

# GENERAL BACKGROUND INFORMATION

(As available @ 10/2021 - subject to change without notice)

## 1st Time on Market in 30+ years! 3 Office Buildings **FOR SALE**

~~Monarch Centre - 5885 Landerbrook, Mayfield Heights, OH~~ **SOLD**

PDC Building - 3659 S. Green Road, Beachwood, OH

The Fairways - 3601 S. Green Road, Beachwood, OH

Monarch Centre



PDC Building



The Fairways



*Presented Exclusively by:*

**Ag REAL ESTATE GROUP, INC.**

Eric M. Silver, President & Broker

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
[www.agrealestategroup.com](http://www.agrealestategroup.com) / [info@agrealestategroup.com](mailto:info@agrealestategroup.com)

# **Ag Real Estate Group, Inc.**

## **CONSUMER GUIDE TO AGENCY RELATIONSHIPS**



We are pleased you have selected Ag Real Estate Group, Inc. to help you with your real estate needs. Whether you are selling, buying or leasing real estate Ag Real Estate Group, Inc. can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website [www.com.state.oh.us](http://www.com.state.oh.us).

### **Representing the Sellers**

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

### **Representing Buyers**

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

### **Dual Agency**

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

### **Representing Both the Buyer & Seller**

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

**Working With Ag Real Estate Group, Inc.**

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Ag Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Ag Real Estate Group, Inc. has listed. In that instance Ag Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

**Working With Other Brokerages**

When Ag Real Estate Group, Inc. lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Ag Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Ag Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Ag Real Estate Group, Inc. will be representing your interests. When acting as a buyer's agent, Ag Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

**Fair Housing Statement**

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

# Office Buildings For Sale - Beachwood & Mayfield Heights

## REGISTRATION

5885 Landerbrook Drive, Mayfield Heights, OH 44124

3659 S. Green Road, Beachwood, OH 44122

3601 S. Green Road, Beachwood, OH 44122

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as The Ag Real Estate Group, Inc.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the later date below, after which time the registration becomes null and void.**

**CIRCLE ONE CHOICE:**    *I am*    /    **am not**    represented by a broker or agent.

Buyer (print and sign)	Phone #	Date
------------------------	---------	------

Buyer's Agent - Name and Phone #	Date
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Ag Real Estate Group, Inc. Date  
By: Eric M. Silver, President and Broker



## Office Buildings For Sale - Beachwood & Mayfield Heights

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the size, dimensions, details, quality, condition, suitability, and potential value of the property.

**THE BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).**

**TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION.**

## GENERAL BACKGROUND INFORMATION

*(Included as of 10/2021)*

- Market Information
- Selected Sale Comparables

### SECTION 1: BEACHWOOD

**PDC Building - 3659 S. Green Road**

**The Fairways - 3601 S. Green Road**

- Data Sheet / Recent Building Updates
- Property Financials
- Property Photos / Virtual Tour
- Aerial Photos
- Location Map
- Tax map / Tax Parcel
- Zoning Information / Zoning Map
- Property / Auditor Information

## GENERAL BACKGROUND INFORMATION

*(Included as of 10/2021)*

### SECTION 2: MAYFIELD HEIGHTS

#### Monarch Centre - 5885 Landerbrook Drive - **SOLD**

- Data Sheet / Recent Building Updates
- Property Financials
- Property Photos / Virtual Tour
- Aerial Photos
- Location Maps
- Tax map / Tax Parcel
- Zoning Information / Zoning Map
- Property / Auditor Information

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Market Information

### Mayfield Heights



#### About the City

Mayfield Heights, an eastern suburb of the City of Cleveland in Cuyahoga County, has a strong housing stock to meet the various needs of a wide selection of homeowners. The city has 2 parks to provide various activities for residents and offers transportation services and creative programs to meet the needs of our seniors. The city has a top tier corporate park, a school district that continues to receive "excellent" ratings and a nationally ranked hospital. The retail district offers an array of shopping and dining experiences along the Mayfield Road and SOM Center Road corridors.

#### Amenities

The ample amenities in our city make it unnecessary to ever leave, but if you must venture out, it is good to know that Mayfield Heights is ideally situated neighboring a number of exquisite shopping and dining districts. Beachwood Mall and Legacy Village are located within 5 miles of our southwestern border. Cleveland's Little Italy restaurants and shops are within 7 miles of our western border, Amish Country restaurants and shops are within twenty miles of our eastern border and downtown Cleveland with its lakefront, sporting venues, theater and art districts, and wide array of dining options is about twenty miles to the northwest.

#### Location

Mayfield Heights is conveniently situated near Interstate 271 with quick access to Interstate 90 leading to downtown Cleveland and Interstate 480 leading to southern and western suburbs of Cleveland. Travel time to downtown Cleveland is approximately 25 minutes. Cleveland Hopkins International Airport is located approximately 40 minutes away. Public transportation is available through the Greater Cleveland Regional Transit Authority. Transportation for eligible Senior Adults is provided by the City of Mayfield Heights through Senior Transportation Connection.

#### Demographics (2010 Census)

Population: 19,155

Area: 4.2 square miles

Total Housing Units: 10,538

#### Taxes

Sales Tax: 8%

Property Tax: The effective millage is 80.938556; the approximate tax on a \$100,000 house is \$2,833 per year.

Income Tax: 1%

*The above content was found on: <http://www.mayfieldheights.org>*

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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Market Information

### Mayfield Heights



#### Business

Corporate Park

The Landerbrook and Landerhaven Corporate Parks are home to many prestigious companies. Income tax revenue produced by those corporations allows our residents to enjoy an extremely low property tax.

#### Retail District

The retail district offers an assortment of shopping and dining experiences along the Mayfield Road and SOM Center Road corridors including Golden Gate Shopping Center and Eastgate Shopping Center. Both offer nationally recognized chain stores and restaurants, as well as, unique shopping and dining experiences.

#### Healthcare

An 11-time 100 Top Hospital winner, Hillcrest Hospital, a Cleveland Clinic Hospital, opened in 1968 and is a full-service, 496-bed hospital that serves the medical needs of Mayfield Heights and the surrounding communities, including Lake, Geauga and Summit counties.

*The above content was found on: <http://www.mayfieldheights.org>, [www.dlrgroup.com](http://www.dlrgroup.com)*

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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Market Information

### Beachwood



#### City of Beachwood Demographics

A dynamic business core, a vibrant retail and commercial area and top-ranked schools have helped to create a strong, sustainable Beachwood economy that attracts businesses and families. Beachwood offers a convenient location, well-educated workforce and many family-oriented community amenities for growing and expanding business. Beachwood is one of Ohio's finest suburban settings, that takes great pride in being a blue-chip business center, a thriving commercial and shopping area, a center for world-class medical care and a national leader in technology.

#### Population

While Beachwood's population is approximately 12,000 residents, every day the city attracts 100,000 people to work, shop and visit. More than 15% of the population is foreign born, five times the average rate in Ohio.

#### Area / Location

Encompassing 5.2 square miles, Beachwood is strategically located off of I-271, just 11 miles east of downtown Cleveland, with easy access to three interstate highways and 30 minutes from Cleveland Hopkins International Airport, 10 minutes from Cuyahoga County Airport and 40 minutes from Akron Canton Airport.

#### Local Economy

Beachwood is home to nearly 3,000 companies and more than 25,000 employees. The community's diverse business core includes Fortune 500 companies, international companies and entrepreneurs.

#### Workforce

Prospective employees have access to a growing, educated labor force near the city. With five universities within a 30-mile radius, businesses can find a competitive local workforce and labor pool. More than 52% of Beachwood's population has a college degree or higher and 65% are employed in executive, managerial or professional occupations.

#### Education & Training

Beachwood takes great pride in its outstanding school system. Visit Beachwood City Schools for more information on our impressive school system and its latest developments.

Beachwood's metropolitan area also has an outstanding system of higher education. Within a half-hour drive are Case Western Reserve University, the University of Akron, Kent State University, John Carroll University, Cleveland State University, Ursuline College, Baldwin Wallace University, and Notre Dame College.

*The above content was found on: <https://beachwoodohio.com>*

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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Market Information

### Beachwood

Just outside of Beachwood, Cuyahoga Community College has built a state-of-the-art Corporate College which is designed for individuals, as well as businesses, that are seeking to improve skills and boost knowledge to compete in today's business world. Programs include high-end technology courses and a wide spectrum of leadership and professional development programs.



#### Taxes / Financial Rating

Beachwood's city income tax rate is 2%. The city offers 100% income tax credit for residents who work in another municipality. Beachwood taxes are collected by the Regional Income Tax Authority(R.I.T.A).

Nearly two thirds of Beachwood's general fund revenues, which support municipal services, come from income taxes and property taxes generated by the city's business community. Eaton Corporation, Developers Diversified Realty, and OMNOVA Solutions chose Beachwood for their headquarters. The Cleveland Clinic Regional Hospitals and University Hospitals Ahuja Medical Center give Beachwood a world-class health care presence.

The city of Beachwood and the Beachwood school district both earned Moody's Aaa rating - its highest possible rating. In addition the City of Beachwood earned the highest bond rating, AAA, from New York-based Fitch Ratings.

#### Infrastructure / Utilities

Beachwood has fully developed utilities available for business and residential consumers, with gas supplied by Dominion, electricity by First Energy, energy usage through NOPEC, cable, phone and internet through Spectrum and AT&T. Cleveland and the Northeast Ohio Regional Sewer District supply water and sewer service.

#### Demographic census Statistics

Area: 5.2 Square Miles

Residential Population:11,953 Residents

5,064 Households

#### Taxes

Cuyahoga County Sales Tax Rate: 8%

Residential Effective Tax Rate: 65.69 (per \$1,000 value)

Commercial Effective Tax Rate: 72.74 (Per \$1,000 value)

Income Tax Rate: 2% (reciprocity at 100% up to 2%) Effective January 1, 2011

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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Market Information

### Beachwood

#### Public Transportation

Beachwood residents are served by the Regional Transit Authority's rail lines, which connect the eastern suburbs to downtown Cleveland and beyond. The Blue Line Rapid Transit runs along Van Aken Boulevard to its terminus at Warrensville Center Road. The Green Line Rapid Transit runs along Shaker Boulevard to Green Road, the end of the line. Parking is available.

The RTA system also includes buses with routes serving Beachwood. Connections may be made by bus to University Circle, and by Rapid Transit to Cleveland Hopkins Airport. Schedules for both buses and the Rapid Transit are available at City Hall, the public libraries, and the Human Services Department.

#### Reduced Fares

Persons 60 and older with an RTA Senior Citizen Pass, or anyone with an RTA Disabled Pass, can ride RTA vehicles on a reduced fare basis.

Door-to-door Community Transit

Door-to-door Community Responsive Transit is also provided on a priority and reservation basis. For more information, call 216-431-1100.

#### Highway Access

Beachwood is easily accessible to major highways such as Richmond Road (SR 175), Chagrin Boulevard (SR 422), Interstate Routes 271, 90, and 480, and the Ohio Turnpike.

Airline Access

Cleveland Hopkins International Airport is easily accessible by automobile via Interstate Routes 271 S, 480 W, and 237 S. Limousine service to the airport is available from all the hotels in Beachwood. The Rapid Transit connects to the Red Line which goes to Cleveland Hopkins Airport. Burke Lakefront Airport is easily accessible by automobile via Interstate Routes 271 N and 90 W. Cuyahoga County Airport is easily accessible by automobile via Richmond Road.

