

FOR LEASE



**SECOND-FLOOR OFFICE SPACE FOR LEASE IN
THE HEART OF DOWNTOWN CHAGRIN FALLS**
8 East Washington St, Chagrin Falls, OH 44023

CONTACT:

Greg West

GregoryWest@HannaCRE.com
216.861.5379

Matthew Hales

MatthewHales@HannaCRE.com
216.410.8662

SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

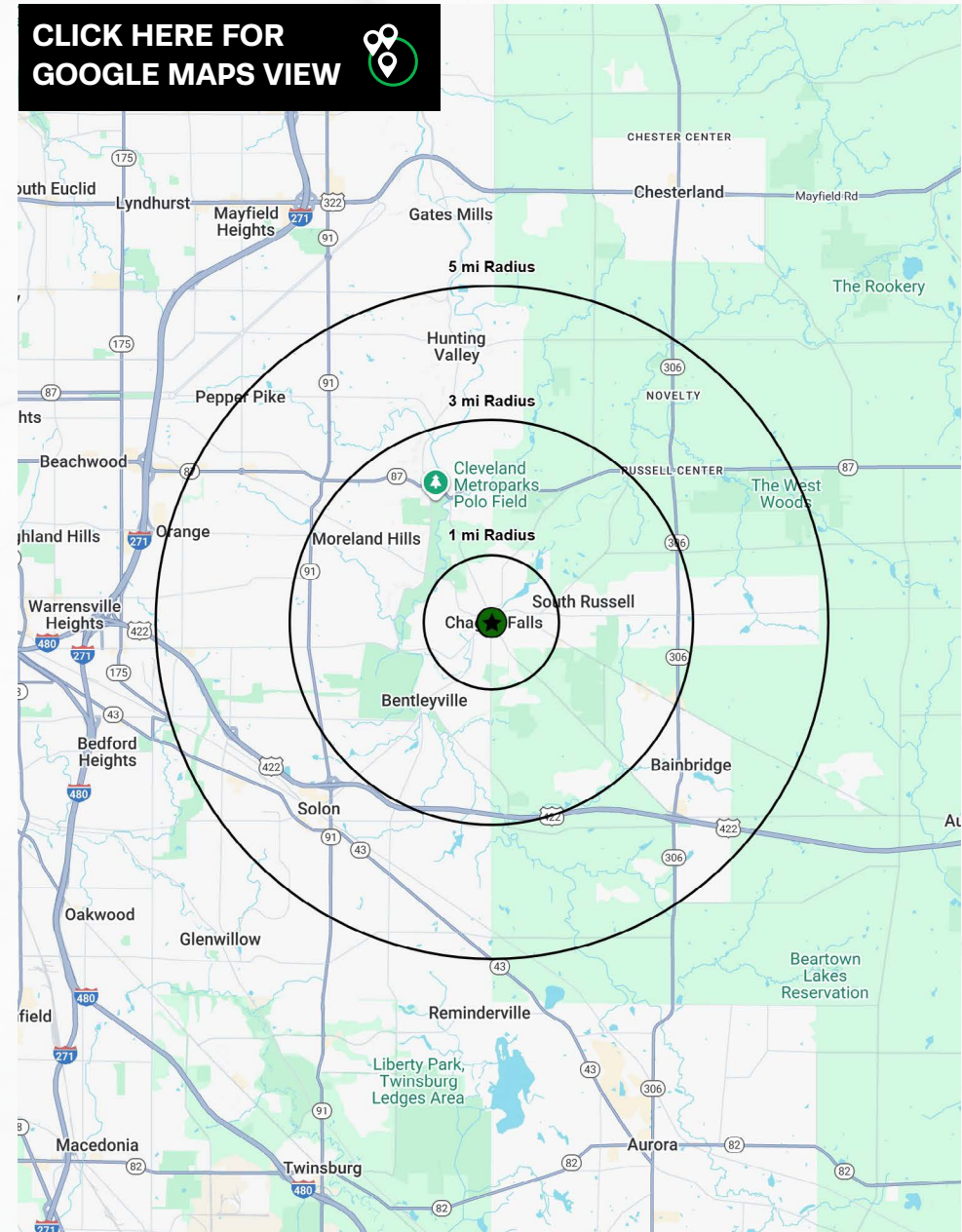
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Spaces ranging from 1,135 SF to 6,314 SF
- Class A office space in the heart of Chagrin Falls
- Panoramic view of downtown Chagrin
- Lofted mezzanine, conference space, and dedicated executive offices with fireplaces
- On-site parking available
- Accessible by elevator and stairs
- Positioning for high visibility signage
- Buzzer-lock secure entrances
- Reception area
- Within walking distance to endless amenities

