



For Lease

Office Space in the Heart of the Chagrin Corridor

3628 Walnut Hills Road, Orange, Ohio 44122

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Property information

- Located in the heart of the Chagrin Corridor near all major amenities
- All suites in move-in ready condition
- Motivated ownership
- Communal tenant break/lunch area
- Well maintained building in excellent condition

Building at a Glance

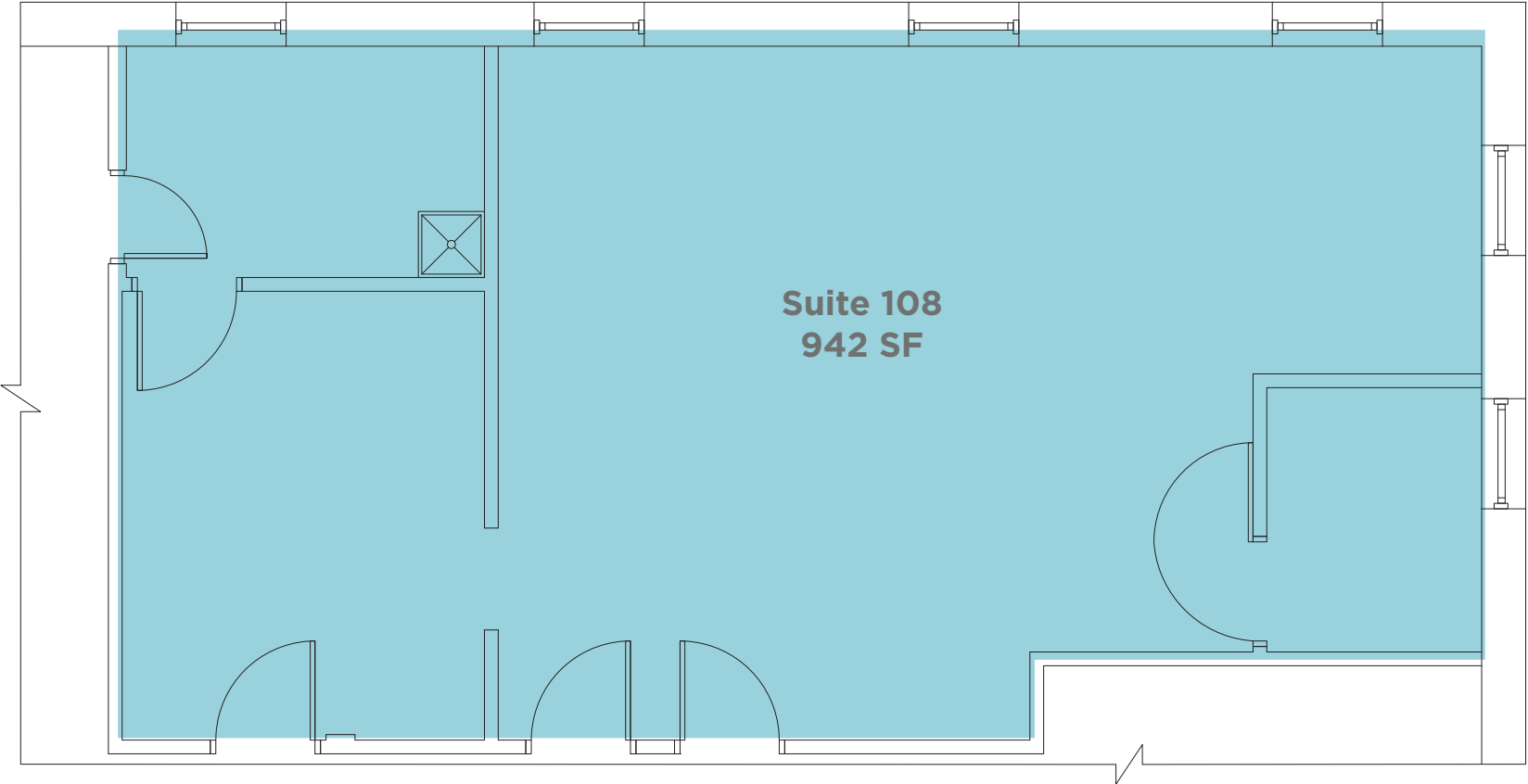
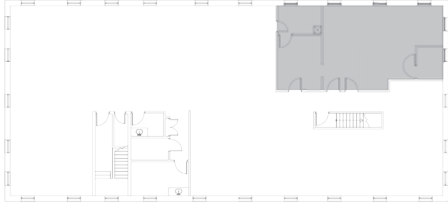
Building Size	10,000 SF
# of Floors	2
Year Built	1987
Site Size	0.72 AC
Parcel #	901-01-033

