

Peter B. Cary
peter@peterbcary.com

Chagrin Valley Commercial RE

7181 Chagrin Rd.
Chagrin Falls, Ohio 44023

216 • 533 • 5414

Boardwalk II
Professional Offices

Located at

7160 Chagrin Rd.
Chagrin Falls, Ohio 44023

The property information contained herein has been obtained from sources deemed to be reliable, but is not guaranteed by the owner, Chagrin Valley Commercial Real Estate or any third party provider.

Fact Sheet

Property: Boardwalk II
7160 Chagrin Rd., Bainbridge Township, Geauga County, Ohio

Location: One mile south of downtown Chagrin Village, heading south. 2 1/2 miles west of Route 306 (Chillicothe Rd) and 422 freeway.

Permanent Parcel: 02-189900 & 02-420712

Land: 3.06 acres

Building Size: 19,020 square feet, Gross, above ground
15,604 square feet, Net rentable

Available: Suite 100 – 1,320 square feet
Suite 175 - 1,115 square feet * Suites 175 & 185 can be combined for a total of 1,740 sf.
Suite 185 - 625 square feet
Suite 210 - 2,450 square feet

Zoning: Professional Office – 2 acre minimum

Roof: Gable roof system with asphalt shingles

Lighting: Fluorescent

Year Built: 1998 and 2000

Lease Rate: \$16.00 - \$18.50 per square foot, modified gross

Comments: Attractive, stylish, and well-located multi-tenant office building, an eight-minute tree lined walk to the village. Double hung wooden windows can be raised to enjoy spring breeze and wood trim throughout provide a comfortable atmosphere in a professional office setting. Recently approved Metroparks hike and bike trail from Chagrin Falls to Solon set for development in 2023 has Chagrin entry almost at the front door. Cleveland City water and Sewer serve the premises. Gas forced air in office with A/C. Chagrin Falls mailing address and no RITA tax.

Contact: Peter B. Cary
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216.533.5414 cell
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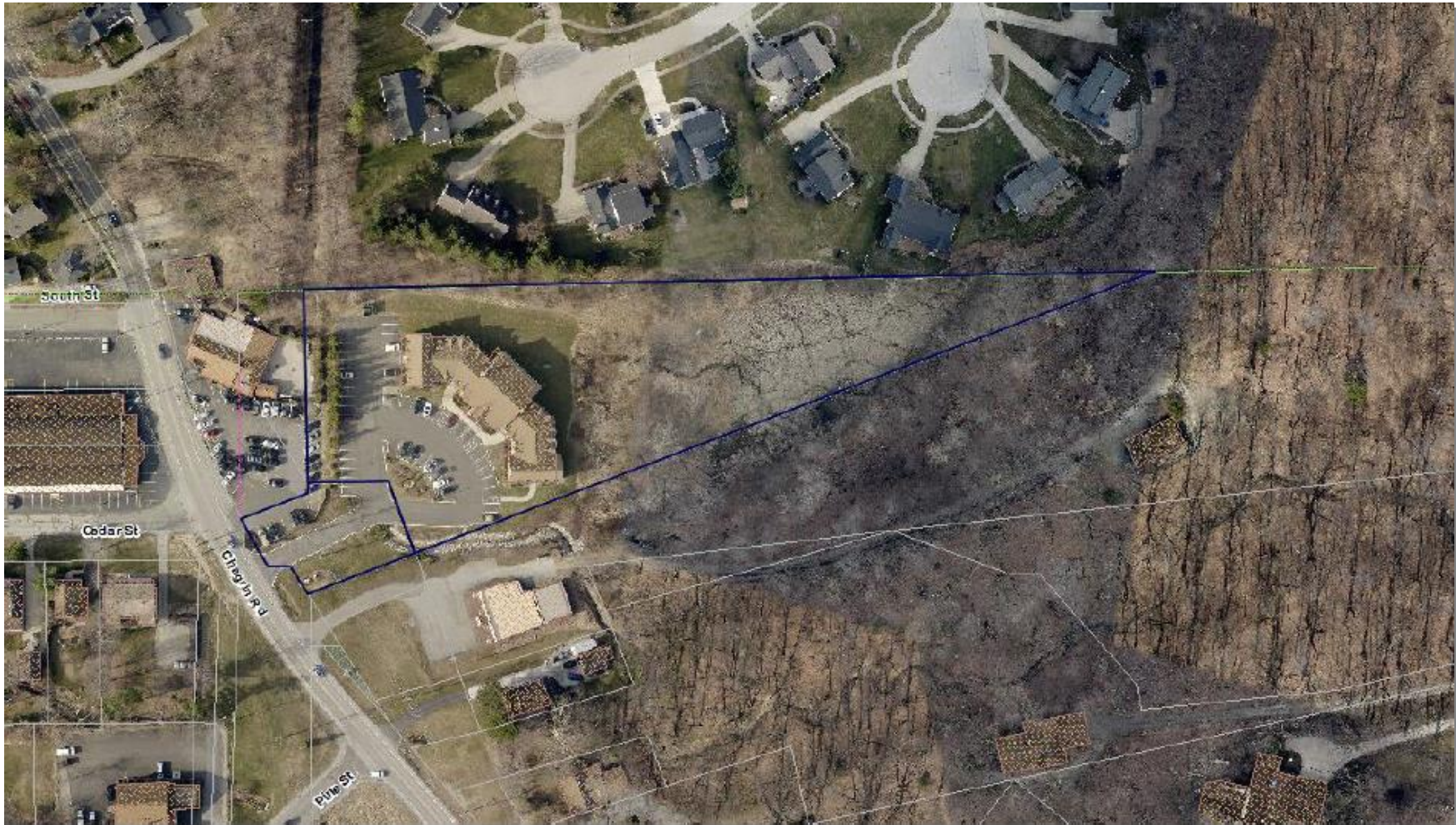
Boardwalk II – Facade View



Boardwalk II – View from South







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Geauga County, Ohio
Parcels 02-18990 & 02-420712
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3.06 acres