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# Office Buildings For Sale - Beachwood & Mayfield Heights

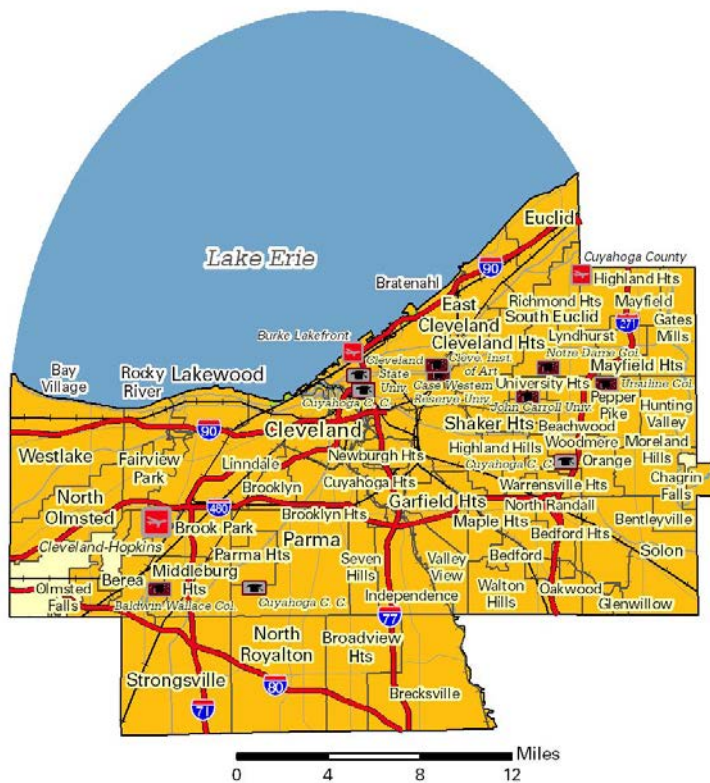
## Ohio County Profiles

Prepared by the Office of Research



### Cuyahoga County

**Established:** Act - June 7, 1807  
**2018 Population:** 1,243,857  
**Land Area:** 458.3 square miles  
**County Seat:** Cleveland City  
**Named for:** Native American word meaning "crooked"



#### Taxes

Taxable value of real property	\$26,699,361,390
Residential	\$18,833,505,960
Agriculture	\$10,014,300
Industrial	\$1,113,049,610
Commercial	\$6,741,058,890
Mineral	\$1,732,630
Ohio income tax liability	\$844,436,604
Average per return	\$1,463.94

#### Land Use/Land Cover

#### Percent

Developed, Lower Intensity	55.95%
Developed, Higher Intensity	21.02%
Barren (strip mines, gravel pits, etc.)	0.18%
Forest	18.82%
Shrub/Scrub and Grasslands	1.02%
Pasture/Hay	1.39%
Cultivated Crops	0.12%
Wetlands	1.05%
Open Water	0.44%

#### Largest Places

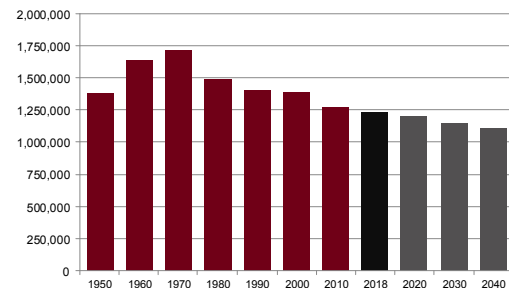
#### Est. 2018 Census 2010

Cleveland city	383,793	396,815
Parma city	78,751	81,601
Lakewood city	50,100	52,131
Euclid city	46,946	48,920
Strongsville city	44,853	44,750
Cleveland Heights city	44,373	46,121
Westlake city	32,233	32,729
North Olmsted city	31,591	32,718
North Royalton city	30,239	30,444
Garfield Heights city	27,687	28,849

UB: Unincorporated balance.

#### Total Population

Census			Estimated		
1800		1910	637,425	2013	1,265,478
1810	1,459	1920	943,495	2014	1,263,283
1820	6,328	1930	1,201,455	2015	1,258,923
1830	10,373	1940	1,217,250	2016	1,254,482
1840	26,506	1950	1,389,532	2017	1,248,371
1850	48,099	1960	1,647,895	2018	1,243,857
1860	78,033	1970	1,721,300	Projected	
1870	132,010	1980	1,498,400	2020	1,209,550
1880	196,943	1990	1,412,140	2030	1,154,210
1890	309,970	2000	1,393,978	2040	1,113,950
1900	439,120	2010	1,280,122		



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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Ohio County Profiles

## Cuyahoga County

### Population by Race

	Number	Percent
ACS Total Population	1,257,401	100.0%
White	791,566	63.0%
African-American	372,047	29.6%
Native American	3,394	0.3%
Asian	35,732	2.8%
Pacific Islander	273	0.0%
Other	18,094	1.4%
Two or More Races	36,295	2.9%
Hispanic (may be of any race)	70,325	5.6%
<b>Total Minority</b>	<b>507,268</b>	<b>40.3%</b>

### Educational Attainment

	Number	Percent
Persons 25 years and over	874,449	100.0%
No high school diploma	95,600	10.9%
High school graduate	246,753	28.2%
Some college, no degree	191,513	21.9%
Associate degree	65,428	7.5%
Bachelor's degree	160,928	18.4%
Master's degree or higher	114,227	13.1%

### Family Type by Employment Status

	Number	Percent
Total Families	303,538	100.0%
Married couple, husband and wife in labor force	103,944	34.2%
Married couple, husband in labor force, wife not	37,183	12.2%
Married couple, wife in labor force, husband not	17,222	5.7%
Married couple, husband and wife not in labor force	35,941	11.8%
Male householder, in labor force	17,645	5.8%
Male householder, not in labor force	6,434	2.1%
Female householder, in labor force	59,280	19.5%
Female householder, not in labor force	25,889	8.5%

### Household Income

	Number	Percent
Total Households	537,621	100.0%
Less than \$10,000	56,200	10.5%
\$10,000 to \$19,999	65,562	12.2%
\$20,000 to \$29,999	58,818	10.9%
\$30,000 to \$39,999	55,021	10.2%
\$40,000 to \$49,999	46,721	8.7%
\$50,000 to \$59,999	40,765	7.6%
\$60,000 to \$74,999	48,180	9.0%
\$75,000 to \$99,999	57,746	10.7%
\$100,000 to \$149,999	60,852	11.3%
\$150,000 to \$199,999	22,790	4.2%
\$200,000 or more	24,966	4.6%
<b>Median household income</b>	<b>\$46,720</b>	

Percentages may not sum to 100% due to rounding.

### Population by Age

	Number	Percent
ACS Total Population	1,257,401	100.0%
Under 5 years	72,569	5.8%
5 to 17 years	195,222	15.5%
18 to 24 years	115,161	9.2%
25 to 44 years	312,284	24.8%
45 to 64 years	348,637	27.7%
65 years and more	213,528	17.0%
<b>Median Age</b>	<b>40.4</b>	

### Family Type by Presence of Own Children Under 18

	Number	Percent
Total Families	304,670	100.0%
Married-couple families with own children	69,960	23.0%
Male householder, no wife present, with own children	10,563	3.5%
Female householder, no husband present, with own children	46,188	15.2%
Families with no own children	177,959	58.4%

### Poverty Status of Families By Family Type by Presence of Related Children

	Number	Percent
Total Families	304,670	100.0%
Family income above poverty level	262,027	86.0%
<b>Family income below poverty level</b>	<b>42,643</b>	<b>14.0%</b>
Married couple, with related children	5,256	12.3%
Male householder, no wife present, with related children	3,642	8.5%
Female householder, no husband present, with related children	23,640	55.4%
Families with no related children	10,105	23.7%

### Ratio of Income To Poverty Level

	Number	Percent
Population for whom poverty status is determined	1,230,956	100.0%
Below 50% of poverty level	107,136	8.7%
50% to 99% of poverty level	118,129	9.6%
100% to 124% of poverty level	58,271	4.7%
125% to 149% of poverty level	54,728	4.4%
150% to 184% of poverty level	77,261	6.3%
185% to 199% of poverty level	31,918	2.6%
200% of poverty level or more	783,513	63.7%

### Geographical Mobility

	Number	Percent
Population aged 1 year and older	1,243,491	100.0%
Same house as previous year	1,052,819	84.7%
Different house, same county	142,878	11.5%
Different county, same state	21,157	1.7%
Different state	19,200	1.5%
Abroad	7,437	0.6%

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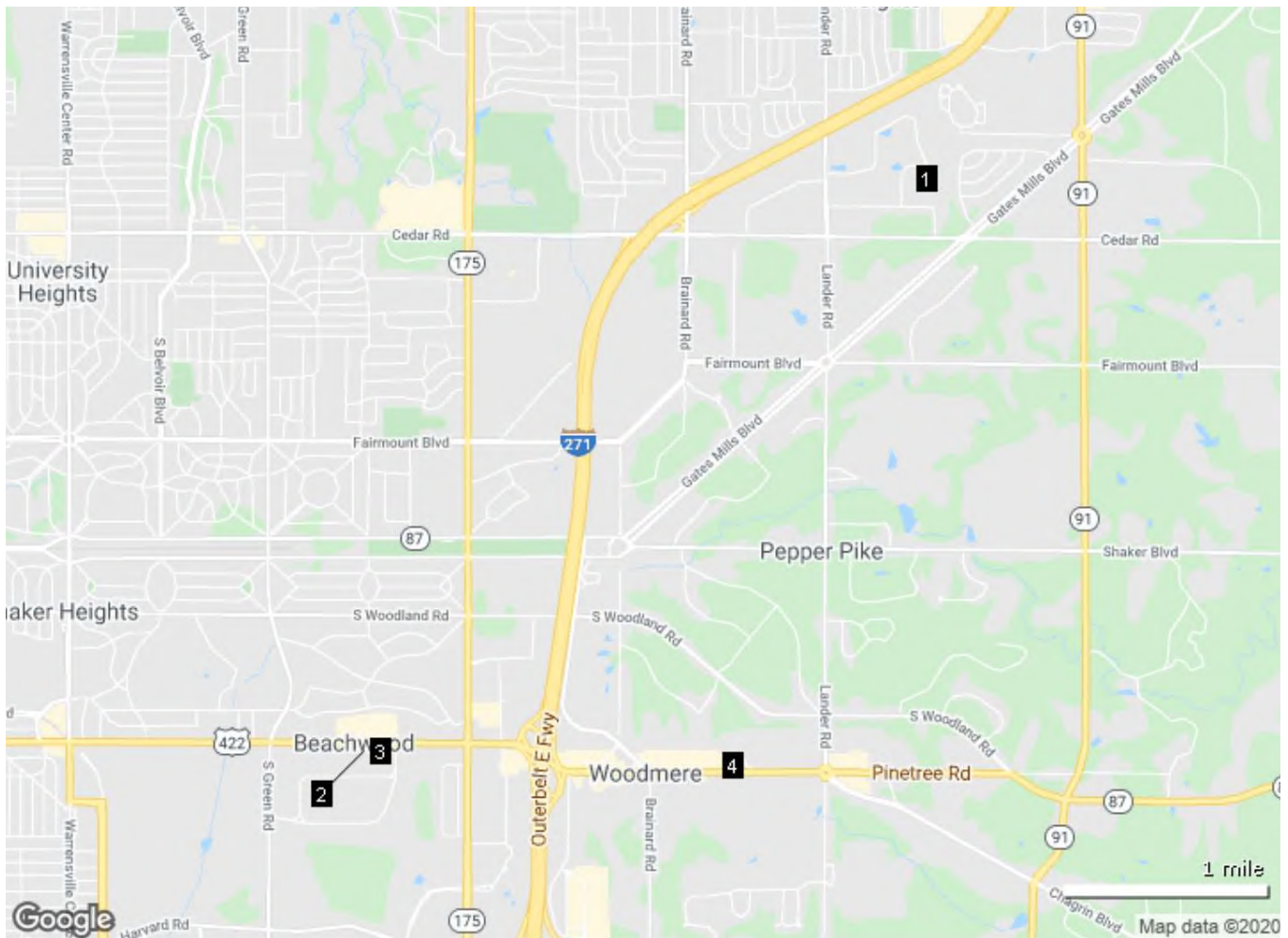
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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Selected Sale Comparables



