



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1225 Bell Rd

Chagrin Falls, OH 44022

Exclusively Represented By:

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OFFICE SPACE FOR LEASE

1225 Bell Rd

Chagrin Falls, OH 44022

FOR LEASE
Property Summary



Property Description

For Lease – Unique First-Generation Office/Medical Suites in Repurposed Landmark Barn

Discover a one-of-a-kind leasing opportunity in the Village of South Russell. This striking former barn has been completely reconstructed and rezoned into modern office/medical suites, offering an unforgettable setting for your business. The design blends rustic charm with sleek, professional functionality—creating an eye-catching space that’s sure to impress clients and patients alike.

Available suites range from 1,506 to 3,141 square feet, with thoughtfully designed layouts that include private restrooms, kitchenettes, and mechanical rooms. Each space is first-generation, allowing for fresh, contemporary use. Internet is already onsite, and the property is professionally managed locally for convenience and peace of mind.

Located near the high-visibility intersection of Bell Road and Chillicothe Road, this property offers excellent accessibility, abundant parking, and scenic greenspace. A true local landmark, this unique building positions your business in the heart of South Russell’s professional and community activity.

Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,506 - 3,141 SF
Lot Size:	1.04 Acres
Building Size:	6,656 SF

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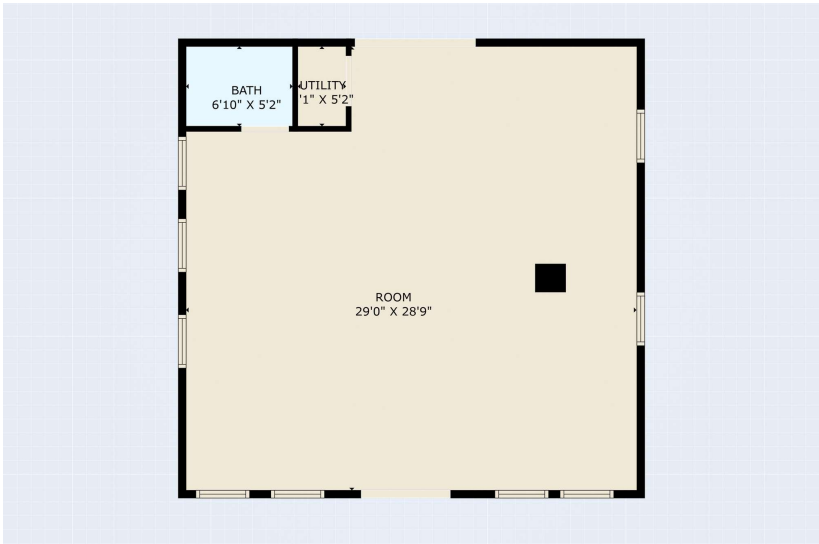
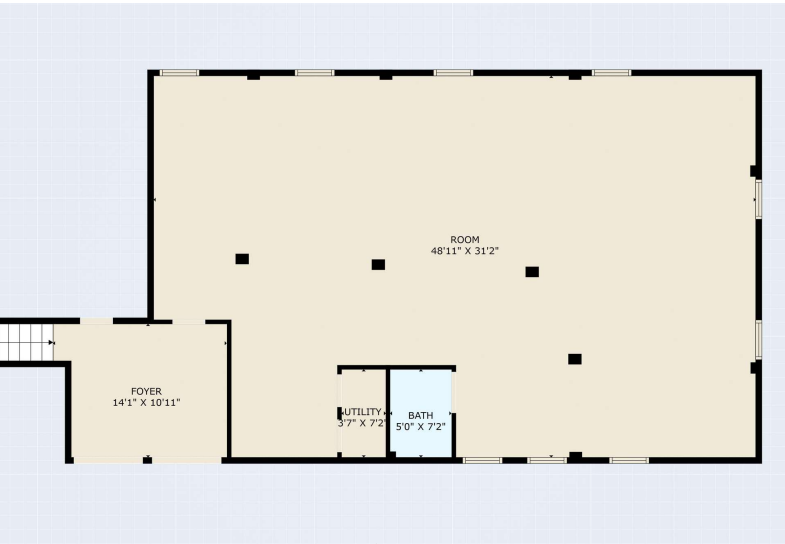
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Floor Plans



