

# Step North

100 NORTH MAIN STREET \* CHAGRIN FALLS \* OHIO \* 44022



- > FOUR-STORY MIXED-USE OFFICE AND RETAIL COMPLEX IN DOWNTOWN CHAGRIN FALLS
- > FREE THREE-LEVEL PARKING GARAGE
- > LOCATED AT CHAGRIN FALLS' MOST VISIBLE SIGNALIZED INTERSECTION: WEST ORANGE & MAIN STREET  
HIGH TRAFFIC EXPOSURE - ADT: 7,600 (2003)
- > 45,000 SF BUILDING  
300 UP TO 12,000 SF AVAILABLE  
SINGLE OFFICES TO ENTIRE FLOORS AVAILABLE
- > HIGHLY VISIBLE STREET-LEVEL RETAIL STOREFRONTS AND SIGNAGE
- > INDIVIDUAL HVAC CONTROLS  
SEPARATELY METERED UTILITIES
- > WALKING DISTANCE TO MANY FINE RESTAURANTS AND SHOPS



LEASING CONTACT:  
**NEAL LADER**  
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216.831.9110 [O]  
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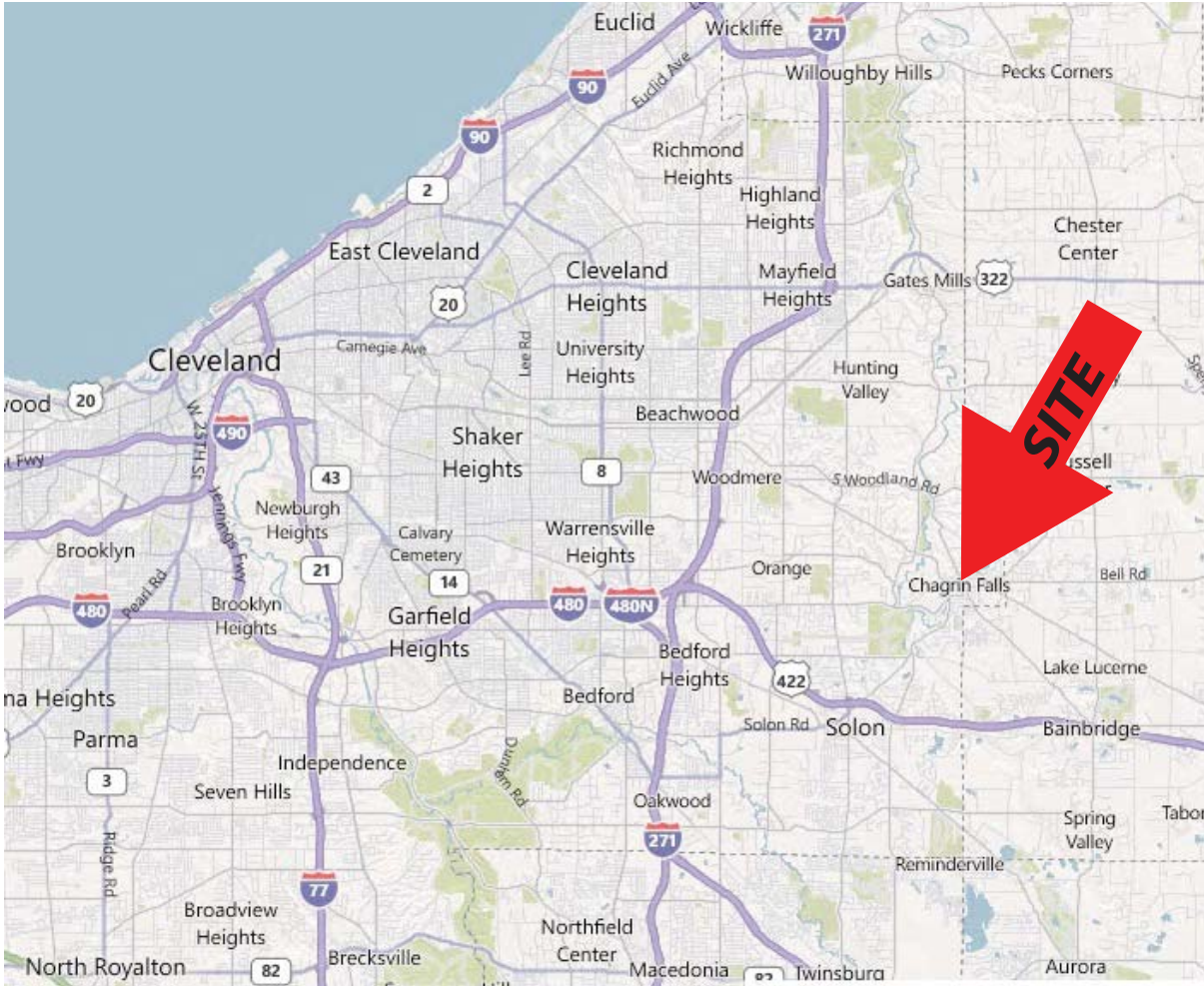
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## CLEVELAND REGIONAL MAP



