

# Ohio Design Centre

23533 Mercantile Road | Beachwood, OH 44122



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## General Information:

The 23533 Mercantile Rd building is home to high-end home furnishing showrooms for national and regional trade and their clients. The showrooms contain over 400 manufacturing lines and an array of the most unique fabrics, fine furniture, wall coverings, rugs and floor coverings, lighting, art and customizing framing, world-class accessories, surface materials and kitchen and bath cabinetry.

## Location:

Approximately one mile west of I-271 on Mercantile Rd off of Chagrin Blvd.

## Features:

**BUILDING:** Approximately 90,000 RSF

**AVAILABLE:** 50,254 RSF

**RENTAL RATE:** See reverse side for rates

**MIN. DIVISIBLE:** 1,457 RSF

**MAX. CONTIGUOUS:** 18,023 RSF

**LEASE TYPE:** Net

**LEASE TERM:** 5 Years

**AMENITIES:** Conference room for designers

**PARKING:** Abundant surface parking for tenants and visitors is provided

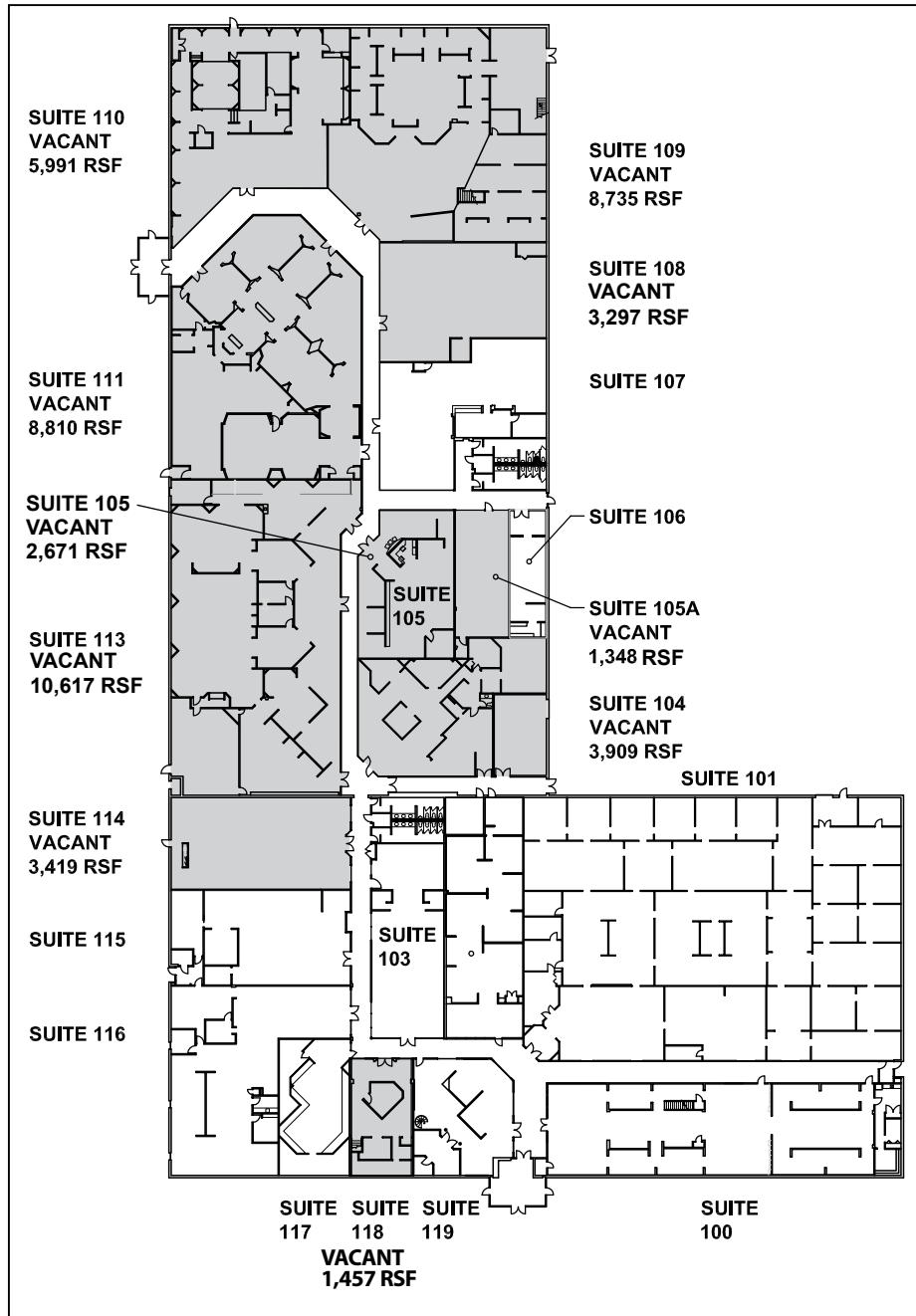


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## Available for Lease:

AREAS	RSF	Base Rent P/RSF
Suite #104	3,909	\$8.25 as is
Suite #105	2,671	Price negotiable
Suite #105A	1,348	\$10.00 as is
Suite #108	3,297	Price negotiable
Suite #109	8,735	\$7.50 as is
Suite #110	5,991	\$8.00 as is
Suite #111	8,810	\$8.00 as is
Suite #113	10,617	Price negotiable
Suite #114	3,419	\$9.50 w/ \$25.00 USF TI Allowance
Suite #118	1,457	Price negotiable
Combined	50,254	

Restaurants: Assortment of fine and casual restaurants within two miles.

Lodging: National hotels within two miles.

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