



Space Profile for

Unit: #10

Area: 3099 sq ft

Address

16601 Chagrin Blvd. Suite 10

Shaker Heights, OH 44120



4300 West Cypress St., Suite 160

Tampa, FL, 33607

Shaker Towne Center

FIRST NATIONAL
REALTY PARTNERS

FIRST NATIONAL REALTY

51 Bodman Place
Suite 201, Red Bank
NJ, 07701

Unit # 10
Ground Floor
+/- 3,099 SF

Gross square footage was measured on-site and adheres to BOMA standards.

Width
+/- 45'

Depth
+/- 80'

Revisions

Floor Plan

Prepared 04/04/2025
Unit # 10

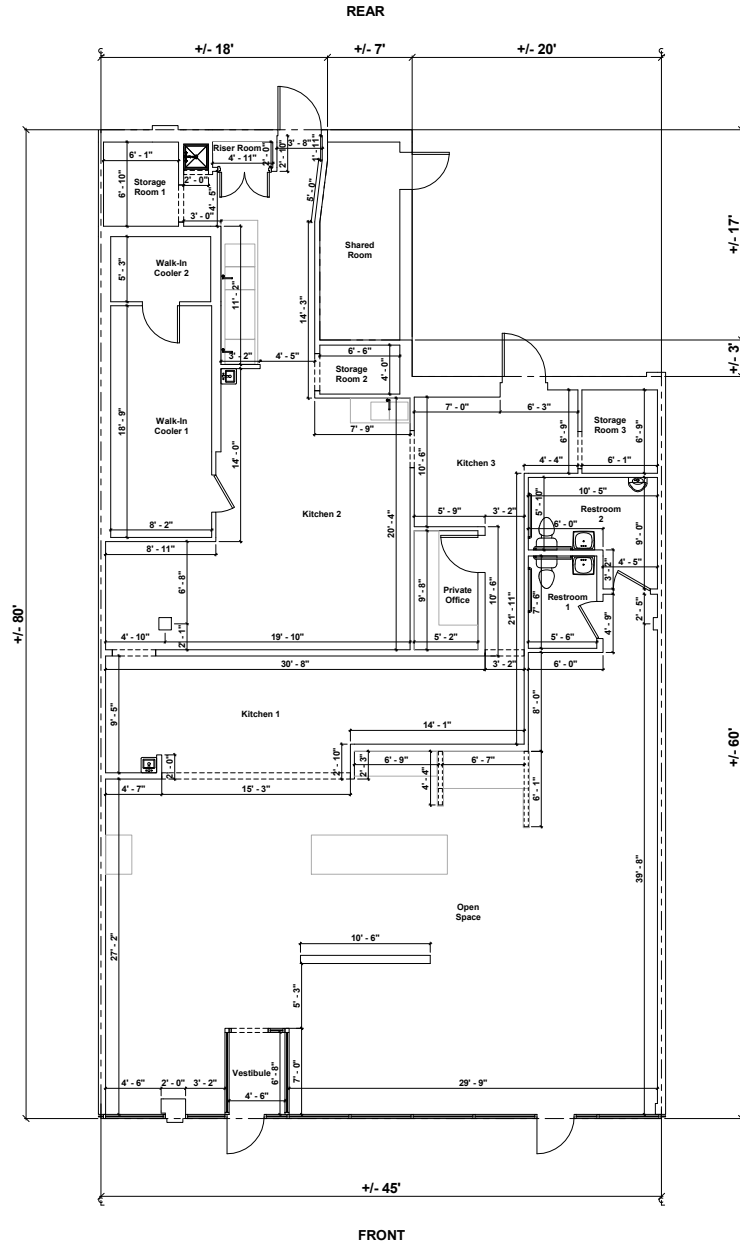
Plans Produced by:
ID PLANS

4300 West Cypress Street, Suite 160
Tampa, Florida 33607
Phone: (866) 657-2545
idplans.com

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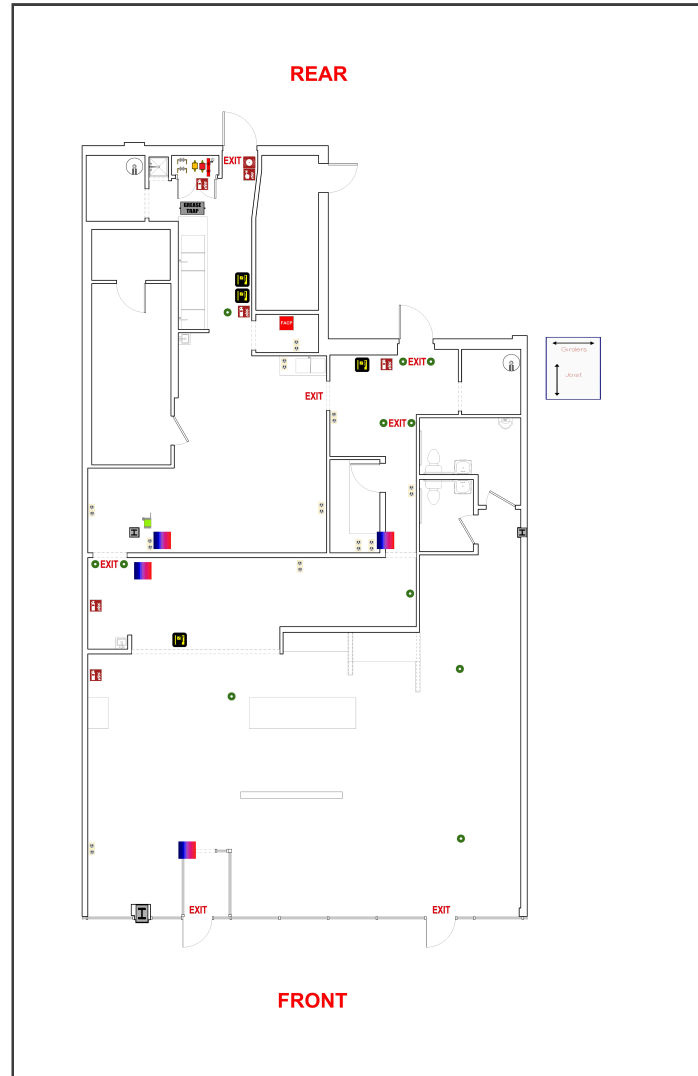
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



















