Office Space For Lease in the Heart of Chagrin Falls

For Lease | 44-46 N. Main Street Chagrin Falls, Ohio 44022



CUSHMAN & WAKEFIELD | CRESCO Real Estate

ALEXANDER L. RUSSO, SIOR / +1 216 310 7169





HIGHLIGHTS

- Up to 5,000 SF of unique Class A office space in Chagrin Falls
- Turnkey office space - select existing furniture is available
- 15+ private & semi-private offices
  - 2 executive offices overlooking Main Street
- 24/7 control of separate HVAC Units
- Exterior building signage available

AVAILABILITY

Up to 5,000 SF

CHAGRIN FALLS

Population	Businesses	Median Age	Average Income
17,150	621	48.2	$145,882

ALEXANDER L. RUSSO, SIOR / +1 216 310 7169




EXIT
Lobby & Seating Area




Conference Room


Private Meeting Room


Kitchenette


Semi-Private Office


Private Corner Office


Private Office


Private Office


Private Office


Step North
Brides in the Hall
GRAVITY
hair salon and spa
stir
studio kitchen
guaranteed Rate
WoolyGram
BATUQUI
MAVEC COLLECTIONS
OLIVE SCENE
Cuyahoga County Public Library
E ORANGE ST
M ITALIAN
Ace Hardware
Chagrin Hardware
Lola's
Huntington
Eugene
Pears
BELL ST
CVLT
MAIN ST
17 RIVER GRILLE
jeniu
CVS pharmacy
GEIGER'S
FALLS
FIRESIDE BOOK SHOP
Howard Hanna
FRANKLIN ST
chico's
KeyBank
First Federal Lakewood





Chagrin Falls, Ohio

Chagrin Falls, Ohio is a picturesque village located in eastern Cuyahoga County, approximately 20 miles southeast of downtown Cleveland. Founded in 1837 and named for the series of waterfalls on the Chagrin River that runs through its center, the village is one of Northeast Ohio's most recognizable and sought-after communities. Its historic downtown is lined with locally owned boutiques, galleries, restaurants, and professional offices, creating a walkable, small-town atmosphere that draws residents and visitors year-round.

Chagrin Falls offers convenient access to I-271 and US-422, placing it within easy reach of the Chagrin Highlands and Beachwood business corridors, University Circle, and downtown Cleveland. The surrounding Chagrin Valley is known for its affluent households, highly rated schools, and strong sense of community. For businesses, Chagrin Falls offers a prestigious address, steady foot traffic, and access to a well-educated, high-income customer base, making it an attractive location for professional services, medical, retail, and boutique office users.

Things to do

The Falls: The village's namesake waterfall sits in the heart of downtown, with a public overlook and stairway to the base of the falls.

Parks & Recreation: Riverside Park and Triangle Park anchor downtown, and Cleveland Metroparks' South Chagrin Reservation offers trails, horseback riding, and scenic river views nearby.

44-46 N. MAIN STREET
CHAGRIN FALLS, OHIO 44022

ALEXANDER L. RUSSO, SIOR
Senior Vice President
arusso@crescorealestate.com
+1 216 310 7169

BOB GARBER, SIOR
Executive Vice President & Partner Emeritus
bgarber@crescorealestate.com
+1 216 525 1467

CUSHMAN & WAKEFIELD | CRESCO Real Estate

Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.