For Lease

Suite 108	942 SF
Suite 200	1,901 SF
Suite 201	1,250 SF
Lease Rate	\$21.00/SF FSG

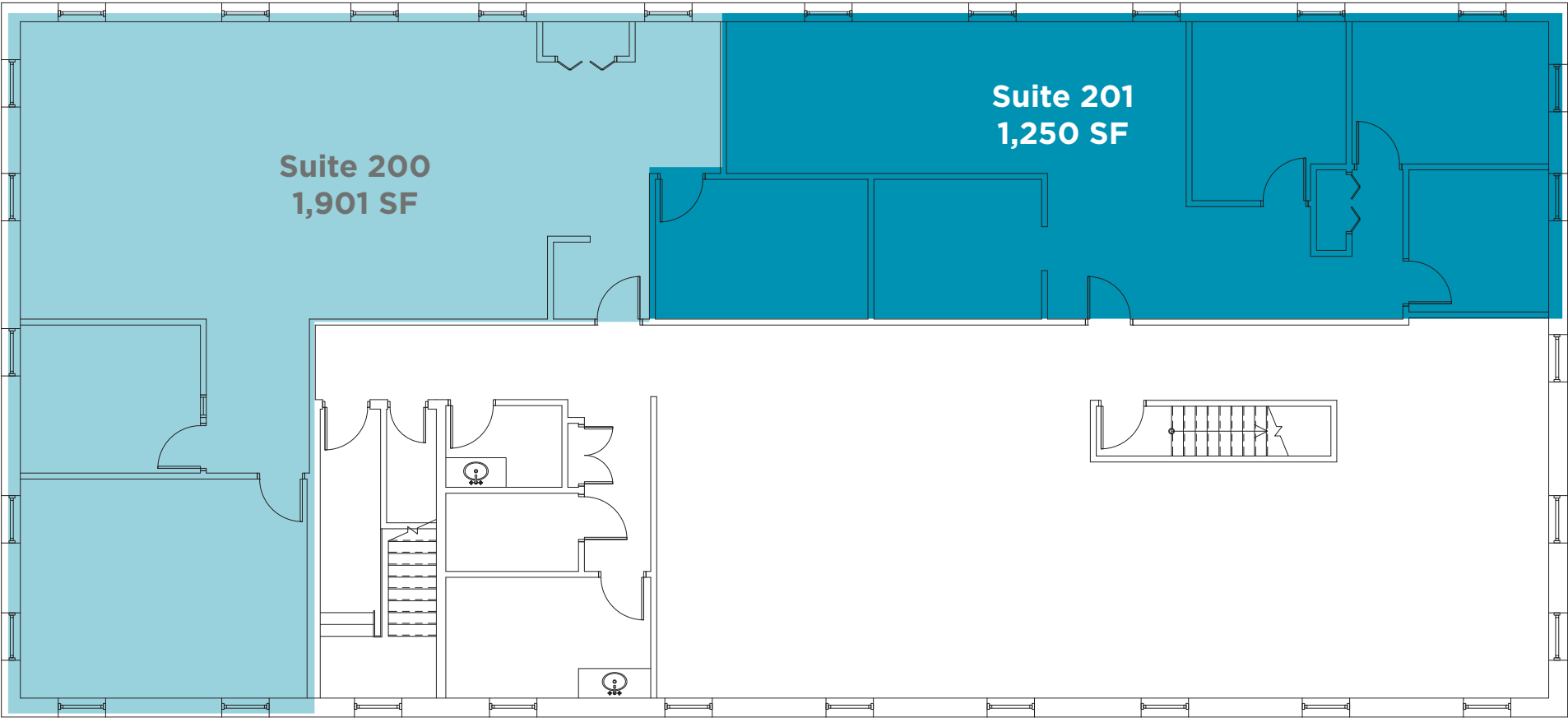


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First Floor | 942 SF

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Second Floor | 1,250 SF - 3,151 SF



The Pavilion

giant eagle, BIG LOTS!, SALLY BEAUTY, Michaels, City BARBELLUE, petco, Huntington

BUICK, INFINITI, GMC

ETON 3608000000

TIFFANY & CO., BARNES & NOBLE, Apple, TRADER JOE'S, MITCHELL'S FISH MARKET, Citizens Bank, THE NORTH FACE, MARDI GRAS BBQ, ANTHROPOLOGIE, FARMER'S MARKET, STARBUCKS COFFEE, DUNKIN' DONUTS, TEXAS ROADHOUSE

Landerwood Plaza North

hennerts, SUBWAY, ups, FLEET FEET

Village Square

Pet People, PNC, DXL, T.J. MAXX, Coko's Lemon

Chagrin Blvd 19,478 VPD

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PINECREST

REI, WHOLE FOODS, POTTERY BARN, PINSTRIPES, SILVER STAR, west elm, WILLIAMS SONOMA, CITY WORKS, AC HOTELS MARRIOTT

Harvard Park

VCF, buybuy BABY, Office Max, Marshalls, DSW, LA BOY, FIVE GUYS BURGERS and FRIES, FAMOUS (hotdog), DiBella's Subs, five BELOW

1. HOMewood SUITES BY HILTON	9. Marriott
2. hotel INDIGO	10. extended STAY AMERICA
