

OFFICE • FOR LEASE

The PDC Building

3659 Green Road, Beachwood, OH 44122

CLASS B | 70,118 SF | SUITES 750-10,000 SF

UP TO 3 MONTHS FREE with a signed lease — limited offer

BUILDING OVERVIEW

Ask why D'Amore Tatman Group, Right Direction Behavioral Health, and Levin Consulting have stayed here for years — some over three decades — and you'll hear the same answer: **the owner is on-site, maintenance shows up fast, and the lease bends to fit the business.** Suites run **750-10,000 SF**, move-in-ready or built to spec in **30-90 days**, minutes from Cleveland Clinic, University Hospitals, and Beachwood Place.



PROPERTY FACTS

Building Type	Office
Year Built	1971
Building Height	3 Stories
Building Size	70,118 SF
Building Class	B
Typical Floor	23,373 SF
Surface Parking	362 Spaces
Garage	Underground

BUILDING AMENITIES

- ◆ **On-Site Management** — the owner's here, accountable
- ◆ **On-Site Café** — breakfast & lunch in-building
- ◆ **Game / Lounge Room** — decompress or meet clients
- ◆ **Abundant Surface Parking** — clients always find a spot
- ◆ **Day & Night Cleaning** — walk into clean daily
- ◆ **Bus Line Access** — easy team commute
- ◆ **On-Site Maintenance** — same-day fixes, not tickets
- ◆ **On-Site Car Wash** — done while you work
- ◆ **Underground Garage** — covered, no winter scraping
- ◆ **24-Hour Access** — your building, your hours
- ◆ **Conferencing Facility** — boardroom on demand

AVAILABLE SPACES & FLOOR PLANS

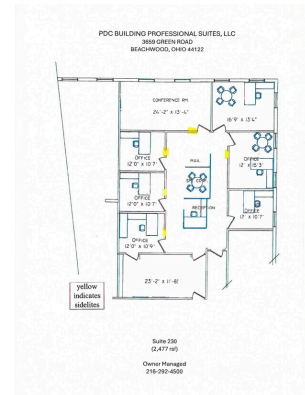
FURNISHED & MOVE-IN READY

AVAILABLE

Suite 230

SIZE 2,477 SF	RATE \$17.95 /SF/YR	TERM Negotiable
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Already furnished — move in now. Standout layout with two boardroom-quality conference rooms (24' x 13'6" each), 3 windowed executive offices, 3 interior offices with sidelites, and a bullpen/workstation area. Includes 5-day cleaning, on-site maintenance, and abundant parking including the underground garage.



SUITE 230 — FLOOR PLAN

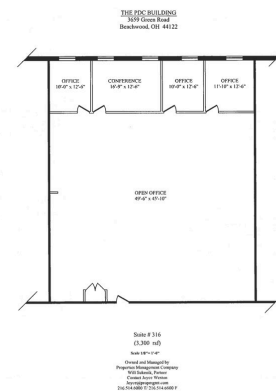
WINDOWED OFFICES + OPEN AREA

AVAILABLE

Suite 316

SIZE 3,300 SF	RATE \$17.95 /SF/YR	TERM 2-5 Years
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Can be split into a smaller suite. First-floor northwest corner with four windowed offices of varying sizes and a large open area — flexible for multiple uses. Loaded with natural light. Fresh paint and new carpet as needed; build-out available. Listed rate plus proportional share of electric.



SUITE 316 — FLOOR PLAN

+ Need more room? Build-to-suit up to 10,000 SF.
Walls, private offices, conference rooms — custom-built to fit your team, with a written timeline and scope before you sign.

INSIDE THE PDC — OC2 COWORK

For solo operators and small teams. The PDC Building is also home to **OC2**, offering coworking memberships and single private offices — a flexible, low-commitment way to get into the building with full access to its amenities. Ask about OC2 availability when you tour.

In good company — law firms, consultants, marketing & IT, chiropractic, physical therapy & wellness practices.

Tour first. Commit later.

Meet the on-site owner and see what a landlord who shows up feels like.
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SCAN TO
SCHEDULE A
TOUR