



WASHINGTON CENTER (Warehouse)

Address:	524, 528, and 530 East Washington Street Chagrin Falls, Ohio 44022
Total Building Area:	51,842 (+/-) square feet
Number of Floors:	One (1)
Space Available:	7,000 sq. ft. to 20,751 sq. ft.
Rental Rate:	Warehouse - \$5.00 per square foot per year (NNN)
Operating Expenses:	Tenant pays prorata share of all common area expenses.
Ceiling Heights:	13' - 24' clearance (+/-)
Warehouse Access:	Three 10' x 12' overhead doors and 2 loading docks
Tenant Improvements:	Negotiable
Heating / Air Conditioning:	Reznor forced air heater
Cleaning:	By Tenant
Utilities:	Tenants are separately metered for gas and electric. 208/120 volt 3 phase, separately metered.
Parking:	Generous surface parking surrounds the building.
Amenities:	- Restaurant and hotel next door - Hands-on owner management

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