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,891	19,167	49,959
HOUSEHOLDS	2,200	7,433	19,010
AVERAGE HH INCOME	\$204,459	\$257,814	\$236,902
MEDIAN HH INCOME	\$117,377	\$156,879	\$152,804
DAYTIME POPULATION	7,685	17,601	58,017

CLICK HERE FOR
GOOGLE MAPS VIEW



SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

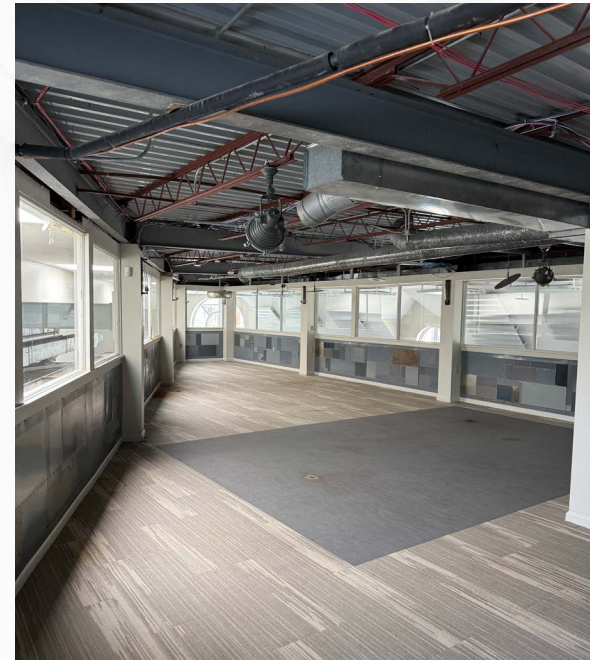
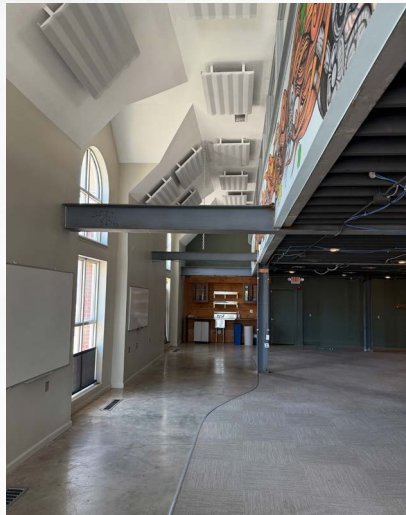
PHOTOS



SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

PHOTOS



SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

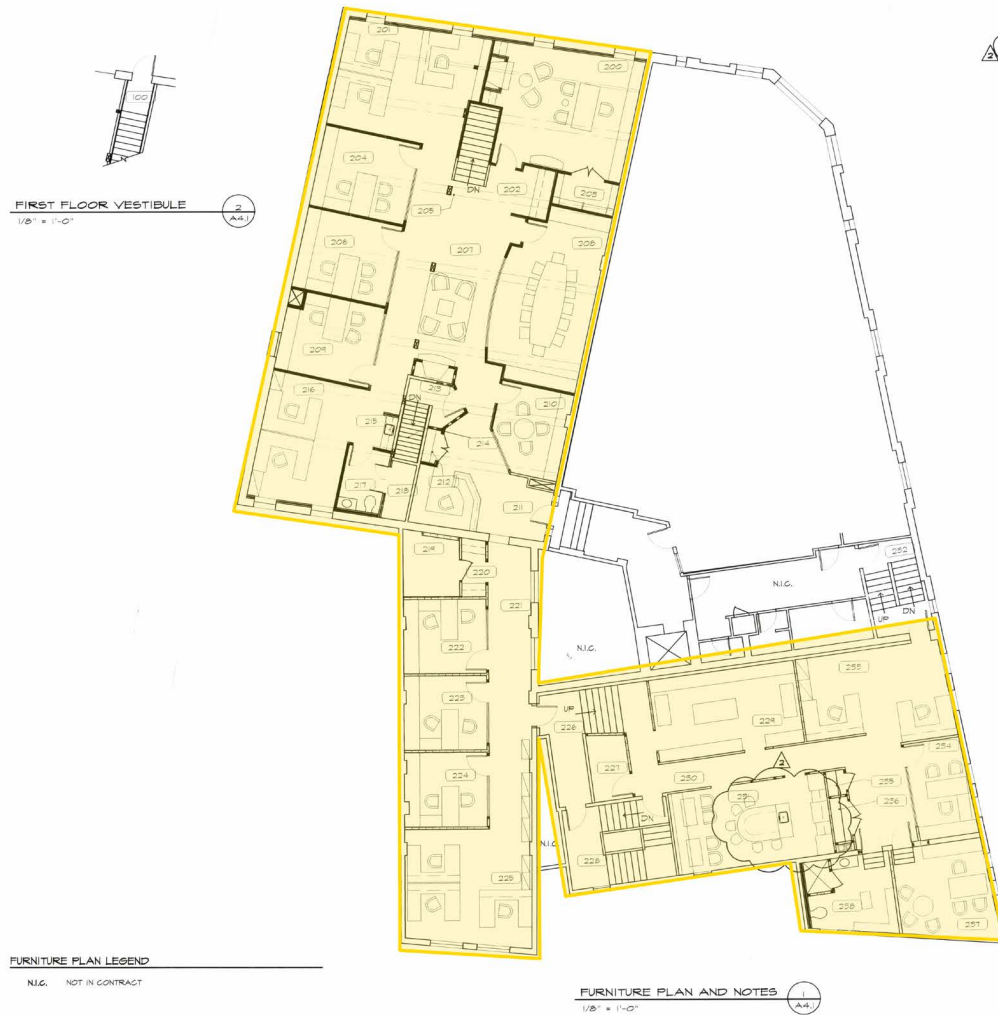
DRONE PHOTOS



SECOND-FLOOR OFFICE SPACE FOR LEASE

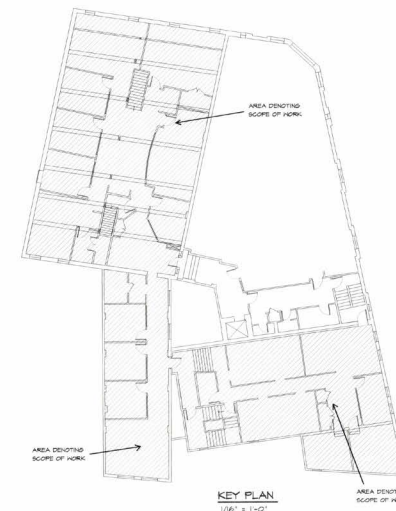
8 East Washington St, Chagrin Falls, OH 44023

SITE PLAN



ROOM NUMBER LEGEND			
100	ENTRY	213	STAIR LANDING
200	PRIVATE OFFICE	214	EXIT STAIRS
201	PRINTING STATION	215	COFFEE STATION
202	PRINTING STATION	216	WORK STATION
203	OFFICE	217	RESTROOM
204	OFFICE	218	HVAC
205	ENTRY STAIRS	219	DATA / EQUIPMENT ROOM
206	OFFICE	220	PRINTING STATION
207	LOUNGE	221	PASSAGE
208	CONFERENCE ROOM	222	OFFICE
209	OFFICE	223	OFFICE
210	CONFERENCE ROOM	224	OFFICE
211	RECEPTION	225	WORK STATION
212	CLOSET	226	PASSAGE
221	HVAC		
222	FIRE STAIR		
223	WORK ROOM		
224	PASSAGE		
225	KITCHEN		
226	FIRE STAIRS		
227	WORK STATION		
228	OFFICE		
	CLOSET		
	CLOSET		
	OFFICE		
	RESTROOM		

- **6,314 SF available**
(does NOT include the 2nd floor corner space)
- Space can be divided



MULLE + ASSOCIATES INC.
300 Stonelridge
2019 Center Street
CLEVELAND, OH 44113
(216) 861-5150
(216) 861-5858 FAX
info@mulleassociates.com

ARCHITECTURE & INTERIOR DESIGN

CONSULTING ENGINEER:

STAMP:



