

Tower East - The Chagrin Corridor

For Lease | 20600 Chagrin Boulevard, Shaker Heights, Ohio 44122



Tower East

- Conveniently located at the intersection of Chagrin Blvd and Warrensville Center Rd on the Chagrin Corridor
- Minutes from I-271 & I-480; steps away from the Van Aken District
- Recent building improvements include: all common areas and lobbies, restrooms throughout the building and the parking deck
- On-site amenities include shared conference facilities, free 600-car parking garage, outdoor patio, on-site property management, tenant storage and free common area wi-fi

Lease Rate: Contact Brokers



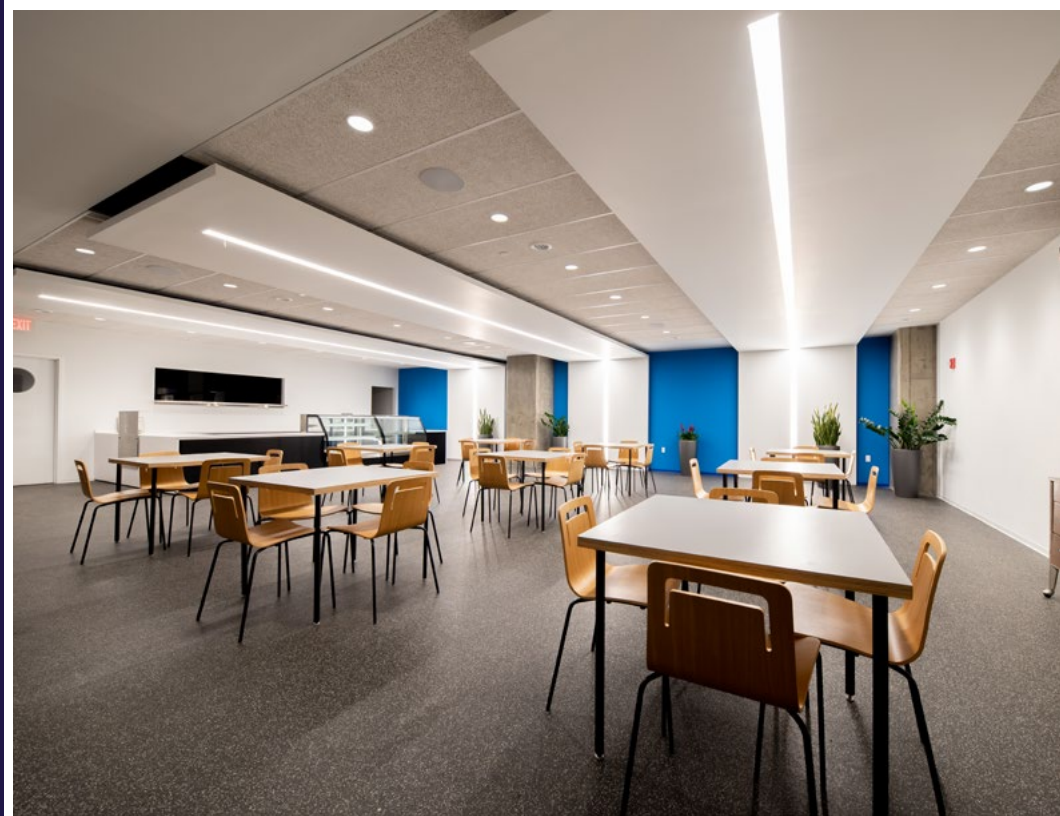
Availability

Suite	Available SF	Max Contiguous
200	2,909 SF	2,909 SF
210	4,533 SF	4,533 SF
250	5,132 SF	5,132 SF
290	3,852 SF	3,852 SF
650	2,586 SF	2,586 SF
1111*	4,178 SF	4,178 SF