3. Clarion	11. COURTYARD BY HILTON
4. HOME 2	12. Fairfield
5. Residence INN BY HILTON	13. Hampton Inn & Suites
6. DOUBLETREE BY HILTON	14. extended STAY AMERICA
7. EMBASSY SUITES BY HILTON	15. DRURY HOTELS
8. Aloft CLEVELAND COUNTRY CLUB	

1. STARBUCKS COFFEE	17. RED LOBSTER FRESH FISH & SEAFOOD
2. SHUHEI	18. Bob Evans
3. BENIHANA	19. WagaBi SUSHI & SAKI
4. YOURS TRULY	20. SAMAN'S
5. Giovanni's	21. PIADA ITALIAN STREET FOOD
6. greatPatillas	22. Olive Garden
7. Blu	23. BUFFALO WILD WINGS
8. Archie's Hough Bakeries	24. Chick-fil-A
9. PF. CHANG'S	25. DUNKIN' DONUTS
10. PANDA EXPRESS	26. JJ
11. HYDE PARK PRIME STEAKHOUSE	27. Pancake House
12. CHELSEA	28. Davis Bakery
13. Taste of Kerala	29. Geraci's
14. Pie-O-Mine	30. Cooper's Hawk
15. Wendy's	31. BJS RESTAURANT
16. McDonald's	

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31

Chagrin Blvd 19,478 VPD

Green Rd 11,061 VPD

Harvard Rd 27,708 VPD

Richmond Rd 12,454 VPD

168,765 VPD

University Hospitals, University Hospitals Ahuja Medical Center, University Hospitals Rehabilitation Hospital, MetroHealth, EATON Corp Headquarters, OMNOVA SOLUTIONS, Cuyahoga Community College, CORPORATE COLLEGE



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