

Fact Sheet

Property: 100 Park Place
529 E. Washington Street
South Russell, Ohio 44022

Permanent
Parcel: 02-108138

Location: Off E. Washington Street about ½ mile east of the Village of Chagrin Falls, in South Russell

Size:

Office:	4,728 square feet
Common Area Stairwell	<u>272</u> square feet
Total	5,000 square feet

Common
Area %: 19.1%

Maintenance
Fees: \$2.75 psf

Zoning: B-2 Limited Business

Call for copy of permitted uses

Taxes: Tax Year 2022 - \$2.41 psf

Year Built: Approximately 1987

Roof: Asphalt shingle

Lighting: Fluorescent

Heating/
Cooling: Gas fired forced hot air with A/C

Electricity: First Energy

Lease Rate: \$18.00 per square foot, plus pro-rata real estate taxes, maintenance fees,
and utilities

Sale Price: Price Not Disclosed

Comments: Spectacular executive office finishes in an attractive professional office
setting in Chagrin Falls, suitable for a variety of uses. Nine foot ceilings
create spacious, expansive setting. Cleveland City Water and Sewer serve
the premises. Gas fired forced air heating and a/c. Time Warner business
class cable. Teleconferencing, internet phone system, etc.

Contact: Peter B. Cary
Chagrin Valley Commercial Real Estate
c 216.533.5414
f 216.374.7166
peter@peterbcary.com



Peter B. Cary
peter@peterbcary.com

Chagrin Valley Commercial RE

7181 Chagrin Rd
Chagrin Falls, Ohio 44023

216•533•5414







