

CUSHMAN &
WAKEFIELD

CRESCO
Real Estate



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

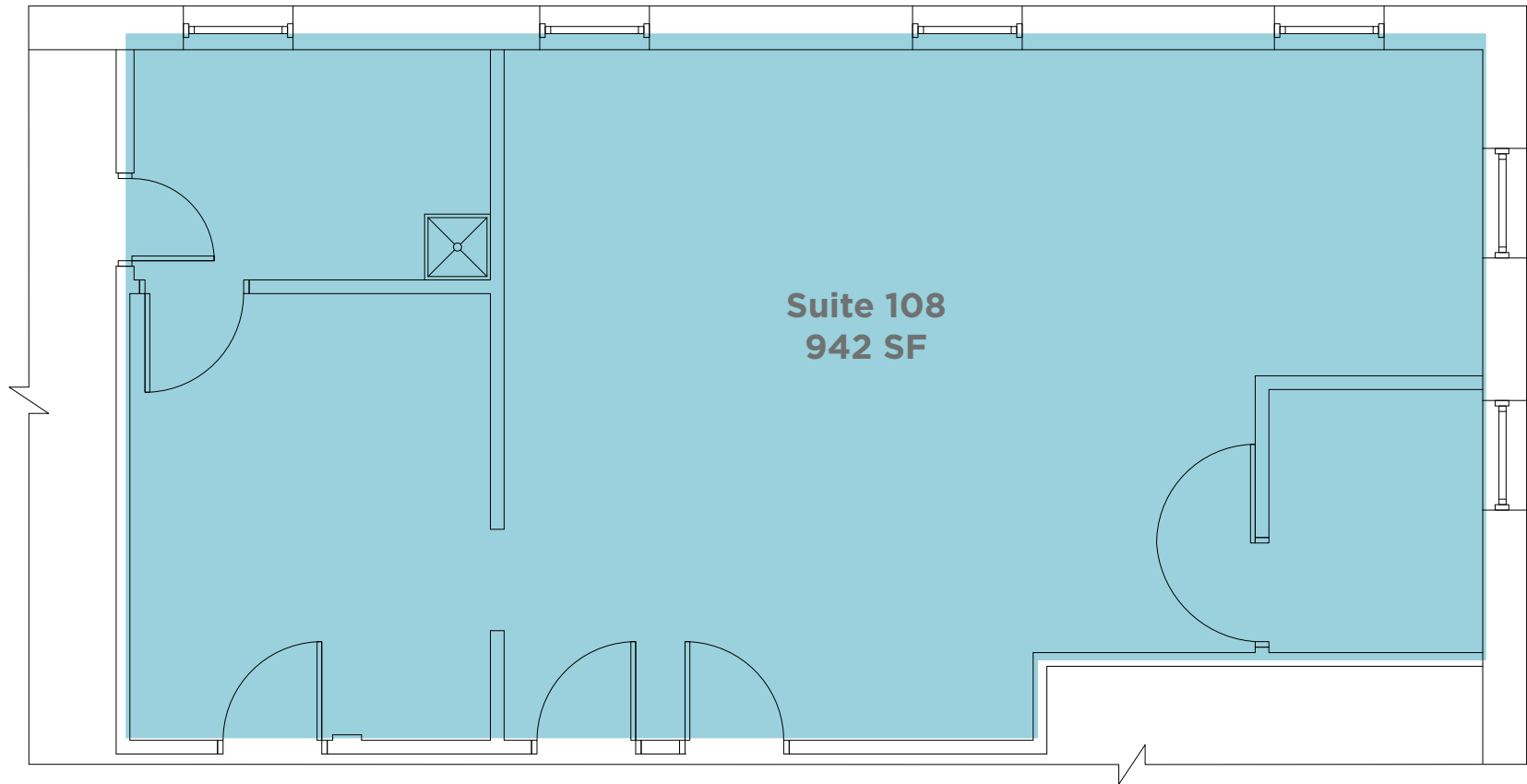
Building Size	10,000 SF
# of Floors	2
Year Built	1987
Site Size	0.72 AC
Parcel #	901-01-033