ISSUED FOR : DATE :
REVIEW : 06.08.04
REVISED : 07.29.04
CONSTRUCTION SET : 08.02.04

THE GOTTlieb AGENCY

8 WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022



SHEET TITLE :
FURNITURE PLAN

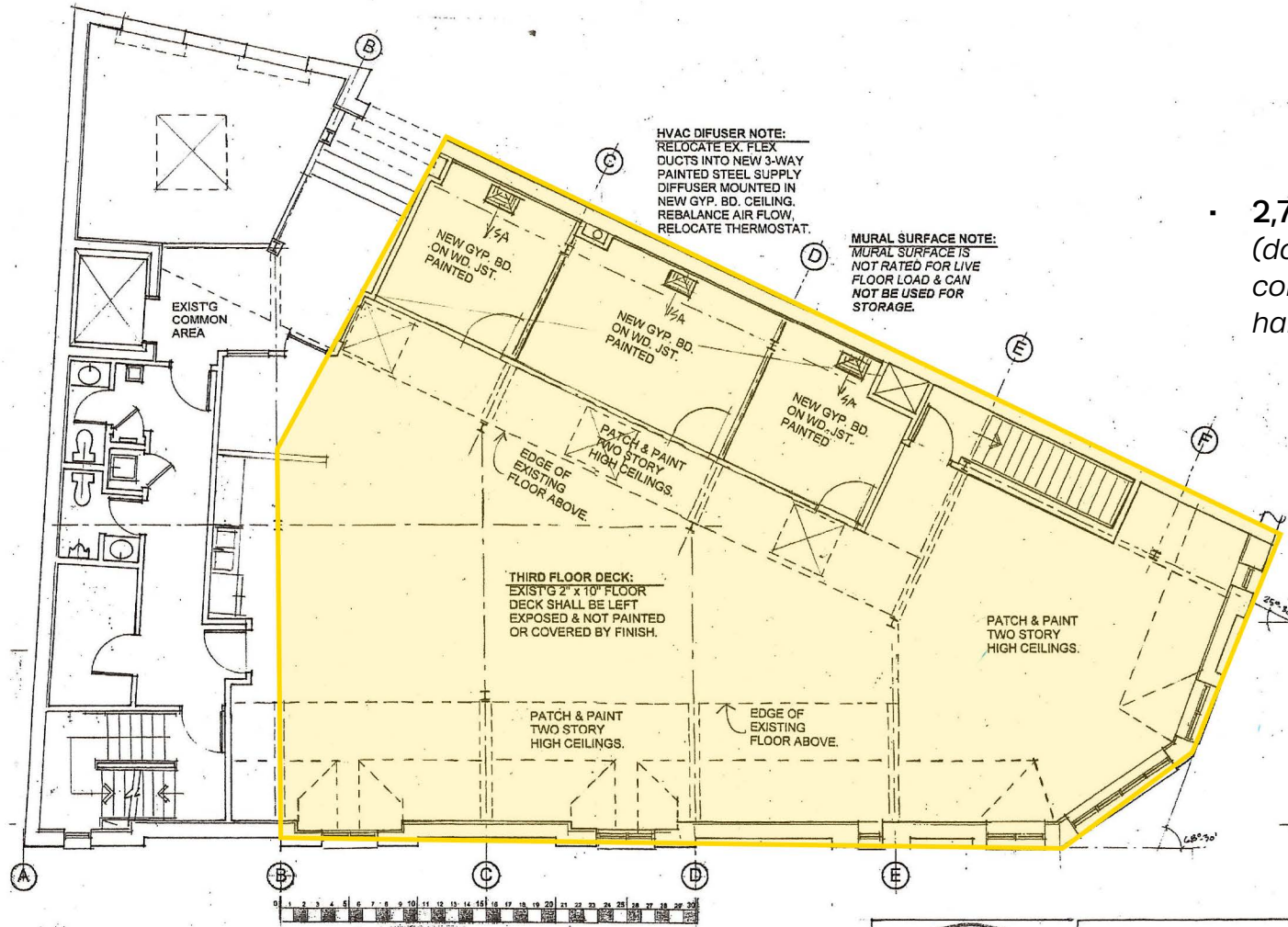
SCALE : 1/8" = 1'-0"
PLOT DATE : 06-29-04
DRAWN BY : LTJ
JOB NO. : 03017.03 START DATE : 05-27-04
SHEET NO. :

A4.1

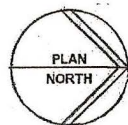
SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

SITE PLAN

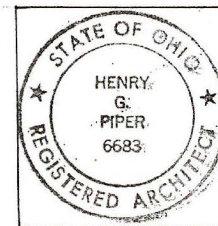


- 2,765 SF available
(does not include the 2 common area bathrooms, hallway or storage room)



2nd FLOOR
REFLECTED CL'G

1/8" = 1' - 0"



ALTERATIONS for J.P.J. PROPERTIES L.L.C.