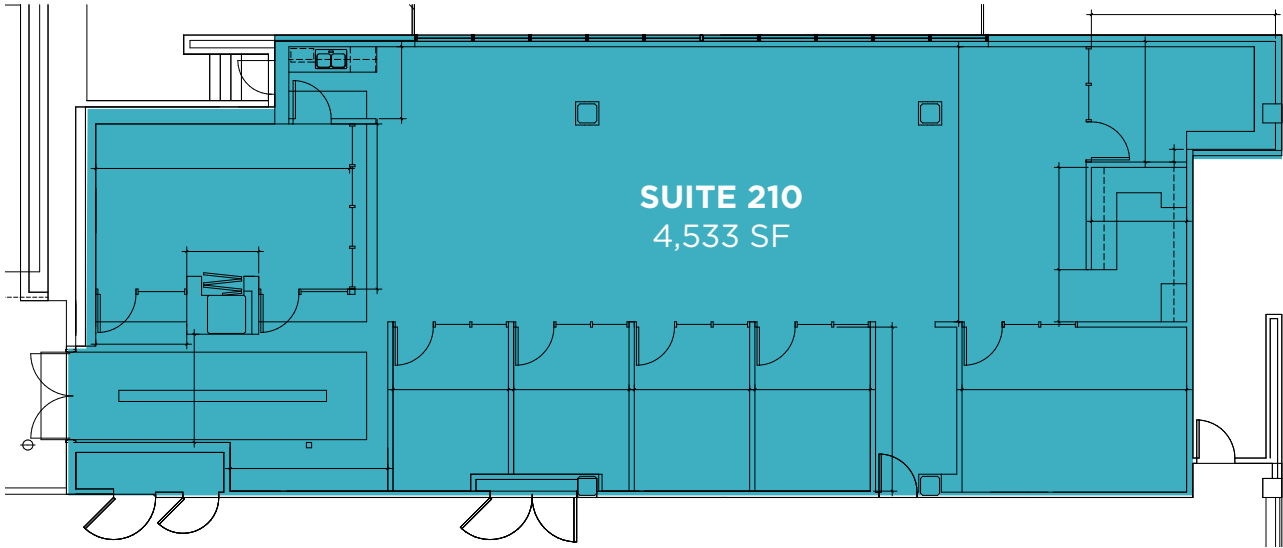
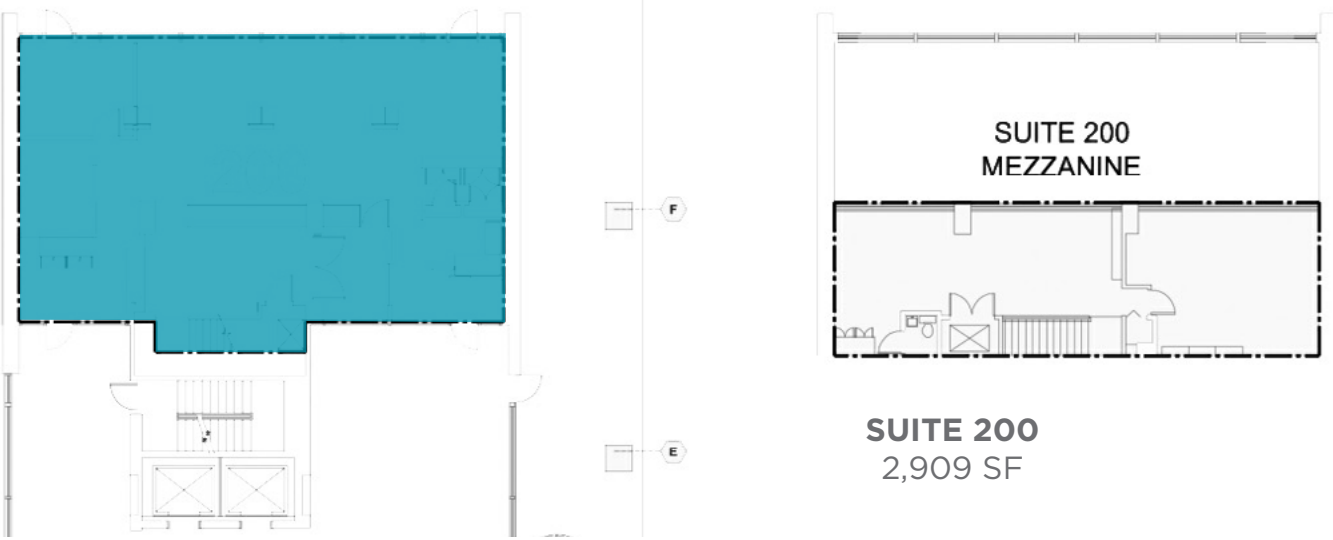
*Available Q4 2025