	Address	City	Property Info	Sale Info
1	1 Allen Bradley Dr	Mayfield Heights	460,000 SF Class B Office	Sold: \$61,129,154 (\$132.89/SF)
2	24200 Chagrin Blvd	Beachwood	40,888 SF Class B Office	Sold: \$5,253,000 (\$128.47/SF)
3	24400 Chagrin Blvd	Beachwood	32,183 SF Class B Office	Sold: \$3,208,997 (\$99.71/SF)
4	29225 Chagrin Blvd	Pepper Pike	33,000 SF Class B Office	Sold: \$4,800,000 (\$145.45/SF)

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F

www.agrealestategroup.com / info@agrealestategroup.com

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Selected Sale Comparables

### 1 1 Allen Bradley Dr

**SOLD**

Mayfield Heights, OH 44124

Cuyahoga County

Sale Date: 11/01/2019

Sale Price: \$61,129,154 - Confirmed

Price/SF: \$132.89

Bldg Type: Class B Office

Year Built/Age: Built 1995 Age: 24

RBA: 460,000 SF



Pro Forma Cap -

Actual Cap Rate: -

Comp ID: 4957534

Research Status: Confirmed

Parcel No: 863-20-002

Sale Conditions: -

### 2 24200 Chagrin Blvd - Office Place

**SOLD**

Beachwood, OH 44122

Cuyahoga County

Sale Date: 01/24/2020

Sale Price: \$5,253,000 - Confirmed

Price/SF: \$128.47

Bldg Type: Class B Office

Year Built/Age: Built 1974 Renov 1980 Age: 46

RBA: 40,888 SF



Pro Forma Cap -

Actual Cap Rate: -

Comp ID: 5068501

Research Status: Confirmed

Parcel No: 742-25-016

Sale Conditions: -

### 3 24400 Chagrin Blvd - Reflections Bldg

**SOLD**

Beachwood, OH 44122

Cuyahoga County

Sale Date: 07/06/2020 (301 days on mkt)

Sale Price: \$3,208,997 - Confirmed

Price/SF: \$99.71

Bldg Type: Class B Office

Year Built/Age: Built 1983 Age: 37

RBA: 32,183 SF



Pro Forma Cap -

Actual Cap Rate: -

Comp ID: 5170408

Research Status: Confirmed

Parcel No: 742-25-008

Sale Conditions: -

### 4 29225 Chagrin Blvd - Omni-Chagrin

**SOLD**

Pepper Pike, OH 44122

Cuyahoga County

Sale Date: 05/26/2020 (211 days on mkt)

Sale Price: \$4,800,000 - Confirmed

Price/SF: \$145.45

Bldg Type: Class B Office

Year Built/Age: Built 1979 Renov 1990 Age: 41

RBA: 33,000 SF



Pro Forma Cap -

Actual Cap Rate: 8.62%


Comp ID: 5136239


Research Status: Confirmed

Parcel No: 872-17-040

Sale Conditions: -

<b>1 Allen Bradley Dr</b> Mayfield Heights, OH 44124 <b>Class B Office Building of 460,000 SF Sold on 11/1/2019 for \$61,129,154 - Research Complete</b>																																																																						
buyer <b>ElmTree Funds</b> c/o Jason Ridgway 120 S Central Ave Clayton, MO 63105 (314) 828-4200																																																																						
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<b>API Global/James Breen Real Estate LLC</b> <b>1360 E 9th St</b> <b>Cleveland, OH 44114</b> <b>(216) 902-8150</b>																																																																										
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financing																																																																										
<b>1st Private Lender</b> Bal/Pmt: <b>\$5,325,000</b>																																																																										



<b>29225 Chagrin Blvd</b> Omni-Chagrin Pepper Pike, OH 44122 <b>Class B Office Building of 33,000 SF Sold on 5/26/2020 for \$4,800,000 - Research Complete</b>		
buyer		
<b>Waterstone Brainworks Company</b> <b>14077 Cedar Rd</b> <b>South Euclid, OH 44118</b> <b>(216) 381-6570</b>		
seller		
<b>Metro Officeplex Lp</b> <b>188 N Euclid Ave</b> <b>Upland, CA 91786</b> <b>(909) 949-8540</b>		
vital data		
Escrow/Contract: - Sale Date: <b>5/26/2020</b> Days on Market: <b>211 days</b> Exchange: <b>No</b> Conditions: - Land Area SF: <b>87,556</b> Acres: <b>2.01</b> \$/SF Land Gross: <b>\$54.82</b> Year Built, Age: <b>1979 Age: 41</b> Parking Spaces: <b>200</b> Parking Ratio: <b>6.06/1000 SF</b> FAR <b>0.38</b> Lot Dimensions: - Frontage: - Tenancy: <b>Multi</b> Comp ID: <b>5136239</b>	Sale Price: <b>\$4,800,000</b> Status: <b>Confirmed</b> Building SF: <b>33,000 SF</b> Price/SF: <b>\$145.45</b> Pro Forma Cap Rate: - Actual Cap Rate: <b>8.62%</b> Down Pmnt: - Pct Down: - Doc No: <b>202004280138</b> Trans Tax: - Corner: <b>No</b> Zoning: <b>Office</b> No Tenants: <b>29</b> Percent Improved: <b>74.0%</b> Submarket: <b>Chagrin Corridor</b> Map Page: - Parcel No: <b>872-17-040</b> Property Type: <b>Office</b>	
income expense data		Listing Broker
		<b>Guggenheim Commercial Real Estate Group</b> <b>23215 Commerce Park Rd</b> <b>Beachwood, OH 44122</b> <b>(216) 765-8000</b> <b>Steven Roth</b>
		Buyer Broker
financing		prior sale
		Date/Doc No: <b>11/17/2014</b> Sale Price: <b>\$4,525,000</b> ComplID: <b>3179929</b>

# Office Buildings For Sale - Beachwood & Mayfield Heights

## SECTION 1: BEACHWOOD

The Fairways - 3601 S. Green Road  
PDC Building - 3659 S. Green Road



# Office Buildings For Sale - Beachwood & Mayfield Heights

## Data Sheet

<b><u>The Property</u></b>	<b><u>PDC Building</u></b> <b><u>3659 S. Green Road</u></b>	<b><u>The Fairways</u></b> <b><u>3601 S. Green Road</u></b>
Zoning:	U-8 - General Industry	U-8 - General Industry
Lot Area:	2.88 +/- Acres	1.93 +/- Acres
Lot Shape:	Rectangular	Rectangular
Street Frontage:	162 +/- lf	219 ft.
Parcel Number:	742-22-018	742-23-017
<b><u>Building</u></b>		
Number of Buildings:	1	1
Number of Stories:	3 plus lower level garage	3
Building Details:	Basement: 25,013 +/- sq. ft. 1st floor: 24,133 +/- sq. ft. 2nd floor: 24,133 +/- sq. ft. 3rd floor: 24,133 +/- sq. ft.	1st floor: 12,208 +/- sq. ft. 2nd floor: 12,208 +/- sq. ft. 3rd floor: 12,208 +/- sq. ft.
Year Built:	1971	1983
Square Footage:	70,118 +/- sq. ft.	34,363 +/- sq. ft.
Elevators:	2	1
Parcel Shape:	Rectangular	Rectangular
Parking Spaces:	262 surface spaces and 100 underground garage spaces	177 surface spaces
<b><u>Utilities</u></b>		
Water:	Yes	Yes
Sewer:	Yes	Yes
Electric:	Yes	Yes
Gas:	Yes	Yes
<b><u>HVAC</u></b>		
HVAC:	Rooftop package unit	Rooftop package unit

*\*All information to be verified by potential purchaser.*

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Recent Building Updates

### PDC Building - 3659 S. Green Road Beachwood, OH 44122

<b><u>Renovations and Replacements:</u></b>	<b><u>Completion Date:</u></b>	<b><u>Cost:</u></b>
Boiler Replaced	June, 2003	\$28,355
Building Lighting Converted to LED	May, 2018	\$122,716
Concrete/Asphalt Replaced (sections)	July, 2019	\$90,661
Elevator Controls	May, 2020	\$138,600
Hallways and Corridors Renovated	October, 2008	\$81,777
Lobbies Renovated	September, 2019	\$70,853
Parking Lot Lighting Converted to LED	December, 2018	\$34,750
Roof Replaced	August, 2005	\$125,222
Rooftop HVAC System	June, 2004	\$209,971
Snow Melt System Replaced (garage driveway)	October, 2016	\$103,365
Stairwells Renovated	January, 2017	\$17,799
Building HVAC Controls	September, 2004	\$14,850
<hr/>		
Total Building Updates		\$1,038,919

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Recent Building Updates

### The Fairways - 3601 S. Green Road Beachwood, OH 44122

<u>Renovations and Replacements:</u>	<u>Completion Date:</u>	<u>Cost:</u>
Boiler Replaced	September, 2017	\$14,843
Building Lighting Converted to LED	November, 2017	\$64,854
Hallways and Corridors Renovated	December, 2007	\$30,884
Restroom Renovation	July, 2008	\$48,347
Roof Replaced	October, 2015	\$174,090
Rooftop HVAC System	December, 2015	\$162,468
Building HVAC Controls	Included in HVAC Replacement	
Total Building Updates		\$495,486



# Office Buildings For Sale - Beachwood & Mayfield Heights

## Property Financials

### PDC Building

3659 S. Green Road

	For the Year Ending 12/31/20	For the Year Ending 12/31/19	For the Year Ending 12/31/18
<b><u>Revenue</u></b>			
Rental Income	\$ 859,722	\$ 982,169	\$ 1,089,618
Less: Rent Concessions	(55,796)	(18,450)	(10,587)
Other Income	1,365	2,474	1,265
Total Operating Income	\$ 805,292	\$ 966,193	\$ 1,080,296
<b><u>Operating Expenses</u></b>			
Advertising and Promotion	4,386	3,974	4,082
Bad Debt	-	-	6,226
Building Security	1,241	1,973	1,310
Cleaning Contract	62,883	64,445	68,823
Contracted Services	10,157	-	-
Custodial Supplies and Expenses	52,756	55,625	58,745
Elevator	8,136	5,404	6,733
Insurance	10,937	9,596	9,131
Landscaping	5,856	5,658	5,470
Licenses and Fees	68	25	53
Maintenance and Repairs	51,548	55,725	27,217
Management Fees	54,000	54,159	54,000
Parking Lot and Garage	14	18,565	2,391
Real Estate Taxes	118,004	116,129	115,245
Rubbish Removal	3,706	4,361	3,606
Snow Removal	11,226	13,564	13,990
Truck Expenses	566	844	784
Utilities	105,830	117,096	158,711
Less: Tenant Share Billed	(24,912)	(46,955)	(56,135)
Window Washing	2,000	2,255	2,255
Total Operating Expenses	\$ 478,403	\$ 482,444	\$ 482,638
Operating Income before Depreciation, Interest and Non-Operating Expenses	\$ 326,889	\$ 483,749	\$ 597,657

*\* Financial Information is internally prepared by Owner and may/may be considered comprehensive or complete. Buyer to verify and validate all information.*

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 216 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F  
www.agrealestategroup.com / info@agrealestategroup.com

