

FOR LEASE OR FOR SALE

8251 Mayfield Road

Chesterland, Ohio 44026



Features:

- Professional office in colonial style building
- One of the best office buildings in Geauga County
- Located minutes from I-271
- Parking includes 50 spaces
- Close to restaurants and retail
- Local owner/manager
- Fiber in building

Available Spaces:

| UNIT | TOTAL SF | RENT |
|-------|----------|----------------------|
| LL15D | 106 RSF | \$140/MO GROSS |
| LL15E | 328 RSF | \$380/MO GROSS |
| LL 21 | 500 RSF | \$550/MO GROSS |
| 202 | 396 RSF | \$400/MO + UTILITIES |

Sale Price:

\$1,300,000

17,346 GSF \$74.95/GSF

14,029 RSF \$92.67/RSF

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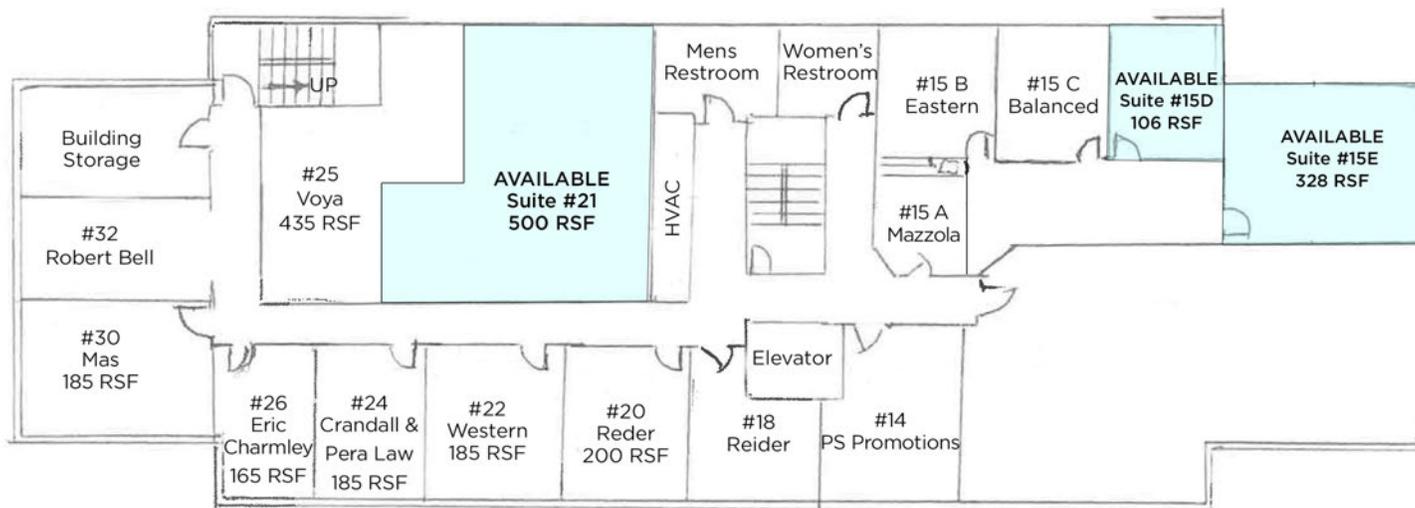
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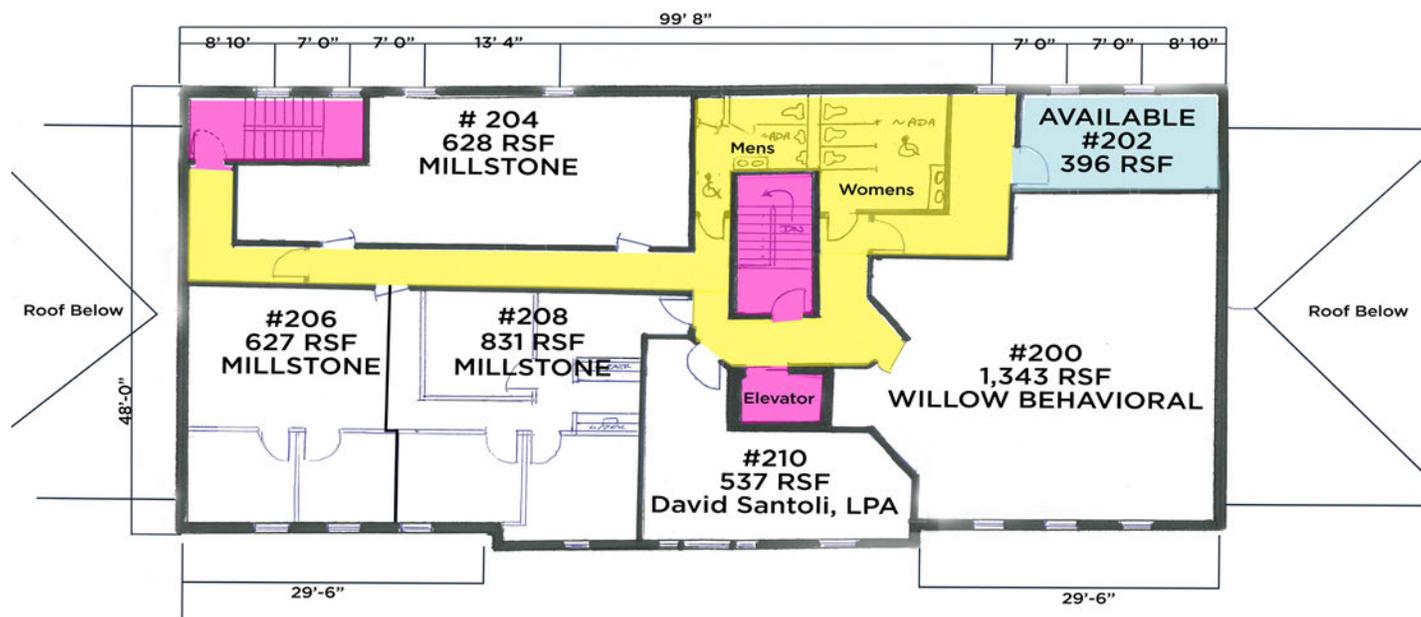
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Floor Plan



Cambridge Square - Lower Level



Cambridge Square: Second Floor

- Common Area
- Available
- Vertical Penetration

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Map



Property Specifications:

| | |
|---------------|--|
| TOTAL SF: | 17,517 SF |
| YEAR BUILT: | 1992 |
| CONSTRUCTION: | Frame/Brick |
| HVAC: | Gas & Electric |
| POWER: | 110/208v/220a |
| ACCESS: | 24/7/365 |
| PHONE & DATA: | AT&T Fiber Spectrum H5 Data & Cable |

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