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## LOCATION AERIAL



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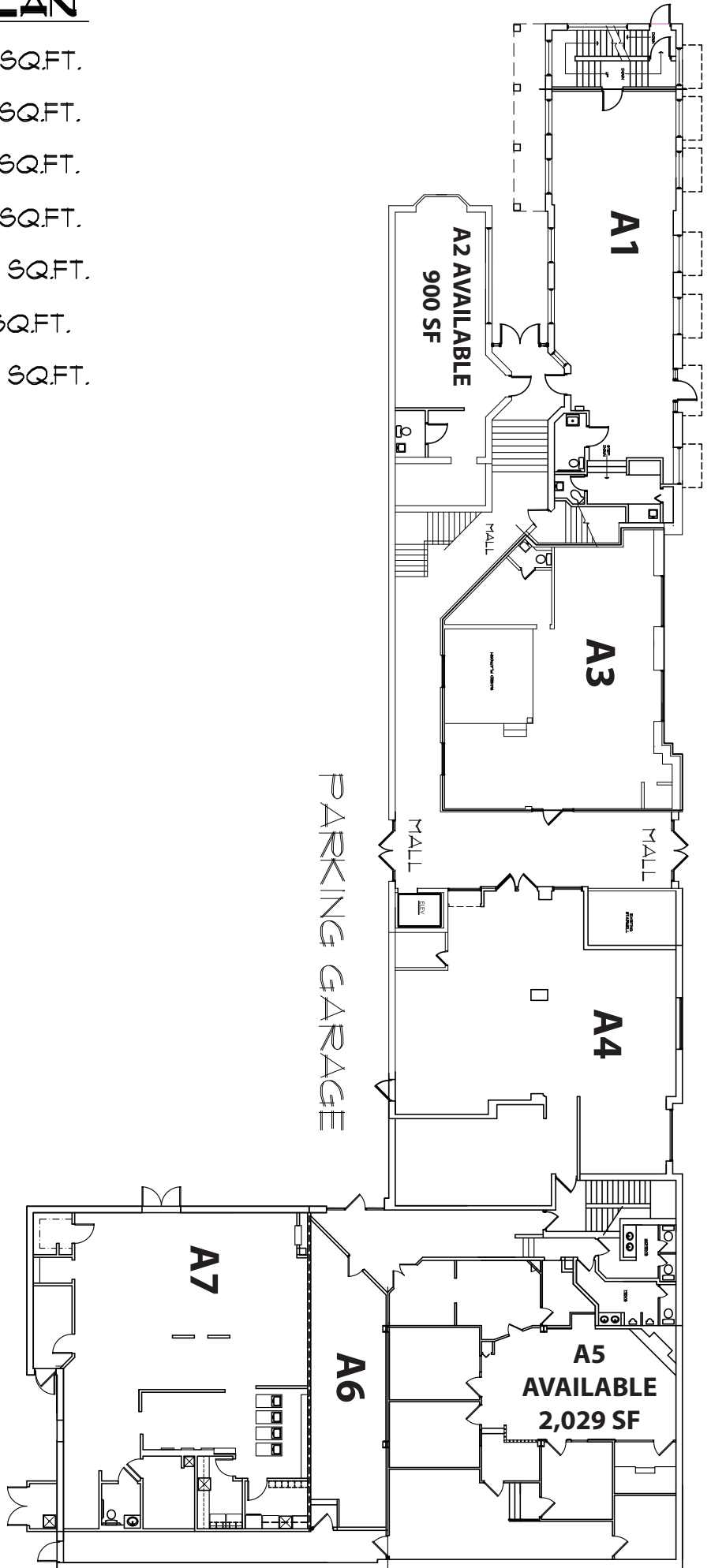
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EAST ORANGE STREET

