



37
PARK EAST

FOR LEASE

3733 + 3737 Park East Drive Beachwood, OH 44122

37 PARK EAST

DiFranco Commercial Real Estate is pleased to present in cooperation with ORG Property Management | *37 Park East*

A BEAUTIFUL, two story and two building office complex located at 3733 and 3737 Park East Drive in Beachwood, Ohio featuring ease of access from both north and south bound traffic along Interchange 271 at Harvard Rd and Chagrin Blvd.

This property speaks for itself, but some features we love include:

- Many recent major upgrades including brand new parking lot and exterior upgrades
- High end landscaping and beautiful outdoor courtyard
- Abundant surface parking
- 82% professional employment base
- \$118,666 average household income
- Fantastic access to Cleveland's supreme amenities in a high end demographic including La Place, Beachwood Place, Legacy Village, Pinecrest, and much more
- Freeway exposure (164,754 Traffic VPD)
- Highway access in minutes



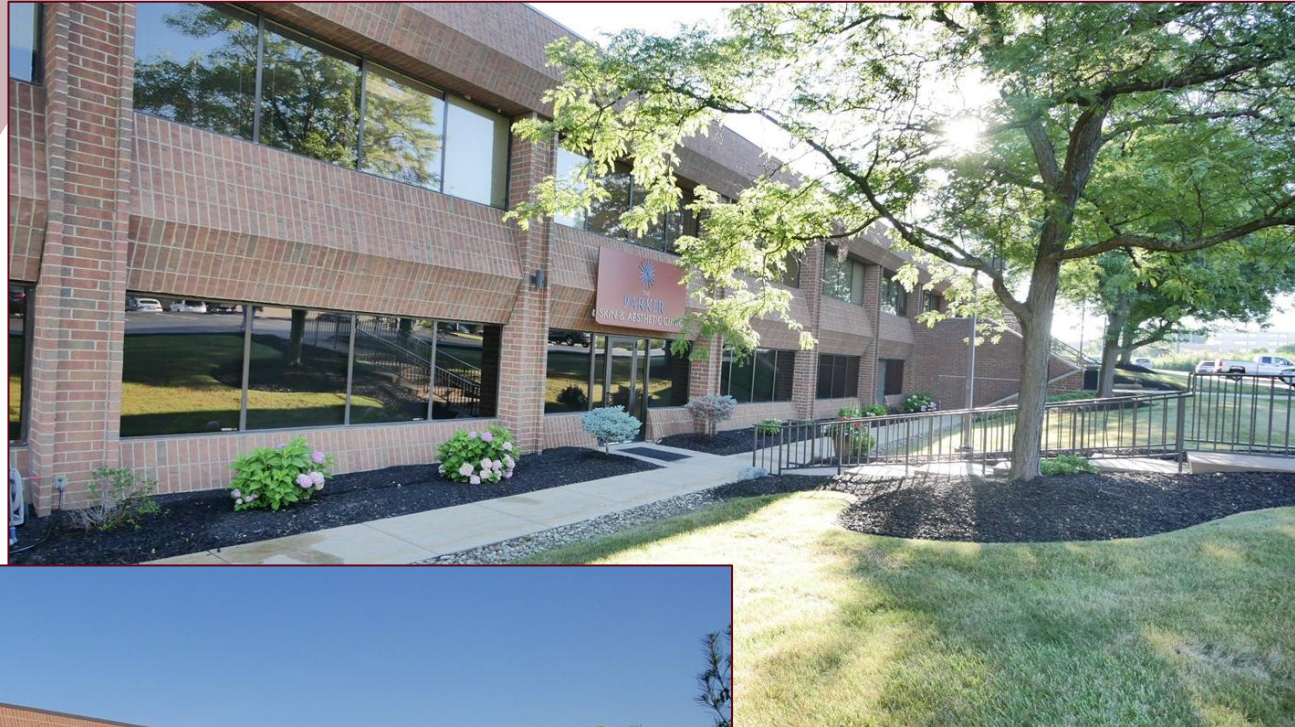
AERIAL



TRADE AERIAL



EXTERIOR



Exterior Courtyard

TOP OF THE CHARTS

Largest Cleveland Based Employers

1. Cleveland Clinic
 - Healthcare | 49,050
2. University Hospitals
 - Healthcare | 26,000
3. Case Western Reserve
 - Education | 6,150
4. MetroHealth
 - Healthcare | 6,000
5. Sherwin Williams
 - Paints | 5,045

92,245 Employee's

Largest Apartments

1. Hamptons
651 units
2. Easthaven
360 units
3. The Vue
348 units
4. Sherri Park
292 units
5. Four Seasons
264 units
6. Deville
254 units
7. The Aster
206 units

