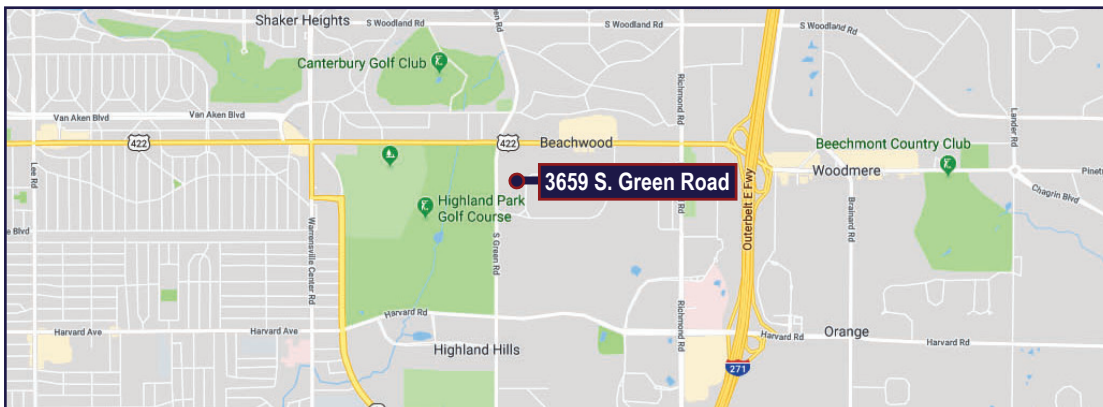


EXCEPTIONAL OFFICE SPACE 10,844 RSF AVAILABLE FOR LEASE

PDC Building, Suite #322 / 3659 S. Green Road, Beachwood, Ohio



PROPERTY FEATURES:

**The building is exceptionally well maintained.
Not just an office building...a community!**

Location: Near the corner of Green and Chagrin Roads, across from Highland Golf Course, two buildings north of the Beachwood Post Office

Available Space: Suite #322, 10,844 RSF

Elevators: Two (2) located at each end of the building

Boma Factor: Ten Percent (10%)

Rental Rate: \$16.95 RSF

PDC Cafe: Located on the first floor. Daily specials in addition to their standard menu, soups and salads. Eat in, take out and catering.

Janitorial: Cleaning in each suite 5 evenings per week

Parking: Abundant surface parking at front and rear of building and underground parking garage

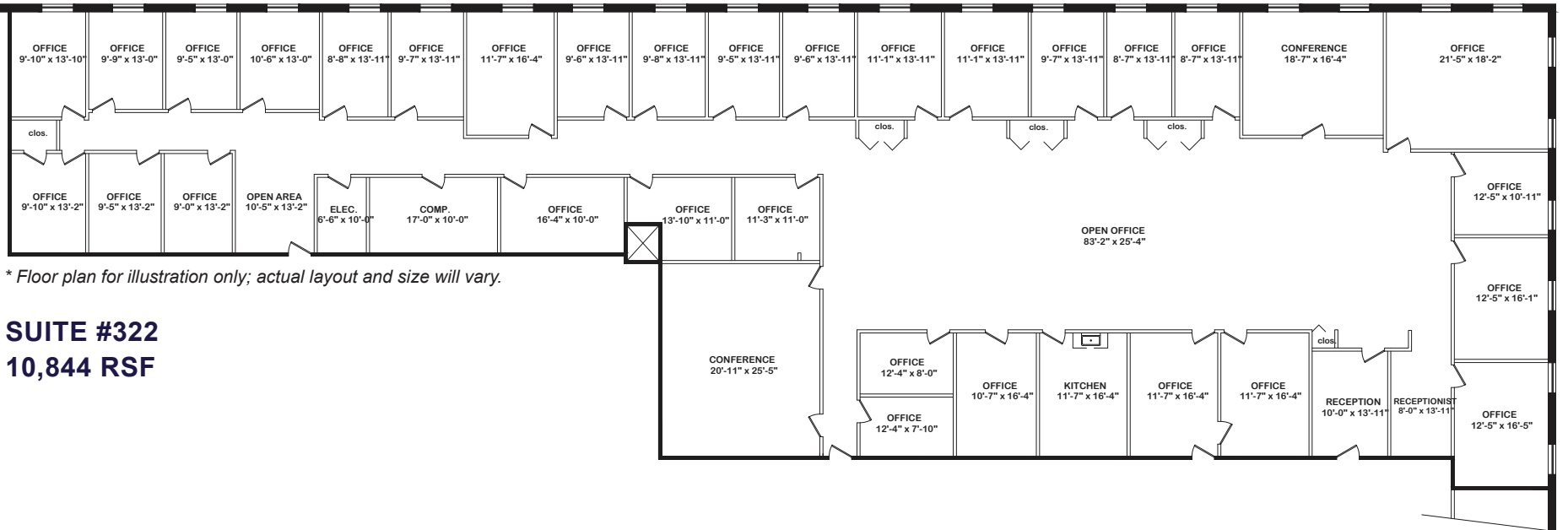
Management: Professional on site management by Properties Management with a full time superintendent on premise

FOR INFORMATION: Eric M. Silver: 216.504.5000 / info@agrealestategroup.com

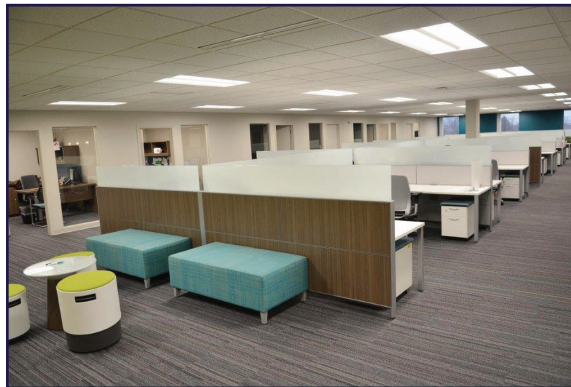
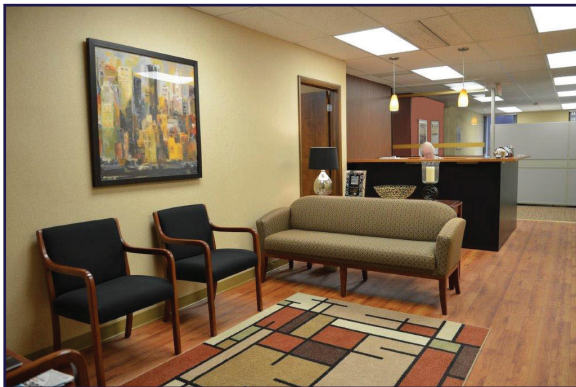
Suite #322 Exclusively offered by The Ag Real Estate Group, Inc.

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SUITE #322
10,844 RSF



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