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Property Financials

### The Fairways

### 3601 S. Green Road

	FOR THE YEAR <u>12/31/20</u>	FOR THE YEAR <u>12/31/19</u>	FOR THE YEAR <u>12/31/18</u>
<b><u>REVENUES</u></b>			
RENTAL INCOME	\$ 555,133	\$ 565,662	\$ 434,080
LESS: Rent Concessions	\$ (20,188)	\$ (58,198)	\$ (4,459)
OTHER INCOME	\$ 299	\$ 441	\$ 3,890
 TOTAL OPERATING INCOME	 \$ 535,244	 \$ 507,905	 \$ 433,511
<b><u>OPERATING EXPENSES</u></b>			
ADVERTISING AND PROMOTION	\$ 1,357	\$ 2,614	\$ 2,316
BAD DEBTS	\$ -	\$ -	\$ 5,332
BURGULAR & FIRE ALARM	\$ 1,742	\$ 1,177	\$ 1,187
CLEANING CONTRACT	\$ 36,923	\$ 34,067	\$ 29,411
CONTRACTED SERVICES	\$ 5,078	\$ -	\$ -
CUSTODIAL SUPPLIES & EXPENSES	\$ 27,737	\$ 28,257	\$ 30,110
ELEVATOR MAINTENANCE	\$ 2,795	\$ 2,601	\$ 2,511
INSURANCE	\$ 5,574	\$ 5,331	\$ 5,859
LANDSCAPING	\$ 5,248	\$ 7,686	\$ 4,952
LICENSES & FEES	\$ 68	\$ 53	\$ 53
MAINTENANCE & REPAIRS	\$ 17,664	\$ 26,790	\$ 23,170
MANAGEMENT FEES	\$ 27,000	\$ 27,000	\$ 27,000
PARKING LOT & GARAGE	\$ -	\$ 5,820	\$ -
REAL ESTATE TAXES	\$ 69,900	\$ 69,752	\$ 69,223
RUBBISH REMOVAL	\$ 1,799	\$ 1,557	\$ 1,427
SNOW REMOVAL	\$ 7,605	\$ 9,835	\$ 10,703
TRUCK EXPENSES	\$ 566	\$ 844	\$ 784
UTILITIES	\$ 38,122	\$ 45,043	\$ 46,679
Less: Tenant Share Billed	\$ (21,261)	\$ (22,545)	\$ (18,704)
WINDOW WASHING SERVICE	\$ 3,285	\$ 3,657	\$ 3,657
 TOTAL OPERATING EXPENSES	 \$ 231,203	 \$ 249,540	 \$ 245,670
 OPERATING INCOME BEFORE DEPRECIATION, INTEREST AND NON-RECURRING COSTS	 \$ 304,041	 \$ 258,365	 \$ 187,841

*\* Financial Information is internally prepared by Owner and may/may be considered comprehensive or complete. Buyer to verify and validate all information.*

# Office Buildings For Sale - Beachwood & Mayfield Heights

## PDC Building 3659 S. Green Road

[CLICK HERE TO VIEW VIRTUAL  
TOUR OR SCAN QR CODE](#)



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# Office Buildings For Sale - Beachwood & Mayfield Heights

## PDC Building 3659 S. Green Road



# Office Buildings For Sale - Beachwood & Mayfield Heights

## PDC Building 3659 S. Green Road





# Office Buildings For Sale - Beachwood & Mayfield Heights

## The Fairways 3601 S. Green Road

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# Office Buildings For Sale - Beachwood & Mayfield Heights

## The Fairways 3601 S. Green Road



## Office Buildings For Sale - Beachwood & Mayfield Heights

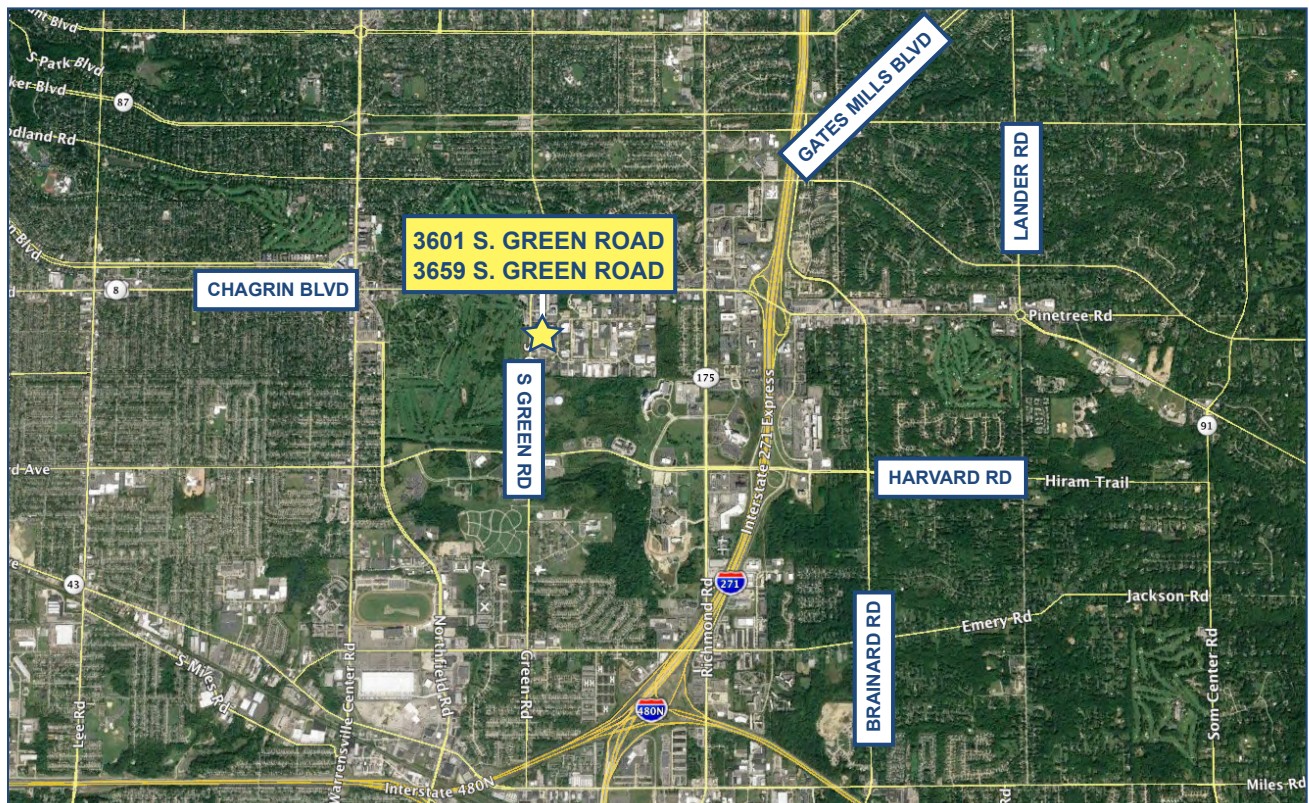
### The Fairways 3601 S. Green Road





# Office Buildings For Sale - Beachwood & Mayfield Heights

## Aerial Photos



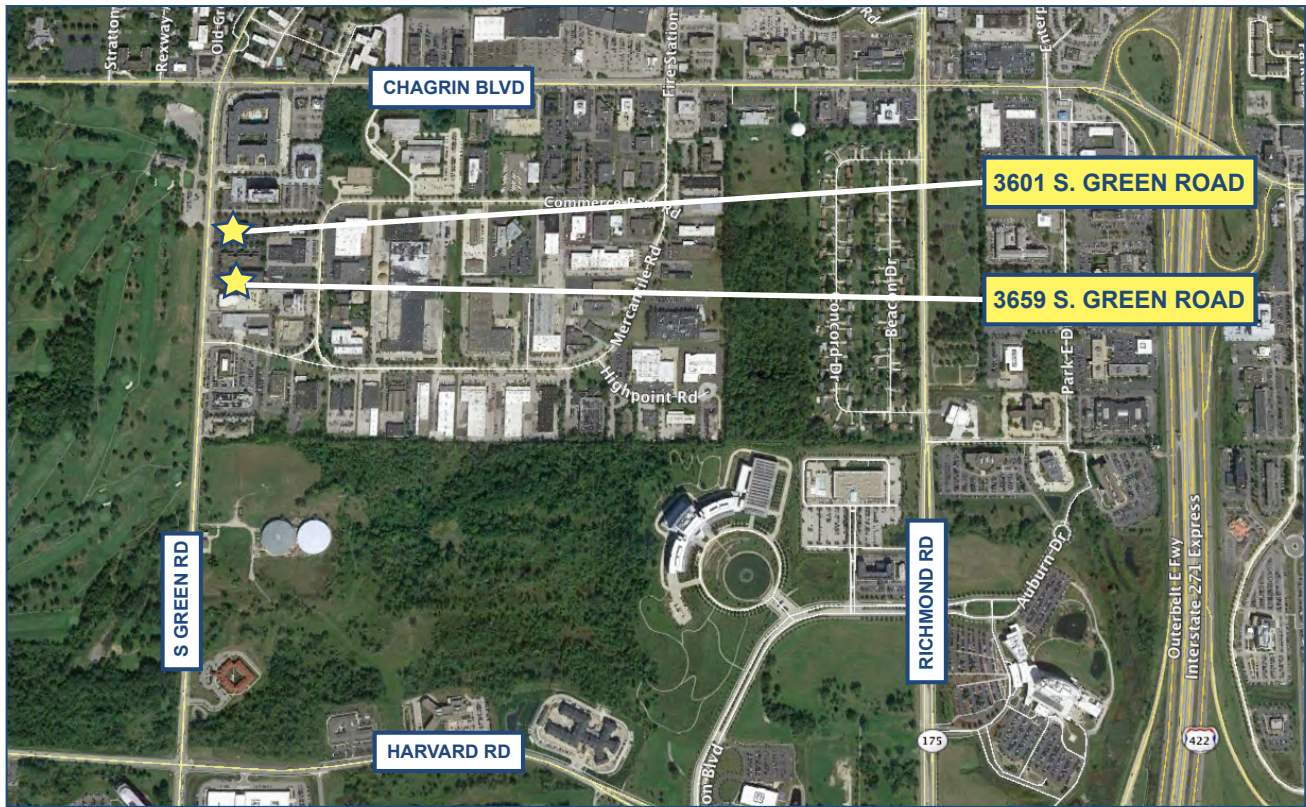
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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Aerial Photos



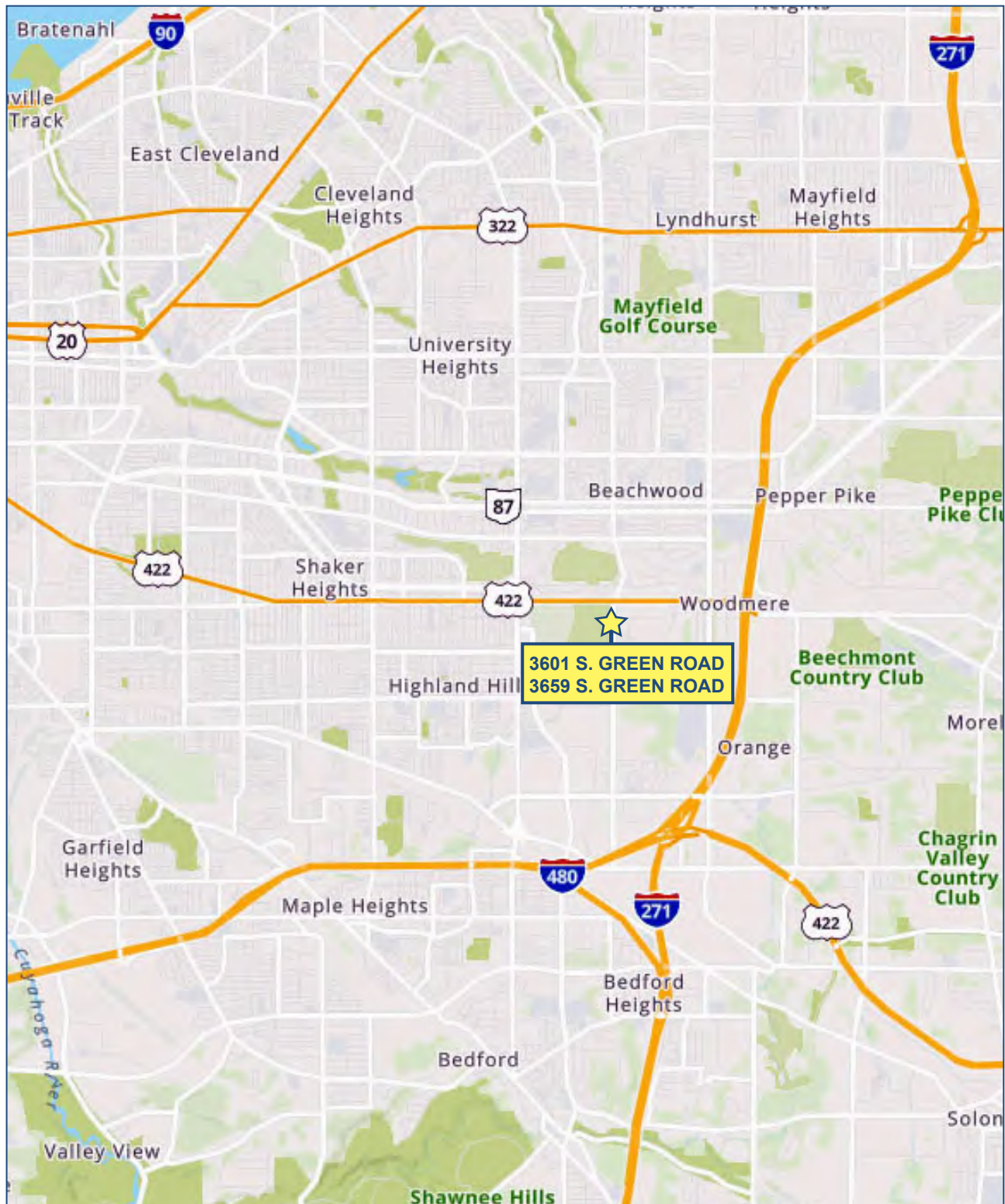
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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Location Map

