

Beachwood office building sells for \$15.3 million

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Enterprise Place in Beachwood was sold to a new buyer above asking price on Monday Google Maps



By [Megan Sims, cleveland.com](#)

BEACHWOOD, Ohio -- A prominent office building is under new ownership following a recent sale to a local investor.

The sale of Enterprise Place, a five-story office building off of Chagrin Boulevard and near Interstate 271, closed on Monday, according to Cuyahoga County records.

Though County records do not show the sale price, Dan Cooper, broker and president of [Cooper Investment Group](#), said it sold for \$15.3 million, just over its \$15 million asking price.

Cooper added that the sellers were Goldberg Companies, but declined to share the name of the buyer, only noting that it was a local investor that is in the healthcare field, specifically in senior housing. County records showed the buyer as 3401 EP Holdings, LLC.

The 130,000 square-foot building, which sits on nearly 8 acres, was placed on the market in the first quarter of 2024, Cooper said. Although there were interested buyers right away, the first offer did not work out, he said.

After lining up a second buyer that had been looking to offload several of their own properties, a structured sale was created.

“So, it was kind of like a delayed sale,” Cooper said. “It also gave the sellers an opportunity to lease up some space.”

According to Cooper, the building went from 77% leased to 85%, which allowed for a higher sales price. A rent roll Cooper provided to cleveland.com in January showed that there were only five vacancies and 15 occupied offices.

Some of the businesses at the location include Arizona College of Nursing and Phlebotomy Training Specialists, among others.

Cooper called it a “great property, great location, great access for tenants. It’s a good mix of medical and professional companies in the building.” He added that the sellers may stay on to manage and lease the property.

[Goldberg Companies](#), which is based in Beachwood, own dozens of residential and commercial properties across Northeast Ohio, South Carolina, Tennessee, North Carolina, Michigan and Florida; this includes two other office buildings on Chagrin Boulevard in Beachwood and the Parkland Office Building in Mayfield Heights.

County records show that the building was completed in 1985, and the listing Cooper sent to cleveland.com noted amenities like outdoor terraces, a heated indoor parking garage as well as extensive surface parking, a learning center and conference room.