

TOWER EAST

20600 Chagrin Blvd
Shaker Heights

OFFICE SPACE FOR LEASE

An Outstanding Opportunity

- Conveniently located at the intersection of Chagrin Blvd & Warrensville Center Rd on the Chagrin Corridor
- Directly across the street from the new Van Aken District
- Minutes from I-271 & I-480
- Office spaces available from 250 SF-14,000 SF
- Free covered parking in 600 car garage
- Owner-occupied building
- Building conference room and outdoor patio
- High-speed internet and free WiFi in public areas
- Rental rates from \$17.00 PSF



Adjacent to the new highly acclaimed, mixed use Van Aken District, Tower East boasts proximity to myriad trendy restaurant, retail, sport and entertainment amenities.



CONTACT US

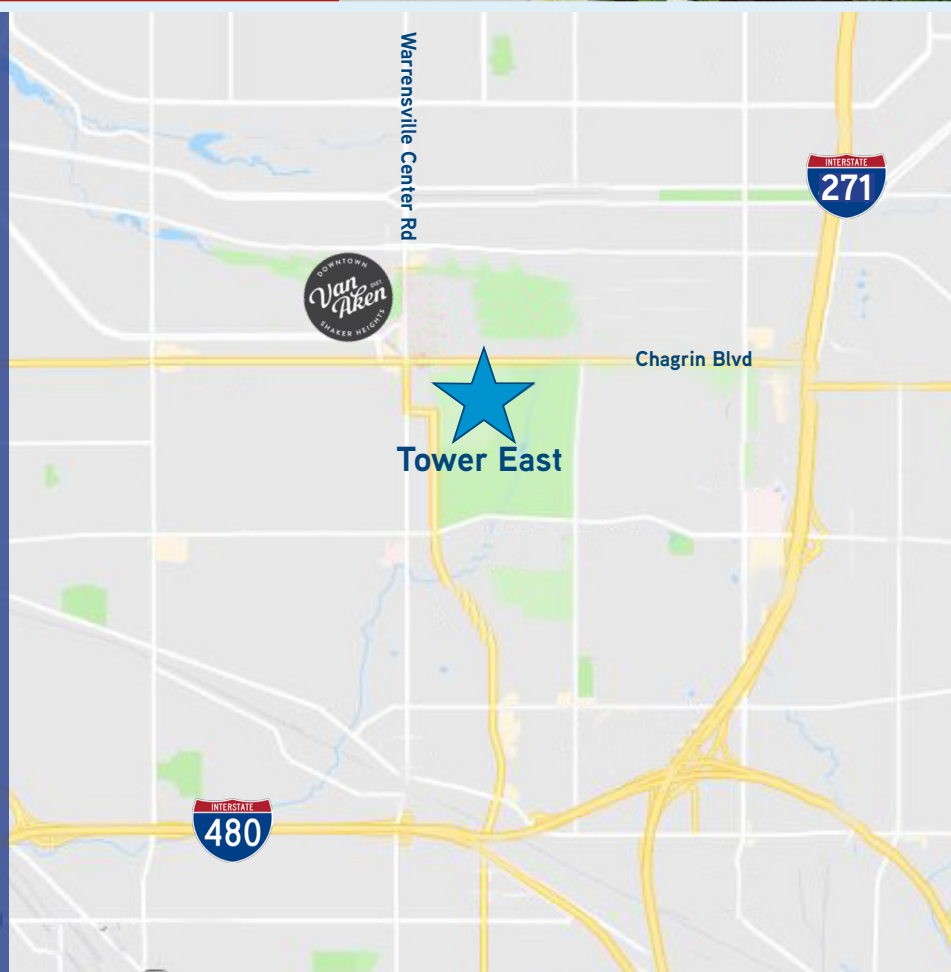


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Fact Sheet

- **Address:** 20600 Chagrin Boulevard, Shaker Heights, Ohio 44122
- **Location:** 2 miles west of I-271 on Chagrin Boulevard. Directly across the street from the new Van Aken District mixed use development and conveniently close to many amenities, the RTA and a short drive from downtown Cleveland.
- **Building Size:** 164,364 RSF (+/-)
- **Year Built:** 1968, 1988 (renovated), 2018 (renovated), 2019 (renovated)
- **Architect:** Mid century modern building designed by Architect Walter Gropius, founder of the Bauhaus school of design.
- **Floors:** 12
- **Floor Size:** 14,000 RSF (+/-)
- **Rental Rate:** \$17.00-\$19.00 per RSF
- **Common Area Factor:** 10% multi-tenant floor, 5% full floor.
- **Available suites:** ranging in size from 800-14,000 RSF
- **Escalations:** Pass-through of increases (if any) in operating expenses and real estate taxes over a base year.
- **Utilities:** Each tenant suite is separately metered for in-suite electric (lights & outlets). Gas, water and sewer are included in base rent.
- **Janitorial:** 5 nights per week, excluding federal holidays.
- **Tenant Improvements:** Negotiable.
- **Building Access:** Tenants have 24-hour, 7 day/week access to building and premises. After-hours access via key card system.
- **HVAC:** Provided during building standard hours. The building HVAC system consists of 2 air handlers, 2 chillers and 2 boilers. It is a pneumatic system utilizing VAV boxes for air distribution.
- **Fire monitoring system:** Mircom Com System with speaker notification with fire phones to handle high rise capabilities. equipped with smoke detectors and sprinkler system, monitored 24/7 as a central system.
- **Elevators:** 3 high speed passenger elevators and 1 freight elevator.