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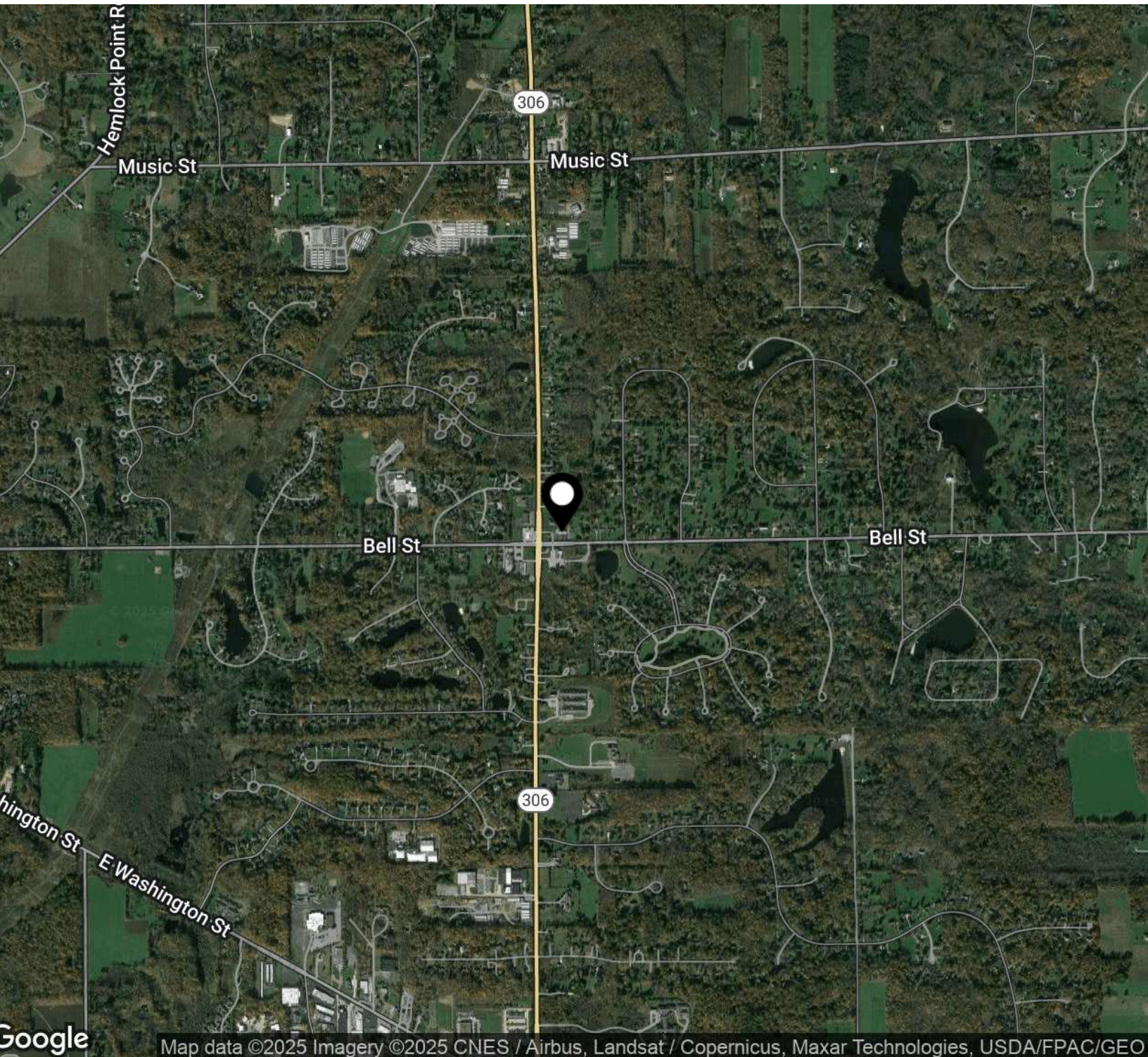
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Location Map