# MALL PLAN

- A1 1448 SQ.FT.
- A2 **900** SQ.FT.
- A3 1394 SQ.FT.
- A4 1955 SQ.FT.
- A5 2029 SQ.FT.
- A6 524 SQ.FT.
- A7 2092 SQ.FT.

NORTH MAIN STREET



PARKING GARAGE

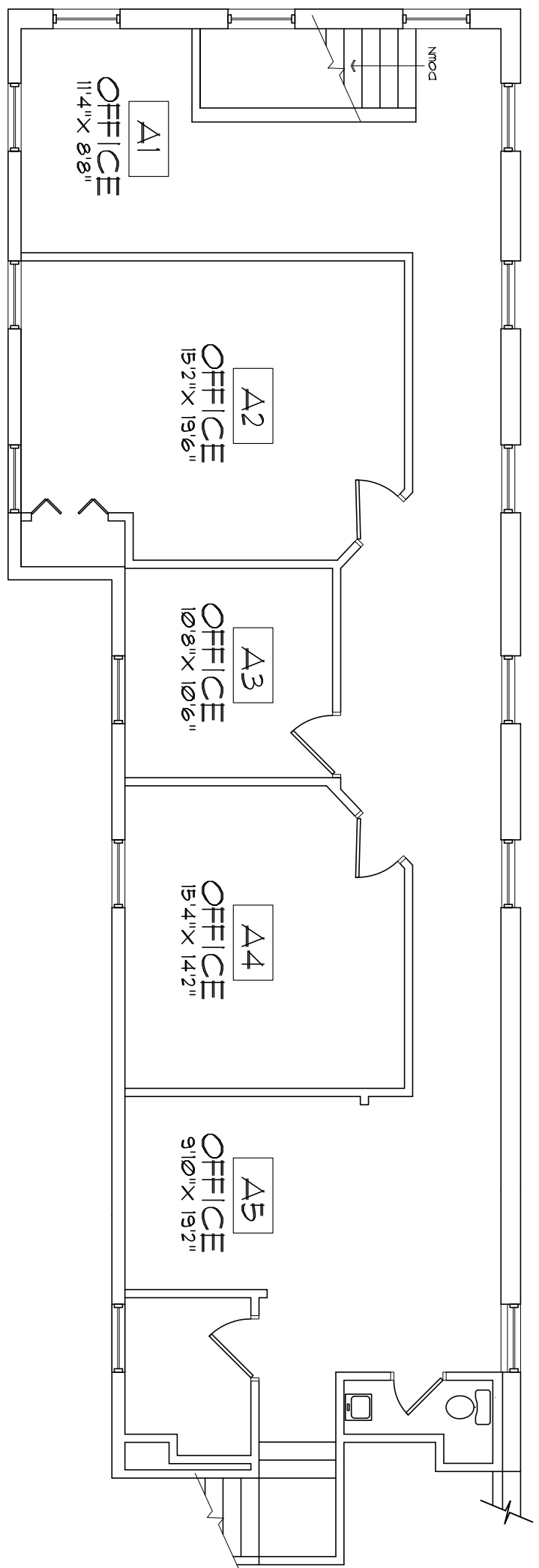
PARKING GARAGE

EAST COTTAGE STREET

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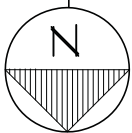
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# 310 PLAN

SCALE: 1/8" = 1'-0"