- **Parking:** 600 covered spaces in parking deck and 55 surface spaces at no charge. Parking lot escorts available after hours.
- **Security:** Security guard on-site from 4 p.m.-12 a.m. (midnight) Monday-Friday; 8 a.m.-12 a.m. (midnight) Saturday; 4 p.m.-12 a.m. (midnight) Sunday. Security guard patrols the building lobby and parking deck.
- **Wired Certified Platinum:** Tower East was awarded the Wired Certified Platinum status, which is the highest rating for office buildings offering quality Internet connectivity.



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Neighborhood Amenities

Restaurants/Food Service

- Banter—Bottles, sausage, poutine
- Bottlehouse Brewery
- Brassica
- Donato's
- Jonathan Sawyer (Spring 2019)
- Juma Coffee
- Lucy's Sweet Surrender—Bakery
- Michael's Genuine Food+Drink (Spring 2019)
- Mitchell's Ice Cream
- On the Rise—Artisan bread and pastries
- Pearl Asian Kitchen
- Qdoba Mexican Eats
- ReStore Cold Pressed—Juice bar
- Rising Star—Coffee roasters
- Swerve Grille
- Wendy's

Services

- Andrews Colour Atelier
- D.O. Summers
- Eddy's Barbership
- Key Bank
- Manifest—Beauty lounge (Spring 2019)
- Ohio Savings Bank
- Suburban Pediatric

Retail

- Bicycle Boulevard
- Bonobos
- Cleveland Clothing Company
- Double Rainbow—Girls clothing & boutique
- Frames Unlimited
- Juma Gallery
- Luster—Gift boutique
- Motophoto
- Rite-Aid
- Room Service—Lifestyle boutique
- See Eyewear
- Shinola Luxury—Lifestyle brand (Spring 2019)
- Spice For Life
- Stem Soaps
- Stump Plants (Spring 2019)
- Urban Orchid Floral (Spring 2019)
- Walgreen's
- Whiskey Grade—Apparel
- Xhibition—Fashion, shoes & accessories

Sports/Entertainment

- Grooveryde—Cycling & yoga
- Shaker Rocks—Rock climbing gym



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Availabilities

Suite	Floor	Avail SF	Cont SF	Date Avail.	Comments
150	1	3,623	3,943	1/1/20	Office or restaurant space
301	3	1,489	1,489	Immediate	6 offices, open area, move-in condition
470	4	2,170	3,159	Immediate	3 offices, storage, open area
520	5	5,415	5,415	Immediate	Can be divided
610	6	2,413	2,413	Immediate	11 offices, kitchenette, open area
703	7	2,564	2,564	Immediate	Great views, 6 offices, conference room, kitchenette, storage, open area
900	9	5,160	9,742	Immediate	Fantastic views, 16 private offices
930	9	4,582	9,742	Immediate	Fantastic views, wide open raw space ready for buildout to tenant's specifications
1111	11	4,429	4,429	Immediate	Amazing views, 7 offices, conference room, kitchenette, reception