2,375 units

Largest Retail

1. Beachwood Mall
905,486 sf
2. Legacy Village
594,000 sf
3. Pinecrest
356,270 sf
4. Eton Collection
330,000 sf
5. Pavillion SC
247,903 sf
6. La Place
150,000 sf
7. Village Square
111,000 sf

2,694,659 Square Feet

Largest Employers in Beachwood

1. Cleveland Clinic
 - Healthcare | 2,886
2. University Hospitals - Ahuja
 - Healthcare | 1,936
3. Menorah Park
 - Senior Care | 1,197
4. Eaton
 - Industrial Components | 853
5. Beachwood Schools
 - Education | 555

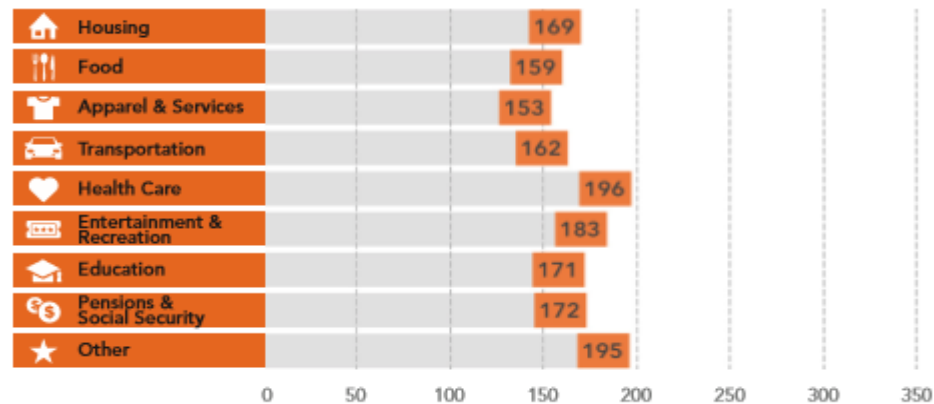
7,427 Employee's in Beachwood

DEMO'S AND PSYCHOGRAPHICS

2016	1 Mile	3 Mile	5 Mile
Population	4,545	62,685	217,964
Households	1,880	26,294	94,312
Avg. HH Income	\$126,877	\$118,666	\$83,313
Total Businesses	1,859	5,081	11,251
Total Employees	18,521	59,020	135,936

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- A larger market of empty nesters, married couples with no children; average household size is 2.50.
- Primarily single-family homes with a high median value of \$423,400 (Index 204), most still carrying mortgages.
- Higher vacancy rate at 9%.

SOCIOECONOMIC TRAITS

- Residents are college educated; more than half have a bachelor's degree or higher; nearly 81% have some college education.
- This labor force is beginning to retire. 1 in 3 households currently receive Social Security or retirement income. Labor force participation has declined to less than 60% (Index 95).
- Unemployment remains low at 3.3% (Index 61); more of the residents prefer self-employment (Index 178) or working from home (Index 177).
- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit..

Sourced from esri.com

FACT SHEET

Address:	3733 + 3737 Park East Drive Beachwood, Ohio 44122
Total Square Feet:	94,773RSF
Year Built:	1979, renovated 2003, 2018
Traffic visibility:	164,754 VPD
Elevators:	One, in Building 1
Building Factor:	10% multi-tenant
Management:	ORG Portfolio Management, onsite property technician
Security/Access:	24-hour, 7 days per week; key card
Janitorial/Maint.:	Five (5) nights per week, excluding holidays, included
HVAC:	Separate HVAC rooftop units controlled by Tenant.
Parking:	Abundant parking included.
Hotels Nearby:	Aloft, Embassy Suites, Residence Inn
Neighbors':	Eaton Corporation, Porsche, TIAA Financial, Stratos Wealth Partners, Key Private Bank
Fitness:	Lifetime Fitness seconds away LA Fitness