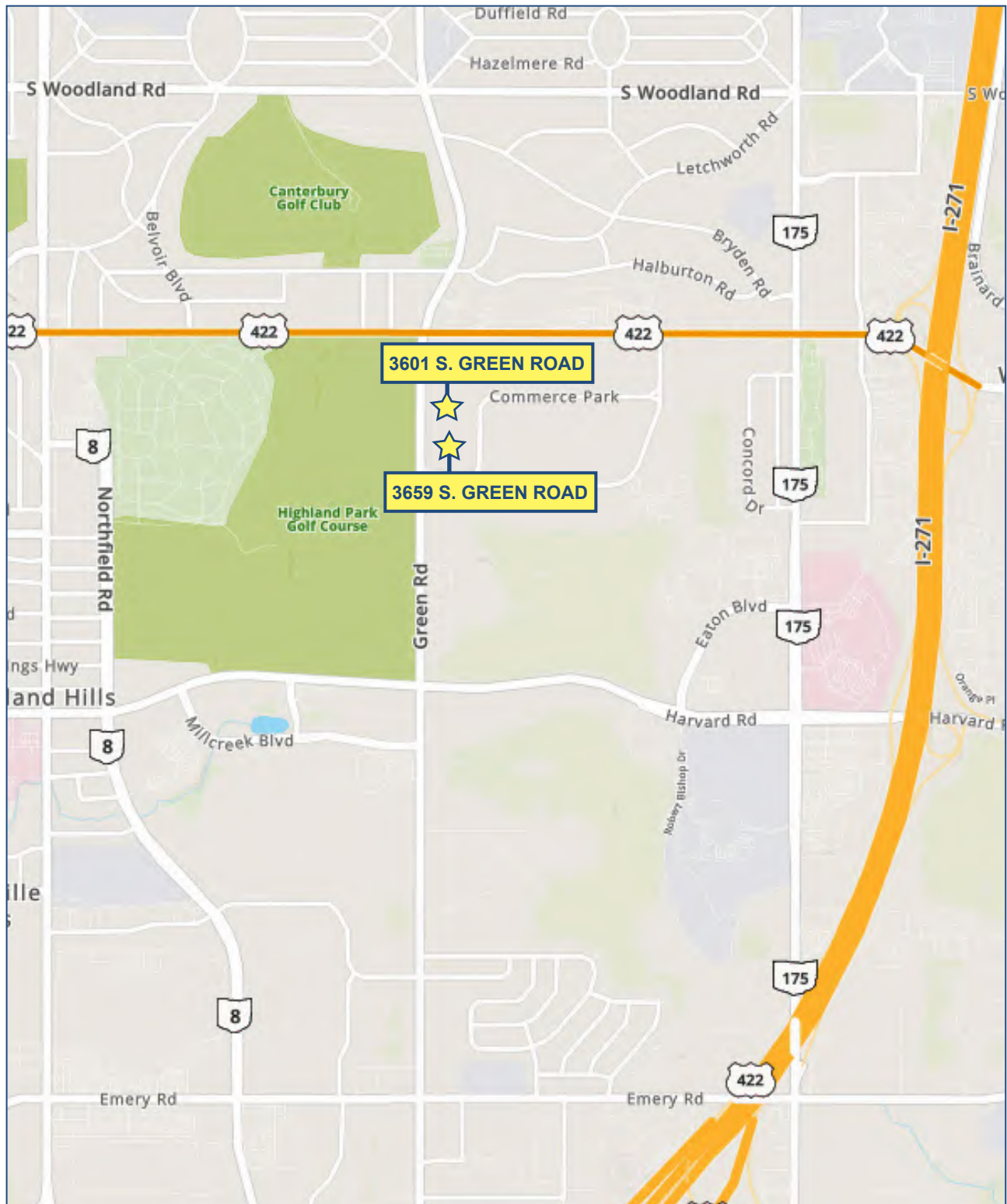


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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Location Map



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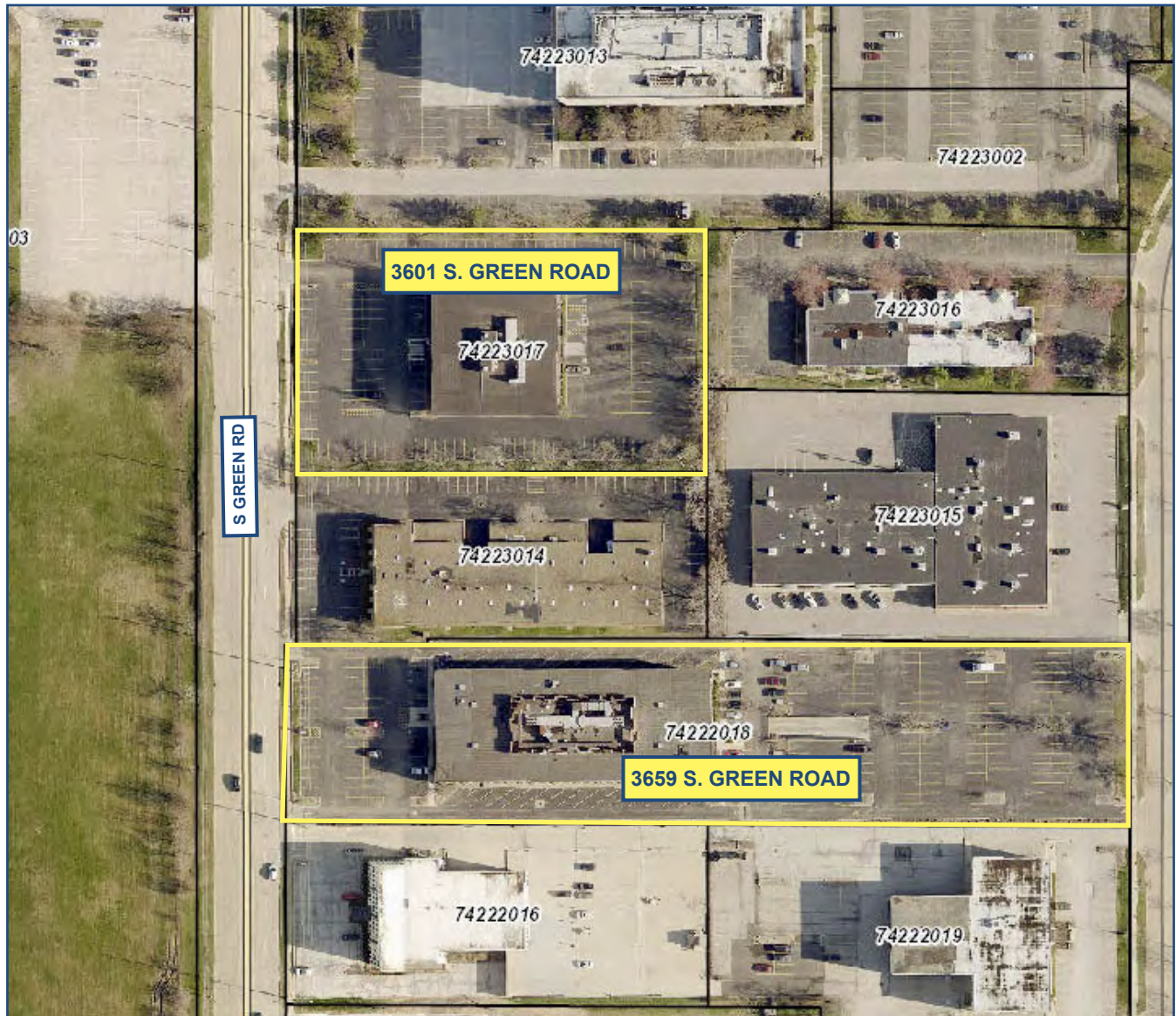
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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Tax Parcel 3659 S. Green Road 3601 S. Green Road



# Zoning Map

CITY OF  
*Beachwood*

MARTIN S. HORWITZ, MAYOR

## ZONING MAP

SHOWING ALL AMENDMENTS TO AND INCLUDING ORDINANCE  
NO. 2002-187, ADOPTED BY THE COUNCIL OF THE CITY OF  
BEACHWOOD, OHIO.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF  
BEACHWOOD, OHIO.

MAP UPDATE, OCTOBER 28, 2004.

MAP REVISED APRIL 2018

CLASS USE / AREA	DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	SETBACK FEET	MINIMUM FOOTCURE	MINIMUM HEIGHT FEET	PARKING
U-1A.1	SINGLE FAMILY	18,000	SEE NOTES ON MAP		35	
U-1A.2	SINGLE FAMILY	18,000	SEE NOTES ON MAP		35	
U-1A.3	MULTIPLE FAMILY	VARIES	75	25	25	2/10MT
U-1A.4	ATTACHED SINGLE FAMILY	10 ACRES	50	500	25	2/10MT
U-1A.5	APARTMENT HOUSE	VARIES	50	35	25	2/10MT
U-3A	HIGH RISE APARTMENT	7 ACRES	60 MIN.	200	100	2/10MT
U-3B	SENIOR APARTMENT (LONG TERM CARE DISTRICT)	10 ACRES	100 (200 ON REARWARD)	200	40	VARIES
U-4A	INTERMEDIATE BUSINESS	5 ACRES	100	250	25	VARIES
U-4B	SHOPPING CENTER	300	200	2	STORIES	750 SLEETS AREA
U-5	PUBLIC AND INSTITUTIONAL	3 ACRES	75	250	40	VARIES
U-5A	GENERAL OFFICE (MEDICAL OFFICES REFER TO ORDINANCE)	1 ACRE	75	200	35	VARIES
U-5B	STORAGE AND MANUFACTURING	1 ACRE	2-400'S-100 (4-600'S-75)	400	35	VARIES
U-8A	OFFICE BUILDING AND RESEARCH	2 ACRES	100'000 (ON REARWARD)	100' - 300'	35 OR 3 STORIES	VARIES
U-8B	MOTOR STORAGE	VARIES	VARIES	VARIES	60	VARIES
U-10	PLANNED MIXED USE DEVELOPMENT DISTRICT	SEE NOTES ON MAP				
U-10C	PLANNED MIXED-FAMILY RESIDENTIAL DISTRICT	7 ACRES	40	600	65	1.5/10MT

U-1A.1  
U-1A.2  
111.13.4 LOCATION OF BUILDING LINE.  
On a street frontage in a Class U-1 District the location of the building line shall be as follows:  
(a) On a street frontage other than the side line of a corner lot, the distance of the building line back from the street right-of-way shall be twenty percent (20%) of the average depth of the lot or fifty-five (55) feet, whichever is greater.  
(b) In a Class U-1 District along the side line of a corner lot, the distance of the building line back from the street right-of-way shall be twenty percent (20%) of the average width of such lot or twenty (20) feet, whichever is greater.