Tower East

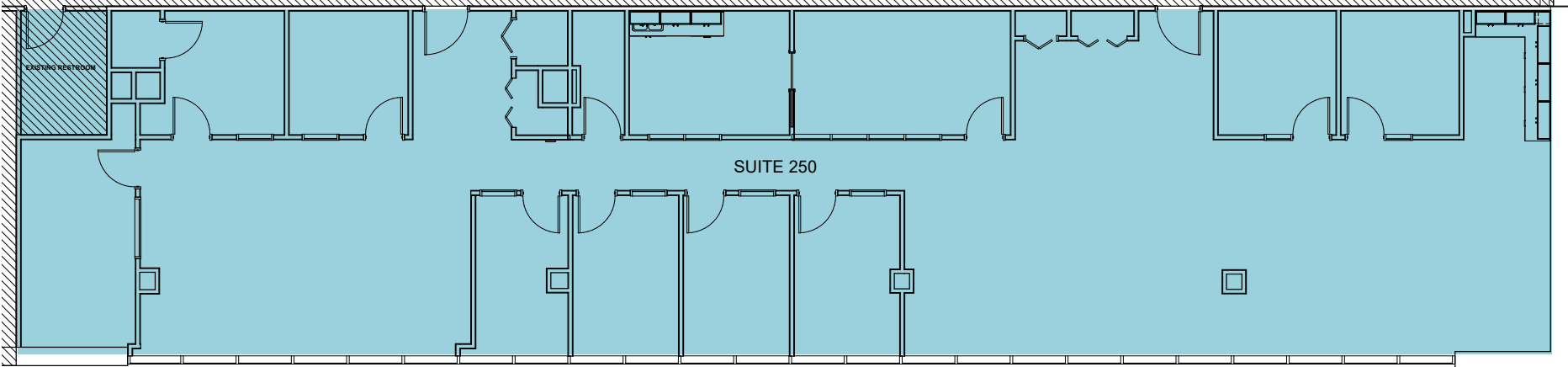
Year Built (Reno)	1968 (1988, 2018, 2019, 2022)
Architect	Mid-century modern building designed by Architect Walter Gropius, founder of the Bauhaus school of design
Floors	12
Floor Size	± 14,000 RSF
Common Area Factor	10% multi-tenant floor, 5% full floor
Escalations	Pass-through of increases (if any) in operating expenses and real estate taxes over a base year
Utilities	Separately metered electric. Gas, water and sewer are included in base rent
Janitorial	Week nights excluding federal holidays
Tenant Improvements	Negotiable
Building Access	Tenants have 24/7 access to building and premises using after-hour key card system
HVAC	Provided during building standard hours. Consists of two (2) air handlers, two (2) chillers and two (2) boilers. It is a pneumatic system utilizing VAV boxes for air distribution.
Fire Monitoring System	Mircom Com System with speaker notification to handle high rise capabilities. Equipped with smoke detectors and sprinkler system monitored 24/7
Elevators	Three (3) high speed passenger elevators and one (1) freight elevator
Parking	600 garage and 55 surface spaces at no charge Parking lot escorts available after hours
Security	Security guard on-site from Monday-Friday, 2 pm-10 pm and Saturday, 8 am-12 am
Wired Certified Platinum	Tower East was awarded the Wired Certified Platinum status, which is the highest rating for office buildings offering quality Internet connectivity



