

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, wireless on site internet access and a 24-hour surveillance system.

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 \$ 7.46/ RSF as of 2019
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: 39 land banked spaces.	187 surface lot spaces at no charge.
Access:	U.S. 422 at St. Rt. 306 exit
Amenities: Mail center	Building conference room with video conference capabilities.
Management / Leasing:	The Winbury Group 8401 Chagrin Road Suite 10C Chagrin Falls, Ohio 44023 Mark E. Snider 440 708 2582 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