111.13.4 FRONT YARDS; BUILDING LINES.  
Between the building line and the street no building or portion of a building extending above the established grade may be erected. On a corner lot between the building line and the street line, for a distance of twenty-five feet from their point of intersection, no fence or other structure more than three feet in height above the plane of the established grade shall hereafter be erected, and no struts or foliage shall be maintained that, in the judgment of the Building Commissioner, will materially obstruct the view of a driver of a vehicle approaching the intersection and within seventy-five feet of the center of such intersection of approach cross traffic which is within seventy-five feet of the center of such intersection.

- Permitted uses in this U-10 District shall include the following uses with the standards set forth in this chapter or incorporated by reference:
- (1) Class P-1 (U-4A Retail).
  - (2) Class P-2 (U-7A Office Building).
  - (3) Class P-3 (U-8A "Yard" Space).
  - (4) Class P-4 (U-9 Holes, Gas Station or restaurant).
  - (5) Class P-5.
  - (6) Class P-6.

Not more than one (1) story of above ground structure shall be erected on any lot in this U-10 District. The structure shall be located on the rear lot line and shall be set back from the rear lot line a minimum of ten (10) feet. The structure shall be set back from the side lot line a minimum of five (5) feet. The structure shall be set back from the front lot line a minimum of five (5) feet. The structure shall be set back from the rear lot line a minimum of ten (10) feet. The structure shall be set back from the side lot line a minimum of five (5) feet. The structure shall be set back from the front lot line a minimum of five (5) feet.

Not more than one (1) story of above ground structure shall be erected on any lot in this U-10 District. The structure shall be located on the rear lot line and shall be set back from the rear lot line a minimum of ten (10) feet. The structure shall be set back from the side lot line a minimum of five (5) feet. The structure shall be set back from the front lot line a minimum of five (5) feet.

LEGEND  
DISTRICT LINE  
STREET NAME  
DEDICATED STREET  
PRIVATE STREET OR NON-DEDICATED STREET

GRAPHIC SCALE

0 250 500 1000 2000

( IN FEET )  
APRIL 2018

GPD GROUP  
1000 South Main Street, Suite 200  
Westerville, OH 43081  
(614) 885-1234 Fax: (614) 885-1235  
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## Zoning Information-Selected Sections

### 1129.01 PURPOSE AND INTENT.

It is the intent of this Chapter (Class U-8 District) to provide for and encourage the reuse and redevelopment of the existing industrial park as a high-density mixed-use development District in order to create jobs and to enhance the tax base of the City. These regulations are intended to provide for the integration of basic industrial and manufacturing uses with office, service, and limited retail uses into a cohesive employment center.  
(Ord. 2011-169. Passed 3-19-12.)

### 1129.02 PERMITTED USES.

- (a) Buildings and Uses to Conform. Building and land in the Class U-8 District shall be used and buildings shall be designed, altered, moved or intended only for the uses specifically designated as Class U-8 uses in Section 1111.02, except that other similar, harmonious and compatible uses may be permitted, provided the Commission determines and Council confirms that they conform to the above statement of intent and are similar as to their effect upon surrounding uses, and with regard to hours of operation and amount of traffic generated. The Commission and Council may attach such conditions, stipulations, or requirements to the approval of such similar uses as deemed necessary to insure their compatibility, mitigate potential impacts, and otherwise carry out the spirit and intent of this Code.



# Property Auditor Information - 3659 S. Green Road



## Cuyahoga County, Ohio - Property Summary Report Parcel: 742-22-018



**Owner** PDC BUILDING  
**Address** 3659 GREEN RD  
BEACHWOOD, OH. 44122  
**Land Use** (4490) C - ELEVATOR OFFICE >2 ST  
**Legal Description** 58 0001  
**Neighborhood Code** 32185

### SKETCH

Building 1

Commercial building sketches are not available at this time.  
Please contact us at ISC\_Support\_Center@cuyahoga.gov  
or call (216) 443-8007.

### MAP VIEW

Map Image

### BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	FULL
Total Story Height	3	Usable Area	72,399	Condition	AVERAGE
Date Built	1971	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	10	Heat Type	HOT-WATR/STM	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	160		2.88	125,453

### VALUATION

2019 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$878,200	\$0	\$0	\$307,370
Building Value	\$3,289,600	\$0	\$0	\$1,151,360
Total Value	\$4,167,800	\$0	\$0	\$1,458,730
Land Use	4490			OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
----------	--------	------------	---------------	------------------	-----------	-------

### IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	80,000 SQUARE FEET	

### SALES

Date	Buyer	Seller	Price
1/1/1999	Pdc Building		\$0

### Taxes

2019 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$116,129.24	\$58,064.62	\$58,064.62

# Property Auditor Information - 3601 S. Green Road



## Cuyahoga County, Ohio - Property Summary Report Parcel: 742-23-017



**Owner** THE FAIRWAYS  
**Address** 3601 SOUTH GREEN RD  
BEACHWOOD, OH. 44122  
**Land Use** (4490) C - ELEVATOR OFFCE >2 ST  
**Legal Description** 54 0001  
**Neighborhood Code** 32185

### SKETCH

Building 1

Commercial building sketches are not available at this time.  
Please contact us at [ISC\\_Support\\_Center@cuyahoga.gov](mailto:ISC_Support_Center@cuyahoga.gov)  
or call (216) 443-8007.

### MAP VIEW

Map Image

### BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	3	Usable Area	36,624	Condition	GOOD
Date Built	1983	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	12	Heat Type	HOT-WATR/STM	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	219	383	1.93	83,835

### VALUATION

2019 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$586,800	\$0	\$0	\$205,380
Building Value	\$1,905,700	\$0	\$0	\$667,000
Total Value	\$2,492,500	\$0	\$0	\$872,380
Land Use	4490			OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
----------	--------	------------	---------------	------------------	-----------	-------

### IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	50,000 SQUARE FEET	

### SALES

Date	Buyer	Seller	Price
1/1/1999	The Fairways		\$0

### Taxes

2019 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$69,752.16	\$34,876.09	\$34,876.07

# Office Buildings For Sale - Beachwood & Mayfield Heights

## SECTION 2:

### MAYFIELD HEIGHTS

Monarch Centre - 5885 Landerbrook Drive



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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Data Sheet

### Monarch Centre - 5885 Landerbrook Drive Mayfield Heights, OH 44124

#### Property Overview:

Award winning architectural design with a granite and tinted glass exterior and a spectacular 3 story atrium. First and third floor patios, conference center with attached kitchen. Fitness center with men's and women's lockers and showers. Storage cages in garage available for tenants. 24/7 access for tenants and visitors. Fully sprinklered, monitored fire alarm and smoke detector system.

Located within the prestigious Landerbrook Office Park; close to US Post Office and public transportation , easy access to I-271, I-480, I-90, and I-77, walking distance to Burtwood Tavern, minutes from Beachwood Place, La Place and Legacy Village.

#### The Property

Zoning:	U-7 - Commercial Office
Lot Area:	5.99 +/- acres
Lot Shape:	Irregular
Street Frontage:	379 +/- LF
Parcel Number:	861-30-031

#### Building

Number of Buildings:	1
Number of Stories:	3 + lower level
Building Class:	A
Year Built:	1988
Square Footage:	88,000 +/- sq. ft.
Elevators:	2
Parcel Shape:	Irregular
Parking Spaces:	289 surface parking spaces, 72 garage

#### Construction

Concrete Masonry Unit (CMU)

#### Utilities

Water:	Municipal
Sewer:	Sanitary & Storm
Electric:	Yes
Gas:	Yes

#### HVAC

HVAC: Rooftop package units x 4 and hot water baseboard heat

*\*All information to be verified by potential purchaser.*

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Recent Building Updates

**Monarch Centre - 5885 Landerbrook Drive  
Mayfield Heights, OH 44124**

<b><u>Renovations and Replacements:</u></b>	<b><u>Completion Date:</u></b>	<b><u>Cost:</u></b>
Building Lighting Converted to LED	May, 2018	\$190,356
Concrete/Asphalt Replaced (partial)	August, 2019	\$117,954
Conference Room Renovation	September, 2015	\$17,022
Elevator Controls	October, 2018	\$71,625
Hallways and Corridors Renovated	July, 2004	\$22,336
Hot Water Tank Replaced	March, 2020	\$14,590
Restroom Renovation	April, 2018	\$263,345
Roof Replaced	September, 2002	\$195,015
Rooftop HVAC System	December, 2015	\$392,137
Building HVAC Controls	December, 2009	\$75,377
<hr/>		
Total Building Updates		\$1,359,757

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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Property Financials

	FOR THE YEAR ENDING 12/31/2019	FOR THE YEAR ENDING 12/31/2018
<b>REVENUES</b>		
RENTAL INCOME	\$ 1,499,957	\$ 1,456,327
LESS: Rent Concessions	\$ (24,248)	\$ (50,864)
OTHER INCOME	\$ 293	\$ 867
<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,476,002</b>	<b>\$ 1,406,329</b>
<b>OPERATING EXPENSES</b>		
ADVERTISING AND PROMOTION	\$ 1,861	\$ 2,198
BAD DEBTS	\$ -	\$ -
BURGULAR & FIRE ALARM	\$ 1,519	\$ 712
CLEANING CONTRACT	\$ 66,843	\$ 67,622
COMPUTER	\$ -	\$ 505
CUSTODIAL SUPPLIES & EXPENSES	\$ 86,094	\$ 93,828
ELEVATOR MAINTENANCE	\$ 9,209	\$ 10,804
INSURANCE	\$ 15,559	\$ 14,896
LANDSCAPING	\$ 18,283	\$ 12,841
LICENSES & FEES	\$ 137	\$ 267
MAINTENANCE & REPAIRS	\$ 46,865	\$ 45,839
MANAGEMENT FEES	\$ 84,000	\$ 84,000
PARKING LOT & GARAGE	\$ 23,706	\$ -
REAL ESTATE TAXES	\$ 270,118	\$ 267,160
RUBBISH REMOVAL	\$ 4,184	\$ -
SETTLEMENTS AND CONCESSIONS	\$ 79,253	\$ 13,018
SNOW REMOVAL	\$ 17,345	\$ 17,445
TELEPHONE AND INTERNET	\$ 4,969	\$ 4,438
TRUCK EXPENSES	\$ 76	\$ -
UTILITIES	\$ 133,829	\$ 169,569
Less: Tenant Share Billed	\$ (55,698)	\$ (62,773)
WINDOW WASHING SERVICE	\$ 5,914	\$ 6,049
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 814,066</b>	<b>\$ 748,417</b>
<b>OPERATING INCOME BEFORE DEPRECIATION, INTEREST AND NON-RECURRING COSTS</b>	<b>\$ 661,936</b>	<b>\$ 657,912</b>

*\* Financial Information is internally prepared by Owner and may/may be considered comprehensive or complete. Buyer to verify and validate all information.*

# Office Buildings For Sale - Beachwood & Mayfield Heights

## Monarch Centre 5885 Landerbrook Drive

[CLICK HERE TO VIEW VIRTUAL  
TOUR OR SCAN QR CODE](#)