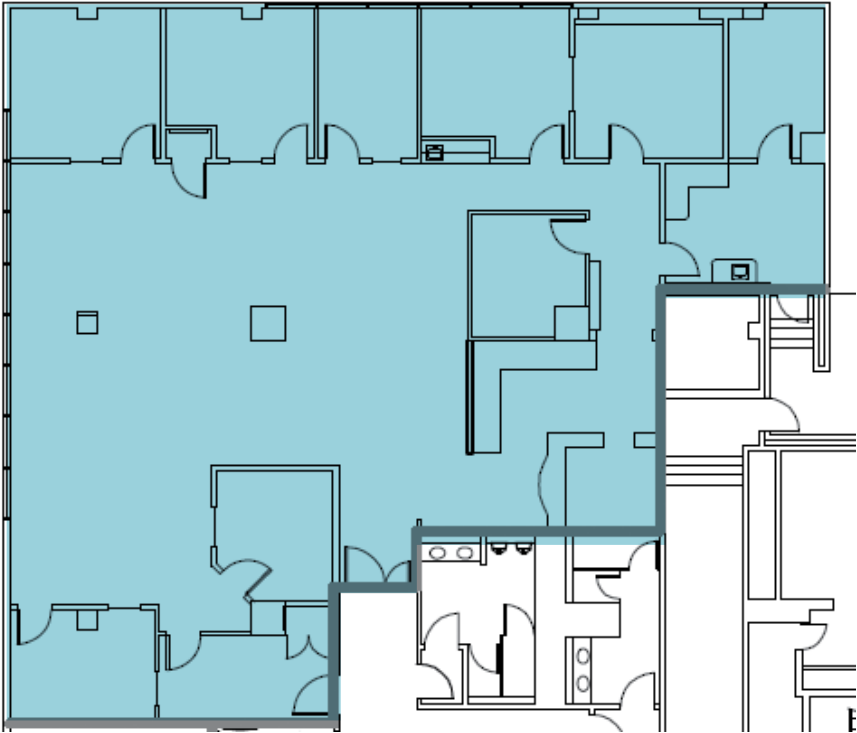
Ground Floor



Ground Floor

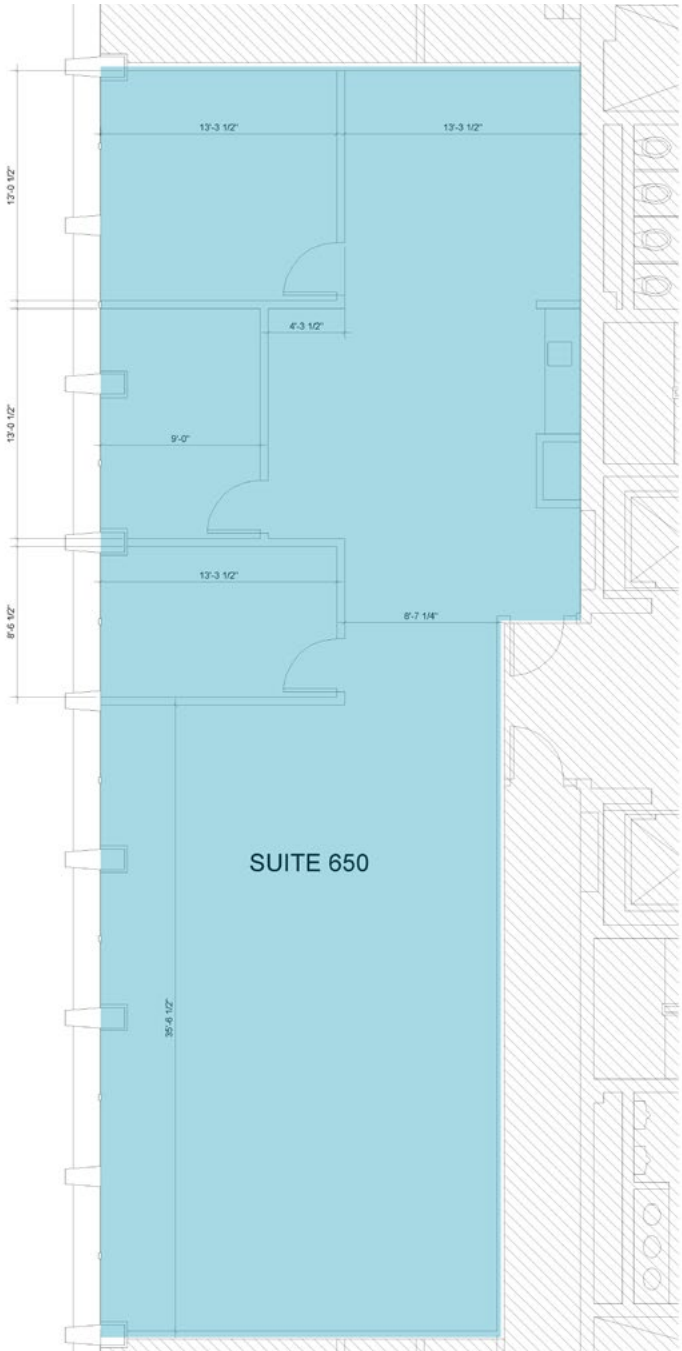


SUITE 250
5,132 SF



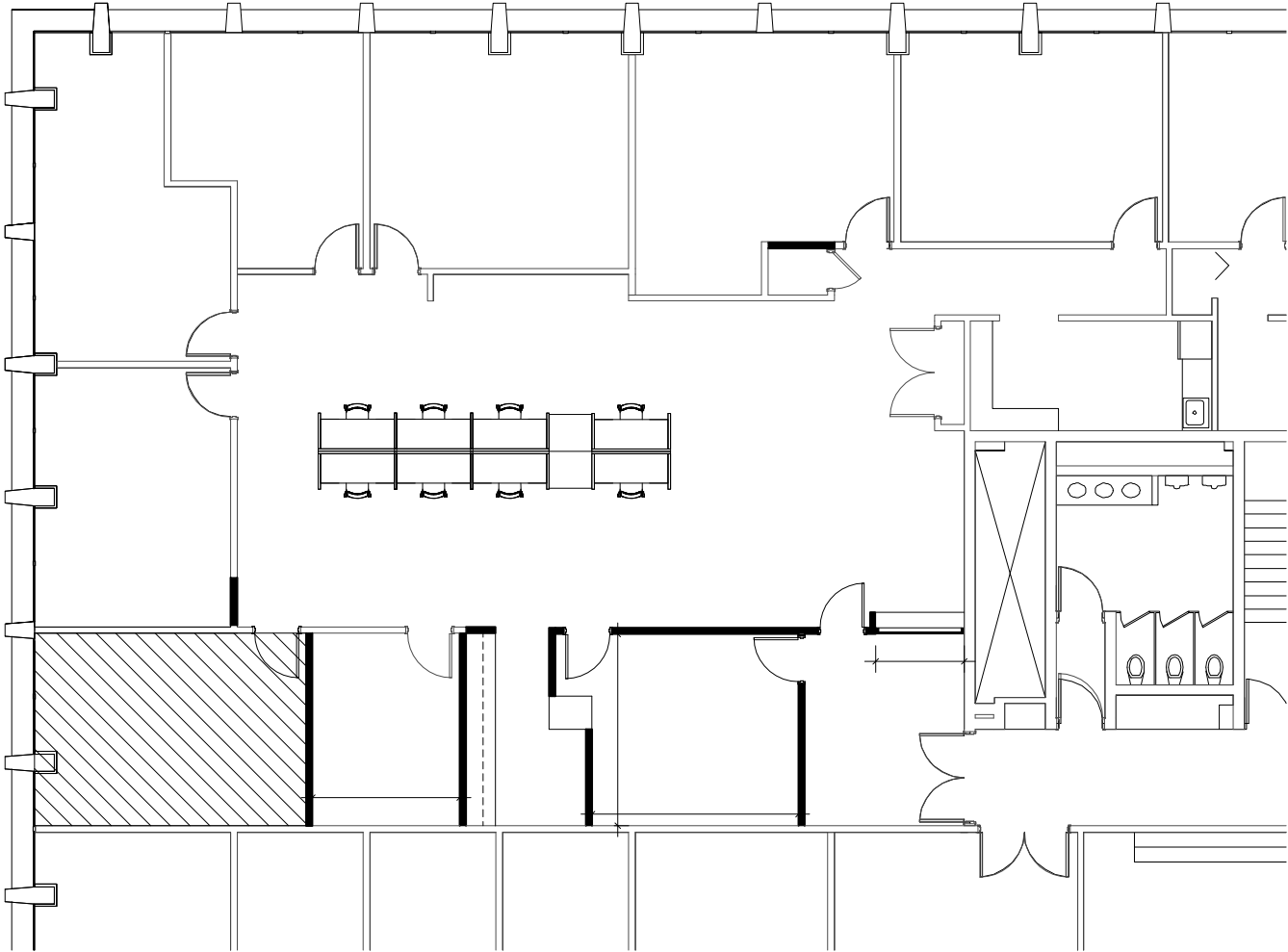
SUITE 290
3,852 SF

Sixth Floor

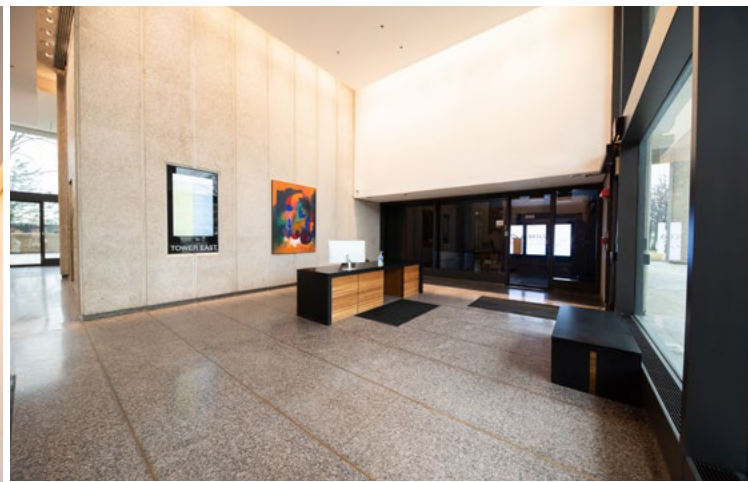


SUITE 650
2,586 SF

Eleventh Floor



SUITE 1111
4,178 SF





RAYE

ARCADIA
141 UNITS UNDER
CONSTRUCTION

Shaker Heights Plaza

W 5i Benjamin Moore
DONATOS Zin Nail Bar
Cilantro Taqueria AROUND THE TABLE YARNS

University Hospitals CLEVELAND CLOTHING THE CREATIVE PIONEER
LADDER ROOM SERVICE
Kiln PALOMA

BAR NAILS MENDEL'S BBQ MIDNIGHT OWL
Recharged Cold Press HealthExpress
Saffron PATCH THE GENTLEMEN'S CAVE

amazon one medical arch. BOOMS PIZZA
Xhibition DISTRICT GALLERY TONY'S BURGER SHOP

brassica SHINOLA
BANTER BEET JAR Craft Collective STEM
RISING STAR On the Rise
coffee roasters Artisan Bread & Pastries

TOWER EAST

285,691
Population
(2025 | 5 Mile)

38.9
Median Age
(2025 | 5 Mile)

126,744
Households
(2025 | 5 Mile)

\$103,395
Household Income
(2025 | 5 Mile)

13,434
Total Businesses
(2025 | 5 Mile)

135,432
Total Employees
(2025 | 5 Mile)



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