10 EAST WASHINGTON STREET CHAGRIN FALLS OHIO 44022

HENRY PIPER ARCHITECT 7 RIVER ST. CHAGRIN FALLS OH 44022 440-247-7349

2nd FLOOR RELECTED CEILING

PRINTED
12/19/12

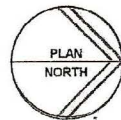
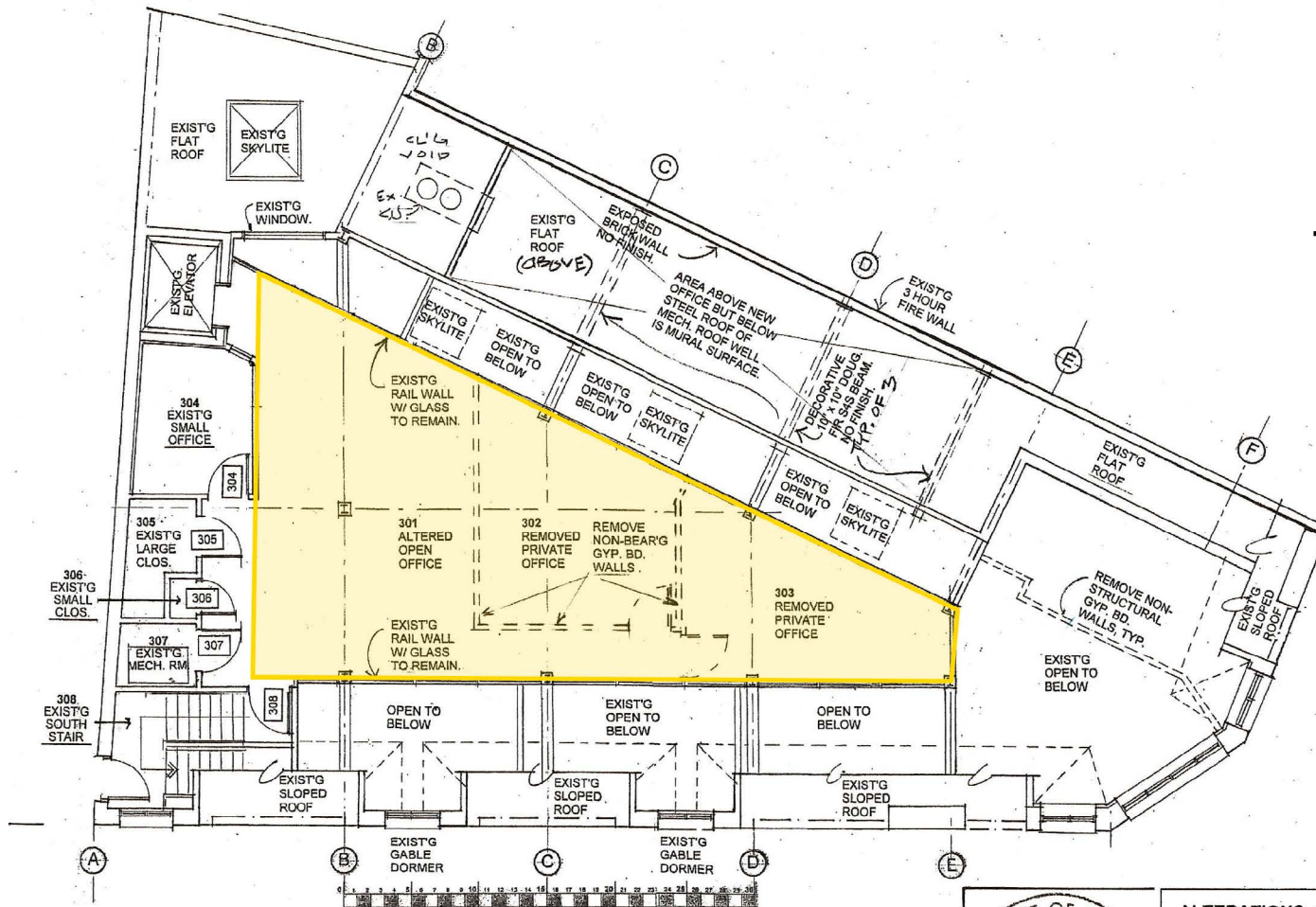
A - 5

SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

SITE PLAN

- 1,135 SF available
(mezzanine/3rd floor
office suite of corner
building)



3rd FLOOR
CONSTRUCTION

1/8" = 1'-0"



ALTERATIONS for J.P.J. PROPERTIES L.L.C.

10 EAST WASHINGTON STREET CHAGRIN FALLS OHIO 44022

HENRY PIPER ARCHITECT 7 RIVER ST. CHAGRIN FALLS OH 44022 440-247-7349

3rd FLOOR DEMO & CONSTRUCTION PLAN

PRINTED
12/19/12

A - 6

SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

MICRO AERIAL



SECOND-FLOOR OFFICE SPACE FOR LEASE

8 East Washington St, Chagrin Falls, OH 44023

MACRO AERIAL