## Office Buildings For Sale - Beachwood & Mayfield Heights

### Monarch Centre - 5885 Landerbrook Drive



# Office Buildings For Sale - Beachwood & Mayfield Heights

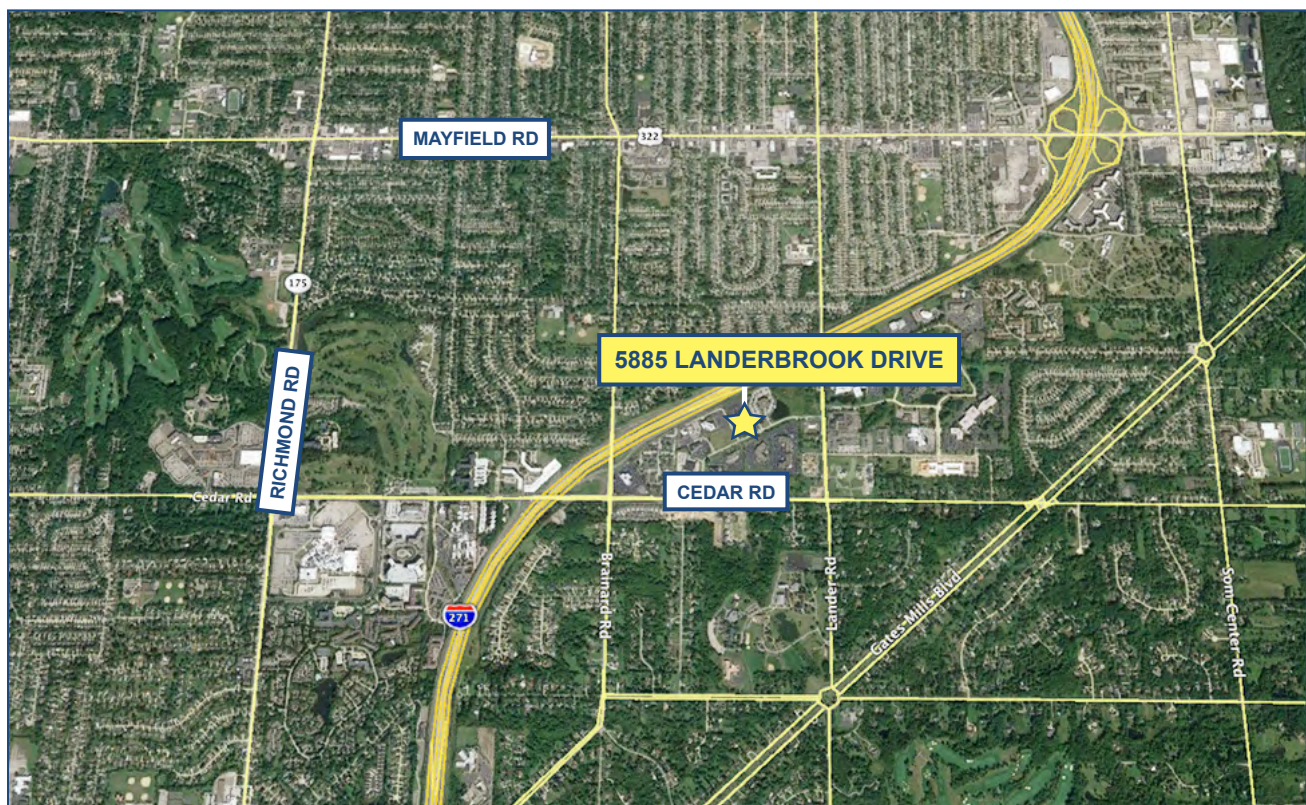
## Monarch Centre - 5885 Landerbrook Drive





# Office Buildings For Sale - Beachwood & Mayfield Heights

## Aerial Photos



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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Aerial Photos



Ag Real Estate Group, Inc.

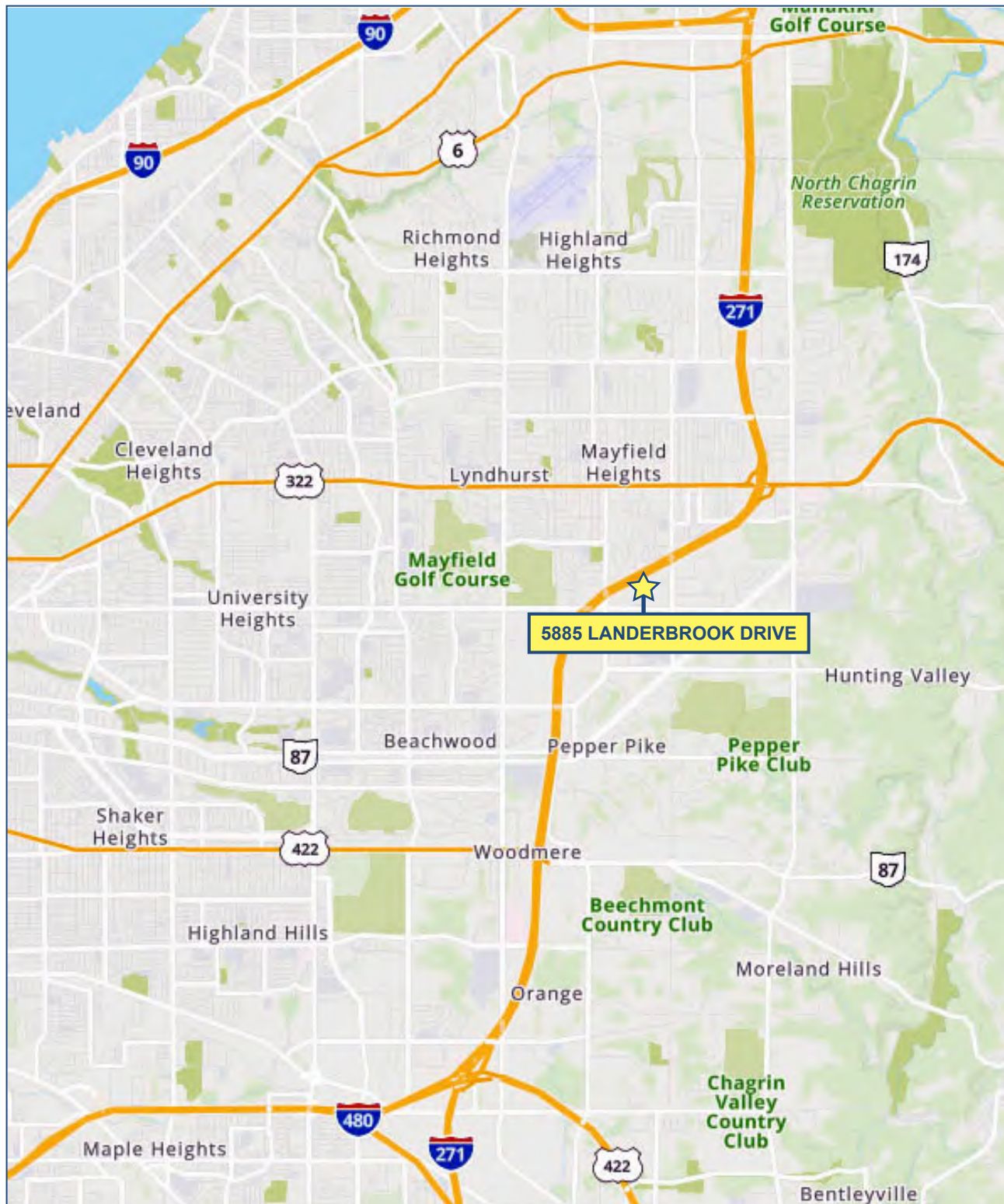
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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Location Map



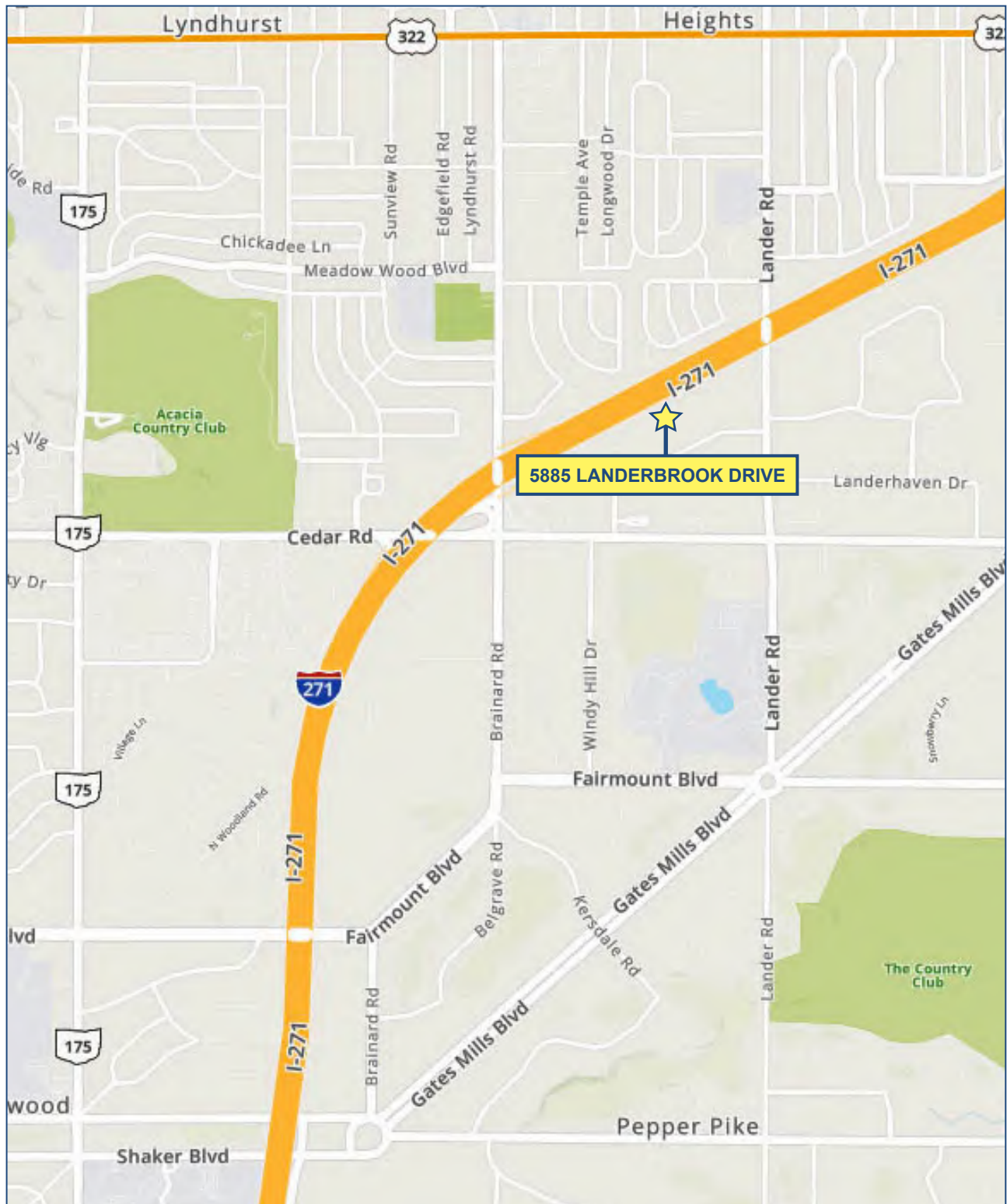
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# Office Buildings For Sale - Beachwood & Mayfield Heights