For Lease

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

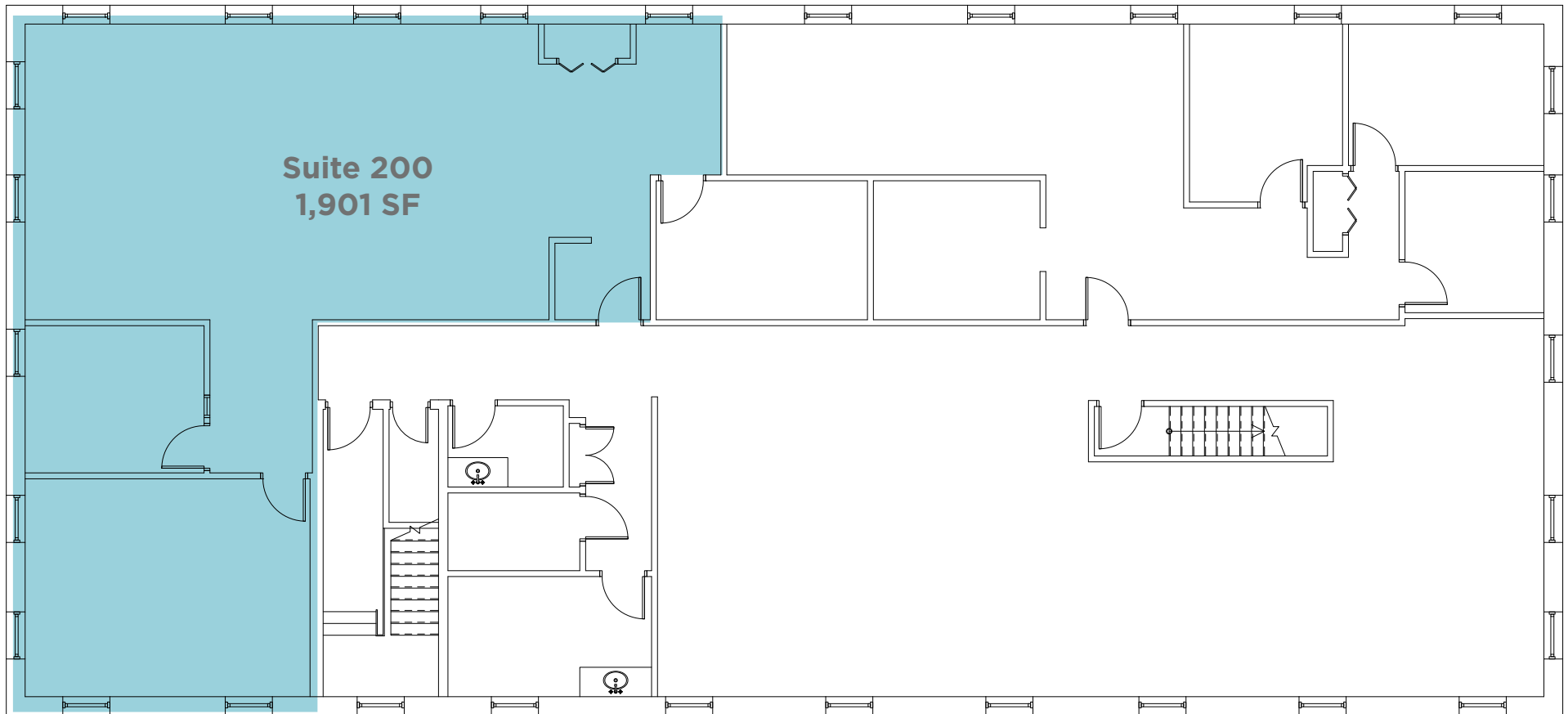


**3628 Walnut Hills Road
Orange, Ohio 44122**



First Floor | 942 SF

**3628 Walnut Hills Road
Orange, Ohio 44122**



Second Floor | 1,901 SF



The Pavilion



Chagrin Blvd 19,478 VPD



Green Rd 11,061 VPD



Harvard Rd 27,708 VPD



Village Square



3628 Walnut Hills Road
Orange, Ohio 44122



Harvard Park



ETON CHAGRIN BOULEVARD



Landerwood Plaza North



- | | |
|----------------------------|------------------------|
| 1. STARBUCKS COFFEE | 17. RED LOBSTER |
| 2. SHUHEI | 18. Bob Evans |
| 3. BENIHANA | 19. Waga |
| 4. YOURS TRULY | 20. SONY'S |
| 5. Gump's | 21. PIADA |
| 6. Great Grill | 22. Olive Garden |
| 7. Blue | 23. BUFFALO WILD WINGS |
| 8. Archie's Hough Bakeries | 24. Chick-fil-A |
| 9. PF. CHANG'S | 25. CHOPPEE |
| 10. GARDEN OF EATEN | 26. TJ |
| 11. HYDE PARK | 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 |
| 16. McDonald's | |



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