



## 3224 Prospect

3224 Prospect Avenue  
Cleveland, Ohio 44145

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## COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





## 3224 PROSPECT

### PROPERTY INFO:

CALL FOR RATE

**PROPERTY ADDRESS:**  
3224 PROSPECT AVENUE  
CLEVELAND, OHIO 44145

**YEAR BUILT:**  
1947

**RENTABLE AREA**  
6,000 SQ. FT.

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## PROPERTY OVERVIEW

3224 Prospect Avenue  
Cleveland, Ohio 44145

4,666 sq ft of office space @ \$10.00

1,334 sq ft of warehouse @ \$5.00

Lease is NNN: Taxes, Insurance & CAM \$2.50 sq ft

Lessor is willing to modify the space for the right Lessee.

This space boasts a large conference room.

### **3224 Prospect** Cleveland Ohio 44145

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## 3224 PROSPECT

3224 Prospect Avenue, Cleveland, Ohio, 44145

### DETAILED PROPERTY DESCRIPTION



Title: Discover the Potential of 3224 Prospect Avenue, Cleveland, Ohio 44145

Welcome to 3224 Prospect Avenue, a prime commercial property nestled in the heart of Cleveland, Ohio. This unique space offers a blend of office and warehouse space, making it an ideal location for businesses seeking versatility and convenience.

The property boasts a generous 4,666 square feet of office space. Priced at an affordable price per square, this area provides ample room for a dynamic work environment. Whether you're a growing startup in need of an open-plan office or an established company looking for private offices, this space can be tailored to meet your needs.

In addition to the office space, 3224 Prospect Avenue also offers 1,334 square feet of warehouse space. This is an excellent opportunity for businesses that require storage or distribution facilities. The warehouse is easily accessible and designed to accommodate a variety of business needs.

The lessor at 3224 Prospect Avenue is not only offering a great space but also flexibility. They are willing to modify the premises to suit the specific needs of the tenant. This could involve changes to the layout, installing new fixtures or fittings, or even upgrading the facilities. This willingness to adapt makes this property a truly versatile business solution.

In conclusion, 3224 Prospect Avenue offers a unique blend of office and warehouse space, a flexible lease structure, and a lessor willing to adapt to tenant needs. This property presents an excellent opportunity for businesses seeking a versatile and affordable commercial space in the heart of Cleveland, Ohio.

# PROPERTY PHOTOS



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## 3224 PROSPECT

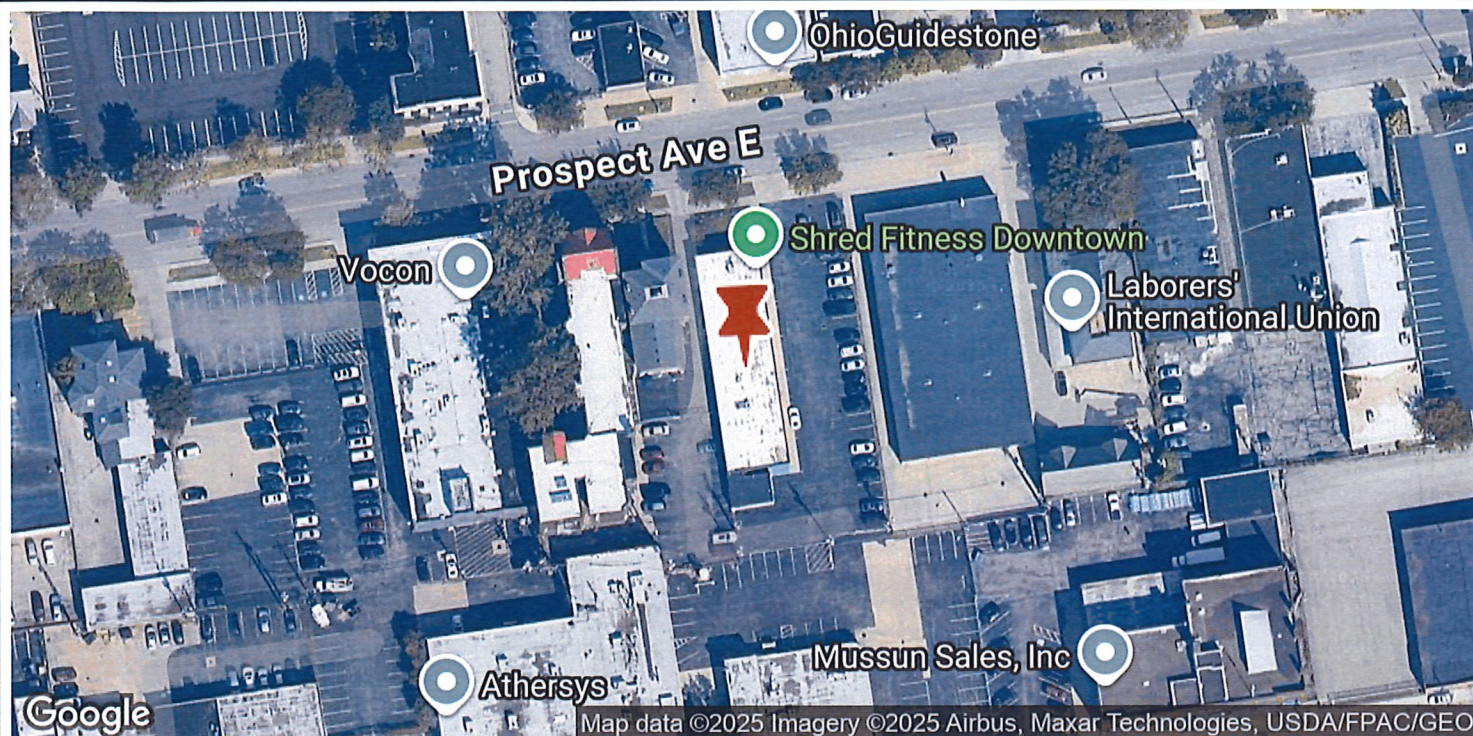
3224 Prospect Avenue, Cleveland, Ohio, 44145

AERIAL ANNOTATION MAP



3224 Prospect

3224 Prospect Avenue, Cleveland, Ohio, 44145



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