1722 SQ.FT.



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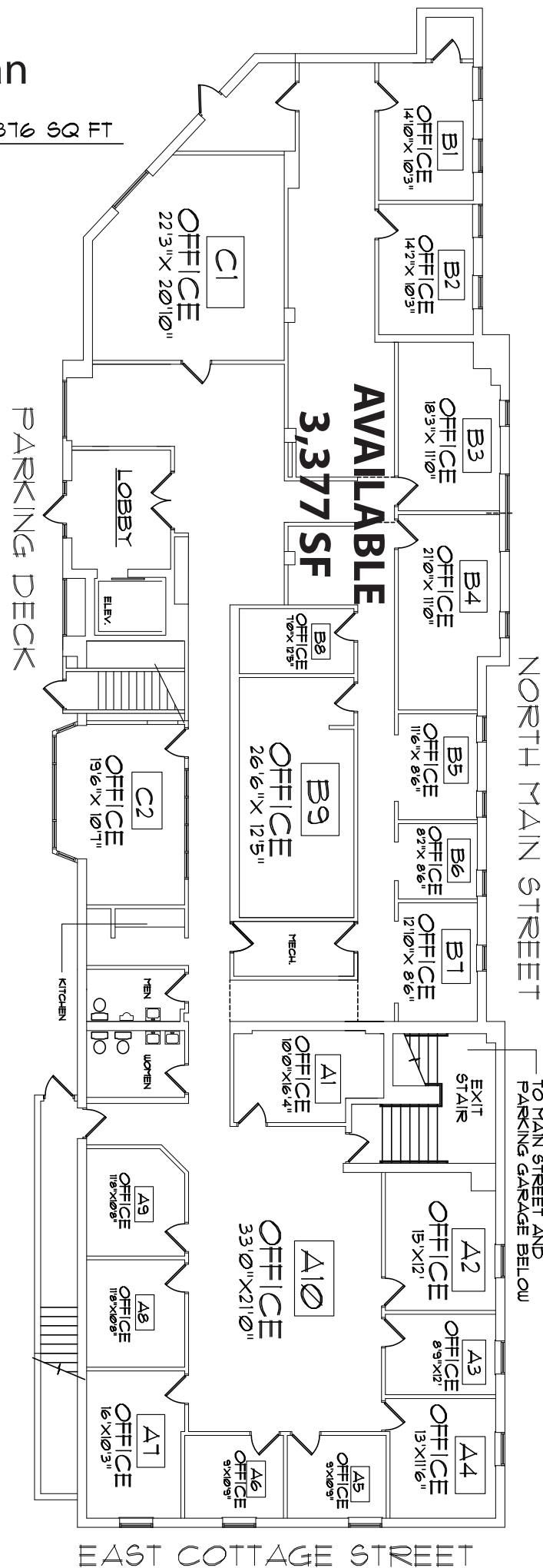


# Step North

## Third Floor Office Plan

**THIRD FLOOR AREA \* 7,376 SQ FT**

A1	OFFICE	163 SQ.FT.
A2	OFFICE	180 SQ.FT.
A3	OFFICE	105 SQ.FT.
A4	OFFICE	150 SQ.FT.
A5	OFFICE	96 SQ.FT.
A6	OFFICE	96 SQ.FT.
A7	OFFICE	164 SQ.FT.
A8	OFFICE	124 SQ.FT.
A9	OFFICE	124 SQ.FT.
A10	OFFICE	693 SQ.FT.
B1	OFFICE	152 SQ.FT.
B2	OFFICE	145 SQ.FT.
B3	OFFICE	200 SQ.FT.
B4	OFFICE	231 SQ.FT.
B5	OFFICE	97 SQ.FT.
B6	OFFICE	69 SQ.FT.
B7	OFFICE	109 SQ.FT.
B8	OFFICE	87 SQ.FT.
B9	OFFICE	329 SQ.FT.



