



## **WASHINGTON CENTER (Warehouse)**

<b>Address:</b>	524, 528, and 530 East Washington Street Chagrin Falls, Ohio 44022
<b>Total Building Area:</b>	51,842 (+/-) square feet
<b>Number of Floors:</b>	One (1)
<b>Space Available:</b>	7,000 sq. ft. to 20,751 sq. ft.
<b>Rental Rate:</b>	Warehouse - \$5.50 per square foot per year (NNN)
<b>Operating Expenses:</b>	Tenant pays prorata share of all common area expenses.
<b>Ceiling Heights:</b>	13' - 24' clearance (+/-)
<b>Warehouse Access:</b>	Three 10' x 12' overhead doors and 2 loading docks
<b>Tenant Improvements:</b>	Negotiable
<b>Heating / Air Conditioning:</b>	Reznor forced air heater
<b>Cleaning:</b>	By Tenant
<b>Utilities:</b>	Tenants are separately metered for gas and electric. 208/120 volt 3 phase, separately metered.
<b>Parking:</b>	Generous surface parking surrounds the building.
<b>Amenities:</b>	- Restaurant and hotel next door - Hands-on owner management

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