

The Winbury Professional Center

Building Specifications

Winbury Medical/Professional Center, a 54,000 square foot office building, was originally built in 2001 on approximately 5.1 acres of land in the prestigious Chagrin Valley corridor. The property is by far and away the area's top medical and professional office complex. The footprint and elevations of the two-story campus are surrounded by natural forested areas and ample landscaping, preserving over sixty percent of the site as green space. Prominently situated with highway visibility from US-422, the property optimally sits at the State Route 306 and Chagrin Road intersection just off US-422. As a primary artery connecting Northeast Ohio's eastern suburbs to Cleveland and Akron, US 422 produces high traffic counts of over 54,000 vehicles per day. Within a ten-mile radius, the aggregate household income exceeds \$4.6 billion and this figure is expected to grow substantially in the years ahead.

With great visual aesthetics both inside and outside the building has a distinctive Western Reserve Architecture. Historically, at near full occupancy, the building is predominantly leased to medical, dental and professional clients, many of which have made considerable investments to customize their suites and respective build outs to accommodate their professional practices.

In addition to an outstanding location the building offers a state-of-the-art common area conference center with video conferencing and presentation capabilities, a 24 hour surveillance system and interior mail center.

Location	8401 Chagrin Road Chagrin Falls, Ohio 44023 Southwest corner of Chagrin Rd. and St. Rt. 306 at the U.S. 422 and St. Rt. 306 Interchange
Building Type	55,000 square foot multi tenant medical / professional office building on 5.1 acres.
Total Floor Size / Space Available	Phase 1 29,538 / RSF. (divisible to 1,000) Phase 2 25,496 / RSF. (divisible to 1,000)
Rental Rates (triple net)	\$14.45 - \$24.00 / RSF
Common Area Factor	13%
Tenant Responsibilities	In-suite utilities and cleaning, taxes, insurance and CAM
Common Area Maintenance / Real Estate Tax	CAM charges and real estate tax to be approximately \$7.48/ RSF as of 2024
Method of Measurement	BOMA standard

The information presented herein is not guaranteed. Although obtained from reliable sources it is subject to errors, omissions, availability and or any other conditions including withdrawal, all without notice.

Tenant Improvement Allowance

Negotiable

Internet and Communication

Sonnet ring fiber with T1. DSL or cable internet access
Open wireless access provided by the building

Utilities

Water: Water Plant on premises capable of supplying in excess of 2000 gallons per day.
Natural Gas: Supplied by East Ohio. Used for hot water and heat.
Electrical: House and individual meters for each suite billed directly from First Energy

Fire and Security

On site fire panel with smoke and fire detectors in all ductwork and every 3000 SF
Automatic door locks
Integrated camera system at each entrance and certain areas within and without the building.
Some common areas on standby generators

Parking

187 surface lot spaces at no charge
39 land banked spaces

Access

U.S. 422 at St. Rt. 306 exit

Amenities

Building conference room with video conference capabilities

Mail center

The Winbury Group
8401 Chagrin Road Suite 10C
Chagrin Falls, Ohio 44023

Management / Leasing

Mark E. Snider | 330.255.9514
Msnider@winburygroup.com

Building Hours

7:00 a.m. to 7:00 p.m. Management will gladly arrange additional access to satisfy client's needs.