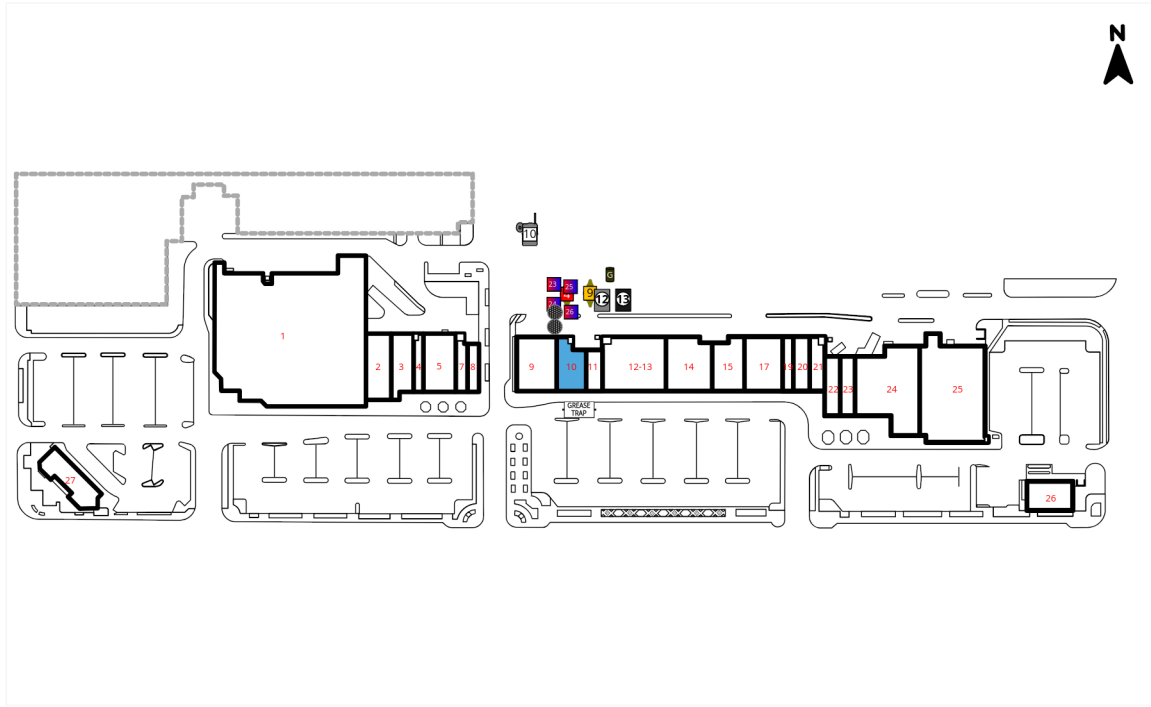
A1 MAIN FLOOR





Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	3099 SQFT	80' 0"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 6"	0' 5"	0' 8"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	9.95 SQFT		2797.46 SQFT	42.59 SQFT	3099 SQFT	2850 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 10' 9" Back: 11' 1"	Front: 18' 1" Back: 16' 9"	Front: 15' 9" Back: 14' 4"

Ceiling Information Cont.	Clear Ceiling Height
	7' 11"

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	1	CARRIER	48TME008---501	4605G11824	7.5	2005	
	2	YORK	ZF060H12A2A1ABA1A1A	N1L6090793	5	2016	
	3	CARRIER	48TCED09A2A5A0A0A0	4014P35392	8.5	2014	
	4	YORK	D7CG036N07925A	N0B5663449	3	2005	

Not Present	Assets Not Present
	Air Handler

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	400	Meter Room	Not Listed	Eaton Cutler-Hammer	Handle	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	1	5002958452	Meter Room		

Not Present	Assets Not Present
	Step-Down Transformer

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	0	Not Listed	Label Faded	Label Faded	Square D	Kitchen		Label Faded
	2	0	Not Listed	A Series Panelboard	FD184258	General Electric	Kitchen		Amps Not Listed
	3	225	120/208	NQOD Panelboard	Not Listed	Square D	Kitchen		
	4	200	120/208	NQOD Panelboard	Not Listed	Square D	Kitchen		

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	2	Riser Room	1 1/2"	

House Water Meter	Reference	Meter #	Location	Meter Size	Notes
	1	12562602	Riser Room	1 1/2 inch	Riser Room located in Unit 10.

Not Present	Assets Not Present
	Water Fountains

Sub Water Meter	Reference	Meter #	Location	Meter Size	Line Size	Notes
	1	46310244	Riser Room	1 1/2 inch		Riser room is in space #10.

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Tankless	Water Line (in)	Location	Notes
	1	Rheem	G75-125	A261509823	75	Yes	No	3/4"		Storage Room
2	Bradford White	Inaccessible	Inaccessible	0	Yes	No	Inaccessible		Ceiling	

Waste

Grease Container	Company	Size	Notes
	Evergreen		

Grease Trap	Reference	Length	Width	Is trap above ground	Grease trap location
	1	26	23	No	Interior

In-ground Grease Trap Cover	Diameter	Notes
	24	
	24	

Fire

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Location	Notes
	1	Honeywell	Inaccessible			Inaccessible	Storage Room

Fire Extinguisher	Number of Fire Extinguishers	Notes
	5	

Sprinkler Heads	Sprinkler Heads Present	Riser Located in Space	Additional Information
	36	Yes	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	1	13994072	Roof	2 inch	Utility company will not confirm the name on account Utility Company add a 1 to their meters.

Room

Restroom	Unit	Description
	Restroom 1	
	Restroom 2	

Storefront 1