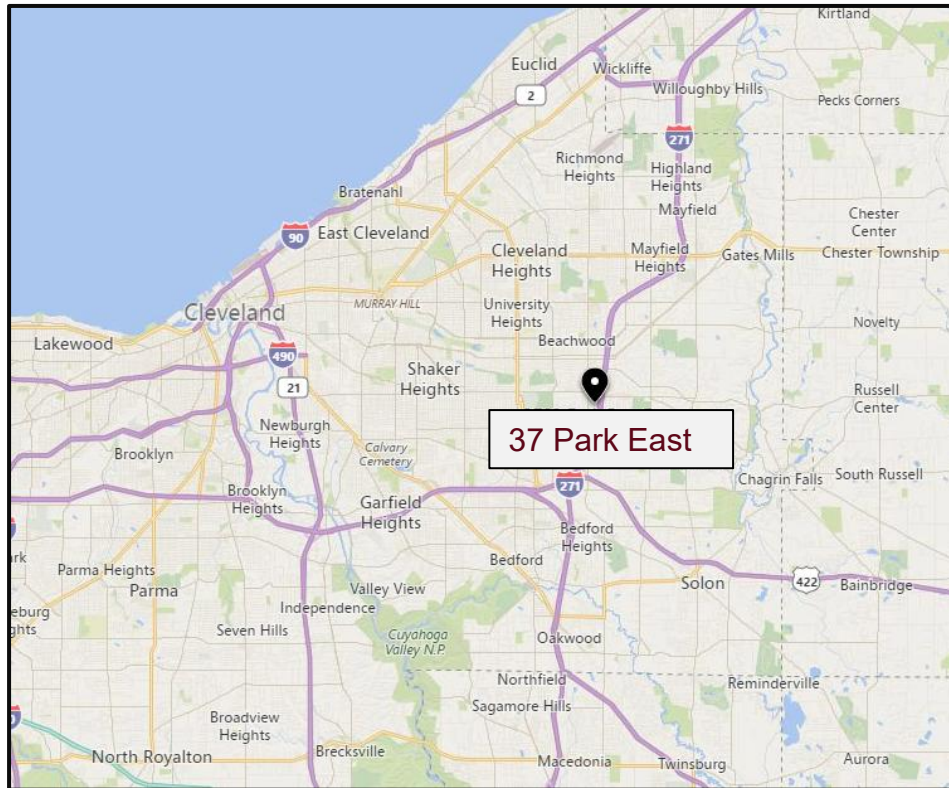


Co-Tenants

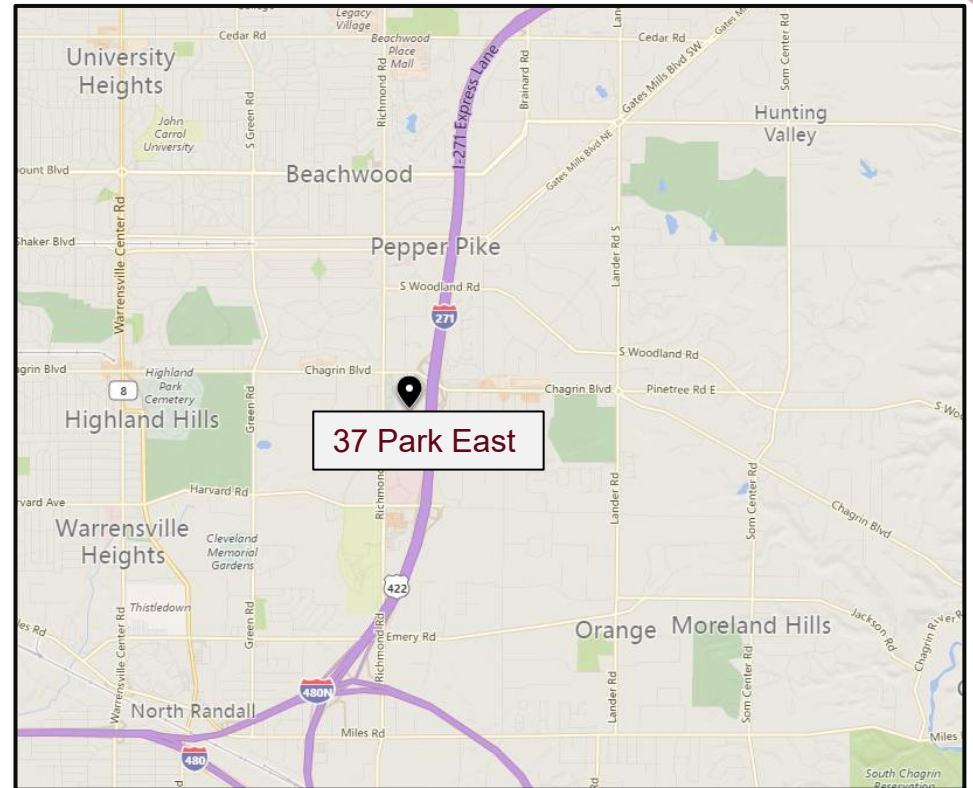
- University Hospitals Connor Whole Health
- Cleveland Clinic (Endocrinology)
- Akron Children's Hospital (Cardio+ Pediatrics)
- Parker Skin and Aesthetic Clinic
- Cleveland Pathology Labs
- Advantage Imaging
- Healthcare Bridge Inc.
- Podiatry Inc.
- Western Reserve Vision Care
- Acrisure Insurance
- & more...

LOCATION MAPPING

25 MILE



5 MILE



FOR MORE INFO

Michael DiFranco

📞 216 736 8000

✉️ michael@difrancoCRE.com

🌐 www.difrancoCRE.com

DIFRANCO
COMMERCIAL REAL ESTATE

