



Signature Square II

25101 Chagrin Blvd. | Beachwood, OH 44122

Year Built:	1989 (2016)
Building Size:	81,333 rentable square feet Three (3) floors
Method of Measurement:	15% multi-tenant factor
Rental Rate:	\$22.50 per rentable sq. ft.
Space Available:	Suite 190: 1,720 rsf Suite 260: 4,204 rsf
Typical Floor Size:	27,000 sq. ft.
Escalations:	Tenants pay pro rata share of operating expenses (including taxes and insurance) above the base year expenses.
Improvements:	Suites can be remodeled as needed to suit individual tenant specifications, subject to allowances.
Janitorial Services:	Provided five (5) nights per week after business hours.
Parking:	Ample free surface parking. Reserved, heated underground parking garage available at \$80 per month, per space.

Utilities/Services:

Tenants are separately metered and billed for electricity at public utility rates. Heating, ventilating and air conditioning is provided by the landlord during normal building hours of 8 a.m.–6 p.m. Monday through Friday, and 8 a.m.–1 p.m. Saturdays.

Amenities:

Beautifully landscaped office complex with picnic areas. Car wash available in Signature Square I (White Glove Car Care). 30-seat amphitheater equipped with overhead projector, cable TV, wireless internet and full kitchen. Fitness center with cardio and strength training equipment, a separate stretching room and locker rooms with showers and saunas. Signature Square Cafe. The Middlefield Banking Company is located in Signature Square I.

Leasing Information:

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