## Location Map



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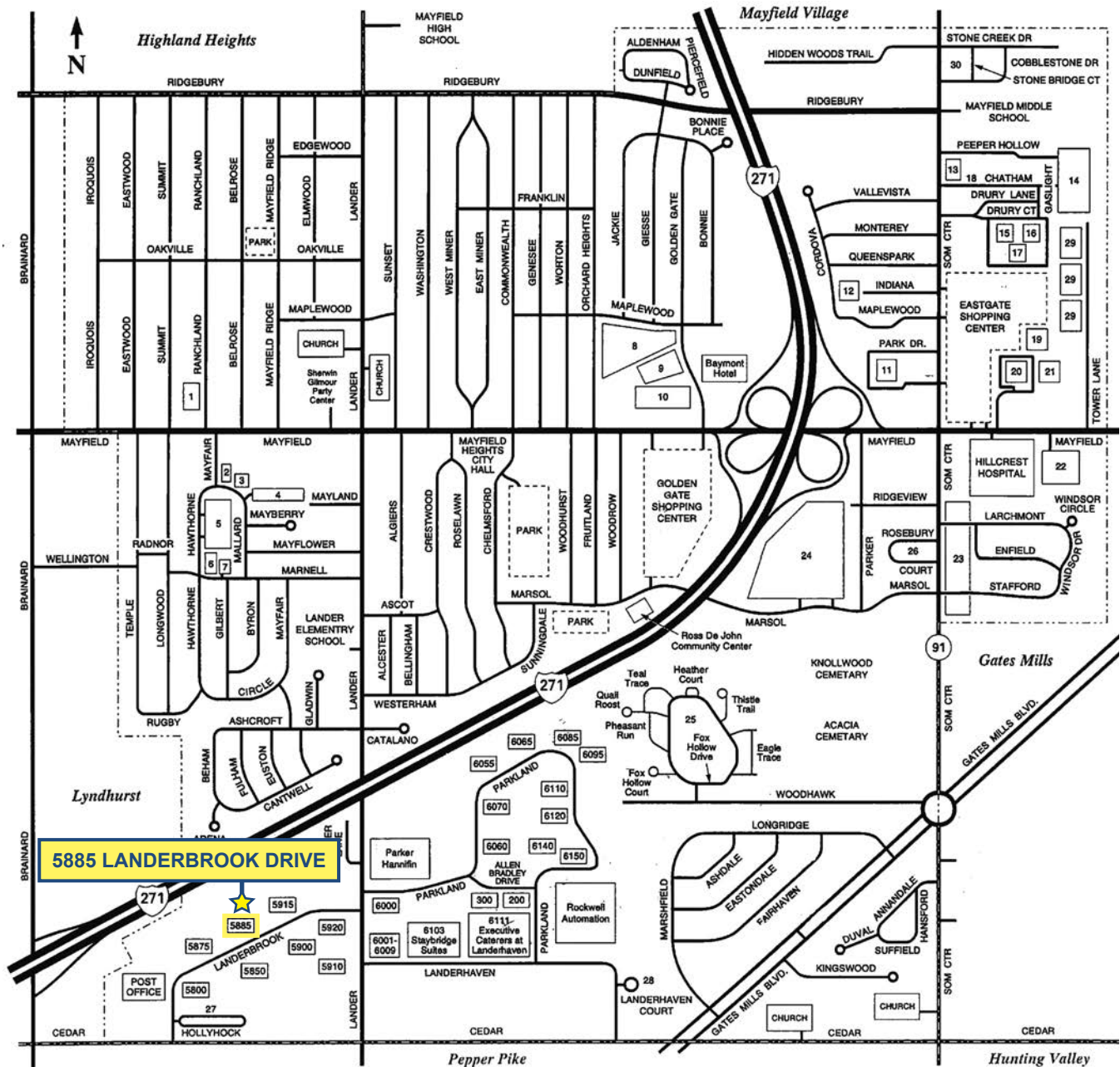
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# Office Buildings For Sale - Beachwood & Mayfield Heights

City of  
**MAYFIELD  
HEIGHTS**

## City Map



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# Office Buildings For Sale - Beachwood & Mayfield Heights

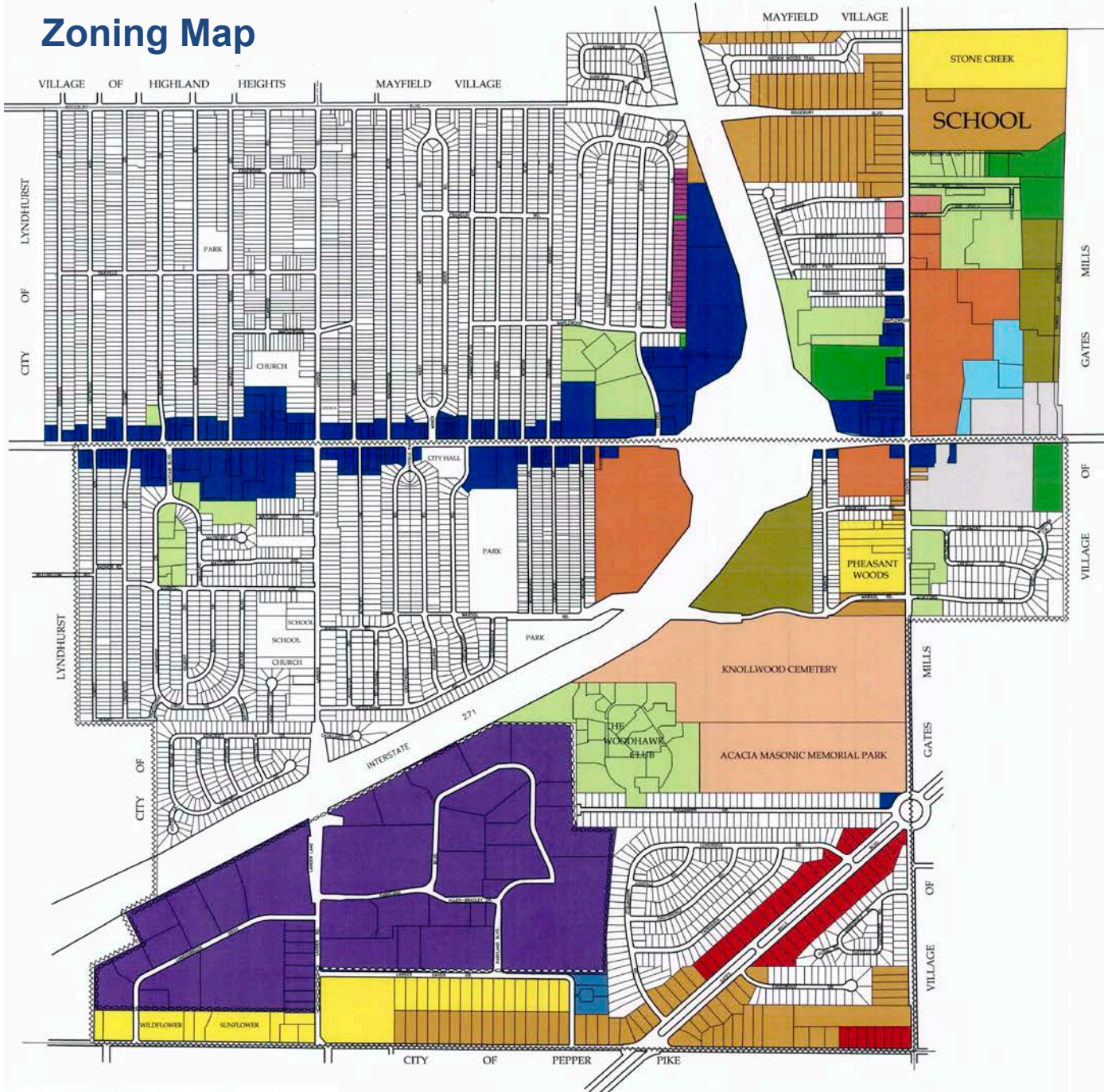
## Tax Parcel 5885 Landerbrook Drive





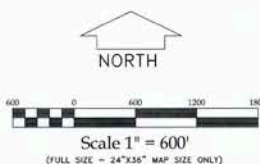
# Office Buildings For Sale - Beachwood & Mayfield Heights

## Zoning Map



## ZONE MAP

CITY OF  
MAYFIELD HEIGHTS



- U-1 SINGLE-FAMILY HOUSE ESTATE DISTRICTS
- U-1(1) SINGLE-FAMILY HOUSE SUBDISTRICT 1
- U-1(2) SINGLE-FAMILY HOUSE SUBDISTRICT 2
- U-2 TWO-FAMILY HOUSE DISTRICTS
- U-2A PLANNED UNIT DEVELOPMENT DISTRICTS (MIN 40 AC.)
- U-2A(1) PLANNED UNIT DEVELOPMENT DISTRICTS (MIN 3 AC.)
- U-3 GARDEN-TYPE APARTMENT HOUSE DISTRICTS
- U-3(1) TOWNHOUSE APARTMENTS SUBDISTRICT 1
- U-3A MEDIUM HIGH-RISE TYPE APARTMENT HOUSE DISTRICTS
- U-3B HIGH-RISE APARTMENT HOUSE DISTRICTS
- U-3C SENIOR CITIZEN APARTMENTS W/LIFE CARE FACILITIES DISTRICTS
- U-4 LOCAL RETAIL/WHOLESALE DISTRICTS
- U-4A DEVELOPMENT DISTRICTS
- U-4B PLANNED OFFICE & RESTRICTIVE SERVICE DISTRICTS
- U-6 CEMETERY DISTRICTS
- U-7 HEADQUARTERS OR EXECUTIVE OFFICES PARK DISTRICTS
- U-8 OFFICE, ENGINEERING, MEDICAL & RESEARCH BUILDING DISTRICTS
- ENTERPRISE ZONE

SHOWING ALL AMENDMENTS UP TO AND INCLUDING THE ORDINANCE NOS. AND RESOLUTION NOS. LISTED IN ORDINANCE NO. 2012-22  
ADOPTED BY COUNCIL ON November 25, 2012

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MAYFIELD HEIGHTS, OHIO

11/18/13 DATE Anne Weiland SECRETARY

MAP UPDATED BY URS Corporation  
1375 Euclid Avenue,  
Cleveland, OH 44115  
UPDATED: OCTOBER, 2013

MAP ORIGINALLY PREPARED BY REGIONAL PLANNING COMMISSION  
Cuyahoga County Cleveland, Ohio

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## Zoning Information-Selected Section

### 1177.03 PERMITTED AND PROHIBITED USES.

(a) Permitted Main Uses and Buildings. The following uses are permitted in a U-7 District:

(1) Headquarters or executive offices for businesses or administrative entities, as described in Section 1177.01 and complying with the criteria set forth in this chapter

(2) Medical offices. A medical office is a facility (building or portion thereof) used by physicians, dentists, optometrists, and similar licensed medical personnel for the examination (pre as well as post operation and general examinations) and treatment of patients, solely on an outpatient basis and primarily by appointment. For the purpose of this zoning regulation, drop-in clinics, urgent care and emergency centers/clinics are not considered medical offices;

(3) Offices, classrooms, libraries and laboratories for a college, university, or other accredited educational facility. These uses are restricted, entirely, to the interior of the structure; and shall not include any activities, facilities or equipment that are not typically in an office building or that are incompatible with the U-7 Office environment; and

(4) Any other main use not listed in Section 1177.01 and determined to be similar by the Planning Commission may be permitted, in which event it shall comply with all other applicable sections.

(b) Occupancy. A building located within a Headquarters or Executive Offices Park may be occupied by more than one user, provided that each such user occupies not less than 1,250 usable square feet of space within the building, that each user has separate ingress and egress facilities to a common corridor or the outside and that no user shall sublet or share any required floor space with another user.

# Property Auditor Information



## Cuyahoga County, Ohio - Property Summary Report Parcel: 861-30-031



**Owner** P D C OFFICE PARK  
**Address** 5885 LANDERBROOK DR  
 MAYFIELD HEIGHTS, OH. 44124  
**Land Use** (4490) C - ELEVATOR OFFCE >2 ST  
**Legal Description** 29 30 EST 5.99A  
**Neighborhood Code** 34383

### SKETCH



### MAP VIEW



### BUILDING INFORMATION

Building ID	2	Construction Class	CLASS C	Basement Type	FULL
Total Story Height	3	Usable Area	99,936	Condition	GOOD
Date Built	1988	Date Remodeled		Exterior Walls	STONE
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	13	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	379	690	5.99	260,924

### VALUATION

2019 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$1,565,500	\$0	\$0	\$547,930
Building Value	\$6,979,000	\$0	\$0	\$2,442,650
Total Value	\$8,544,500	\$0	\$0	\$2,990,580
Land Use	4490			OFFICE BUILDINGS - 3 OR MORE STORIES (ELEVATOR)

### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2018	30 - New Construction	\$	\$	100%	No	INTERIOR ALTERATION COMPLETE NO VALUE 1-1-2019
2008	30 - New Construction	\$	\$	100%	No	INTERIOR ALTERATIONS AND A/C REPLACEMENT 100% COMPLETE NO VALUE 1-1- 2008
2007	30 - New Construction	\$616,300	\$	100%	No	OCCUPANCY CHANGE 1ST FLOOR REMOVED TEMP OBSELSSENCE ADJ ON INCOME 100% COMP 1-1- 2007
2006	30 - New Construction	\$	\$	-100%	No	INT RENOVATION 100% CMPNV 1-1- 2006

### IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	45,000 SQUARE FEET	

### SALES

Date	Buyer	Seller	Price
1/1/1989	P D C Office Park		\$0

### Taxes

2019 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$270,118.46	\$135,059.23	\$135,059.23