

Peter B. Cary Company  
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## Chagrin Valley Commercial RE

7181 Chagrin Rd.  
Chagrin Falls, Ohio 44022

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Property: Park Place Office Condominiums  
270 Park Place  
529 E. Washington Street  
South Russell, Ohio 44022

Permanent  
Parcel: 29-107875

Location: Off E. Washington Street about 3/4 miles east of the Village of Chagrin  
Falls, in the Village of South Russell, Geauga County

Size: Suite 270 - 1,016 square feet. 625 sf main floor, and 391 sf second  
floor

Common  
Area %: 4.1 %

Maintenance  
Fees: \$232.83 per month (\$2,794 annually), or \$2.75 psf

Zoning: B-2 Limited Business  
  
\*Call for copy of permitted uses\*

Taxes: Tax Year 2025- \$2,773.08 per annum

Year Built: Approximately 1989

Roof: Asphalt shingle

Lighting: Fluorescent

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

Electricity: First Energy

Sale Price: \$129,900.00

Lease Rate: \$17.50 sf, modified gross

Comments: Exclusive first time offering of open floor plan architectural office. Executive office in attractive professional office setting in Chagrin Falls, suitable for a variety of uses, including tech, office, design, or a variety of personal and studio services. Cleveland City Sewer serve the premises. Gas forced air in office with A/C.

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