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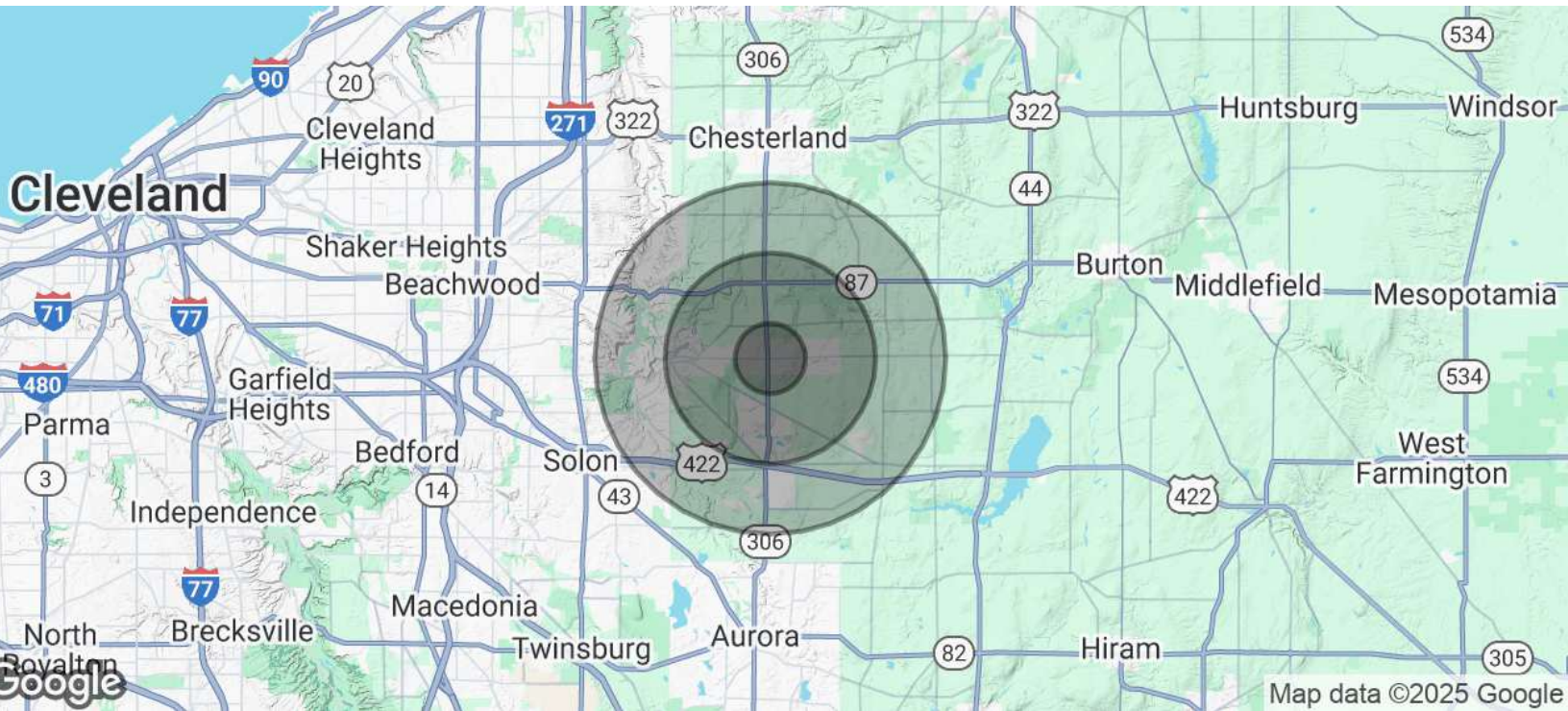
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,025	17,393	33,351
Average Age	45	48	47
Average Age (Male)	44	46	46
Average Age (Female)	46	49	48

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,058	6,661	12,841
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$207,148	\$181,934	\$184,174
Average House Value	\$488,246	\$491,758	\$514,579

Demographics data derived from AlphaMap

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