Individual controls and zoning of one stat for every 1,200 sq. ft.
<b>FIRE MONITORING SYSTEM:</b>	Sophisticated fire safety system equipped with smoke detectors and sprinkler system, continually monitored by an independent contractor.
<b>CAFEETERIA:</b>	A cafeteria is located in the lower level
<b>EXECUTIVE CONFERENCE ROOM:</b>	Subject to availability, Tenants shall have the right to use the Executive Conference Room located in the lower level. This room accommodates 24 people. There is no charge for the use of the room.
<b>TIERED AMPHITHEATER:</b>	Subject to availability, Tenants have access to the 143 seat tiered amphitheater for meetings and presentations at a cost to be determined by Landlord.
<b>FITNESS CENTER:</b>	Two (2) named principals of each Tenant shall have use of the fitness center which includes mens and womens locker rooms and showers at no cost to Tenant. Other employees of Tenant can join the Fitness Center for the going rate to be paid by the Tenant. All Tenants shall have access to the Fitness Center between the hours of 5:00 AM to 8:00 PM seven-days-a-week.
<b>KEY CARD ACCESS:</b>	Tenants have access to their space 24 hours a day, seven-days-a-week. Entry to the building is through the use of an access key card system.
<b>AREA AMENITIES:</b>	There are many restaurants and hotels within walking distance.
<b>OWNER/ MANAGEMENT:</b>	SITE Centers Corp.
<b>LEASING:</b>	CBRE, Inc.



# SITE PLAN

RICHMOND ROAD

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3300 ENTERPRISE PARKWAY

3400 ENTERPRISE PARKWAY

ENTERPRISE PARKWAY

# LOCATION AERIAL



RICHMOND ROAD

3333 RICHMOND ROAD

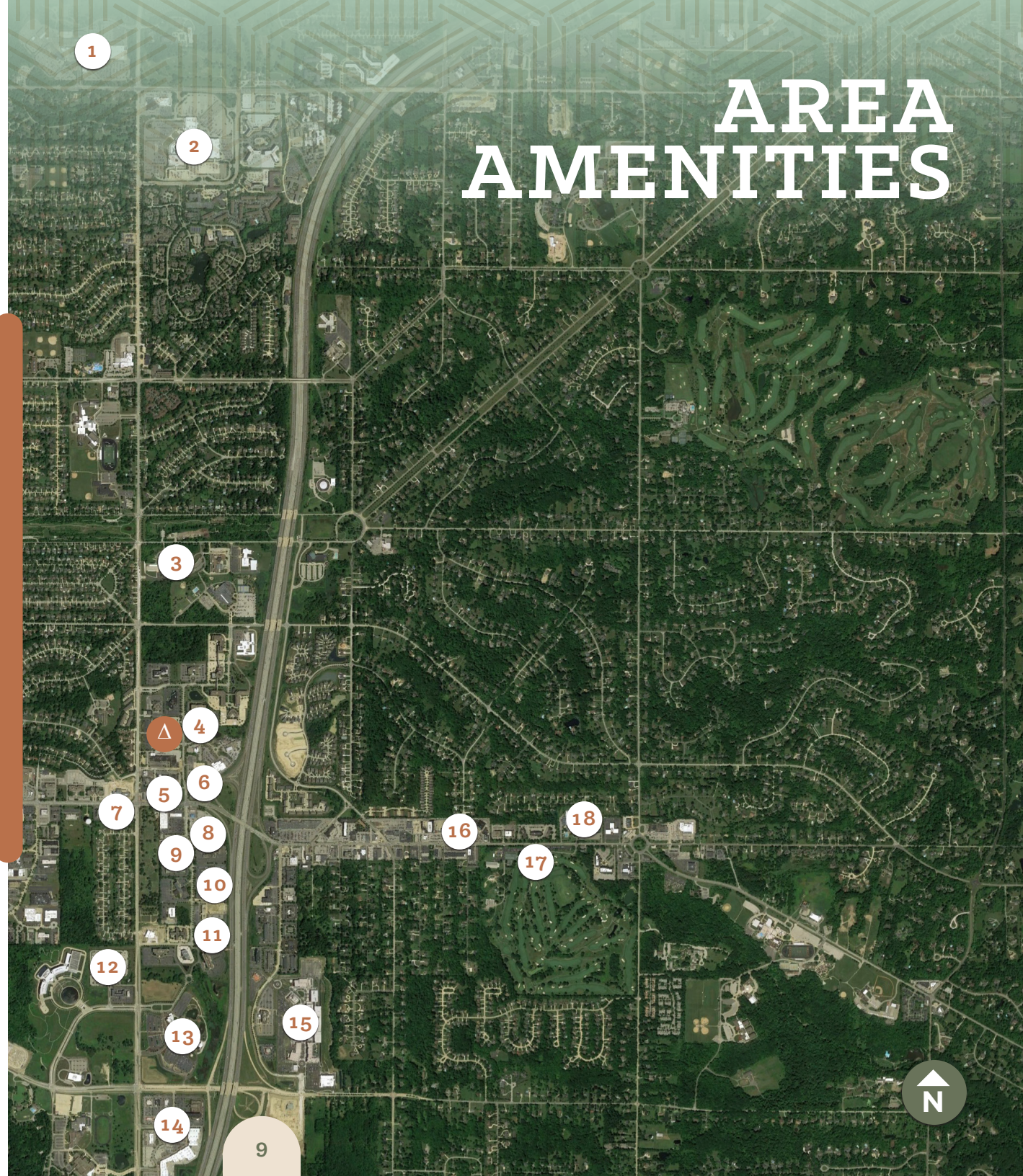
CHAGRIN BLVD

I-271



# AREA AMENITIES

- △ 3333 Richmond Road
- 1. Legacy Village
- 2. Beachwood Place
- 3. Jewish Community Center (JCC)
- 4. Homewood Suites by Hilton
- 5. Blu, the Restaurant/Cyclebar
- 6. P.F. Chang's China Bistro
- 7. Giovanni's Restaurant
- 8. Clarion Hotel/Hotel Indigo/  
Hyde Park Prime Steakhouse/  
Home2 Suites by Hilton
- 9. Marriott Residence Inn
- 10. DoubleTree by Hilton
- 11. Embassy Suites by Hilton
- 12. Lifetime Fitness/Aloft  
Cleveland
- 13. University Hospitals  
Ahuja Medical Center
- 14. Cleveland Marriott East
- 15. Pinecrest
- 16. Eton
- 17. Beechmont Country Club
- 18. Cleveland Racquet Club



COUNTRY CLUBS



HOTELS



RESTAURANTS



HYDE PARK



OAK AND EMBERS TAVERN



RETAIL



OTHER



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