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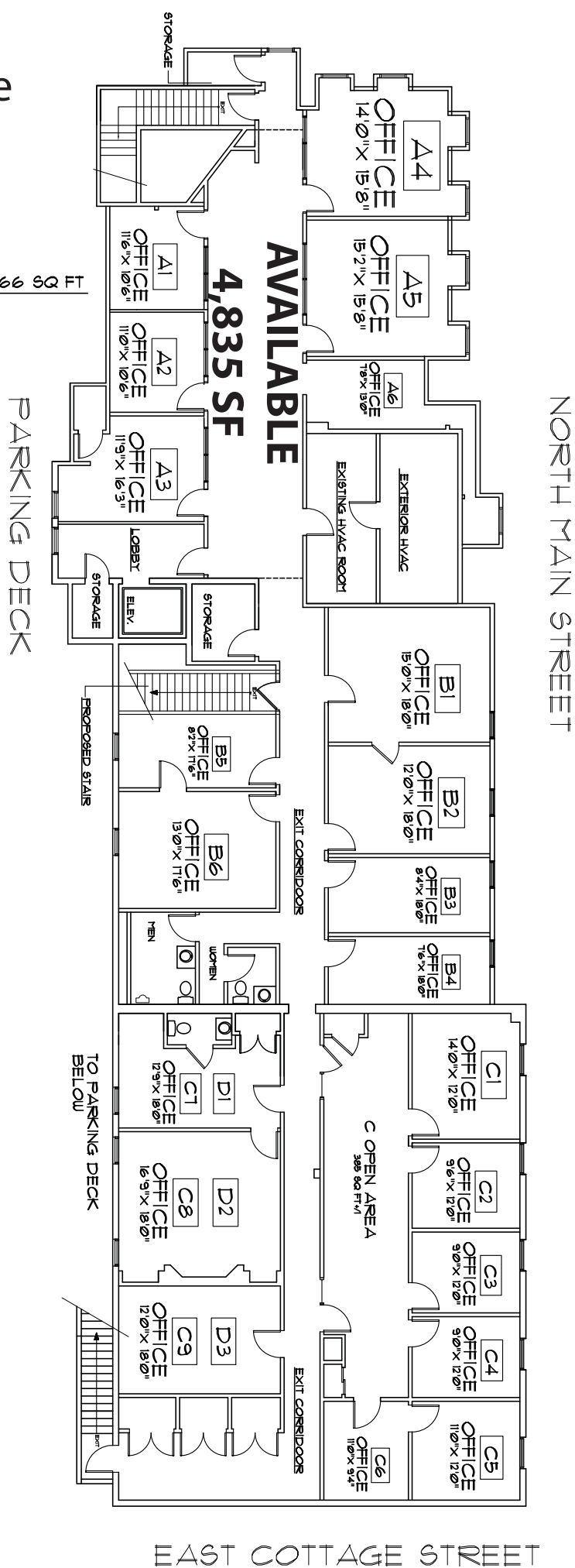
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## Fourth Floor Office

**FOURTH FLOOR AREA \* 7,066 SQ FT**

A1	OFFICE	120 SQ.FT.
A2	OFFICE	115 SQ.FT.
A3	OFFICE	190 SQ.FT.
A4	OFFICE	219 SQ.FT.
A5	OFFICE	238 SQ.FT.
A6	OFFICE	100 SQ.FT.
B1	OFFICE	270 SQ.FT.
B2	OFFICE	216 SQ.FT.
B3	OFFICE	150 SQ.FT.
B4	OFFICE	171 SQ.FT.
B5	OFFICE	143 SQ.FT.
B6	OFFICE	227 SQ.FT.
C1	OFFICE	168 SQ.FT.
C2	OFFICE	114 SQ.FT.
C3	OFFICE	108 SQ.FT.
C4	OFFICE	108 SQ.FT.
C5	OFFICE	132 SQ.FT.
C6	OFFICE	102 SQ.FT.
D1 C7	OFFICE	229 SQ.FT.
D2 C8	OFFICE	301 SQ.FT.
D3 C9	OFFICE	216 SQ.FT.



**AVAILABLE**  
**4,835 SF**

PARKING DECK

TO PARKING DECK BELOW

NORTH MAIN STREET

EAST COTTAGE STREET

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