

The 925 Building

925 Euclid Avenue, Cleveland, OH

**PREMIER 21 STORY, 1.45MM SF
MIXED USE REDEVELOPMENT OPPORTUNITY**



**Gordon
Brothers®**

Gordon Brothers has been engaged by John K. Lane of Inglewood Associates, LLC, the court-appointed receiver for the 1.45MM SF property at 925 Euclid Avenue in Cleveland, Ohio which is known as The 925 Building and formerly The Centennial, Union Trust Building, and The Huntington Building. A commercial foreclosure action has been filed by Deutsche Bank against current owner HH Cleveland. A federal court order has appointed and authorized Gordon Brothers to act as the Receiver's exclusive real estate sales and advisory agent.



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925 Euclid Avenue, Cleveland, OH



DISCLAIMER



This Memorandum has been prepared for the purpose of providing a summary and general overview of certain real property consisting of approximately 1.45 million square feet located at 925 Euclid Avenue, Cleveland, Ohio, commonly known as “The 925 Building” and formerly known as “The Centennial”, “Union Trust Building,” and “Huntington Building” (the “Property”). The Property is being marketed by Gordon Brothers Realty Services, LLC (“Gordon Brothers”), which has been engaged by John K. Lane of Inglewood Associates, LLC, the court-appointed receiver (the “Receiver”), in connection with a commercial foreclosure action filed by Deutsche Bank against HH Cleveland Huntington, LP, the owner of the Property.

This Memorandum is provided solely for informational purposes and does not purport to be, and may not be relied upon as, a complete or exhaustive description of the Property or of any matters relating thereto. The information contained herein does not include, and is not intended to include, a complete description or recitation of all applicable laws, regulations, entitlements, development matters, title matters, environmental matters, contracts, agreements, or other matters affecting the Property, nor of all obligations, responsibilities, or duties that a purchaser of the Property may be required to assume in connection with the acquisition, ownership, or development of the Property.

This Memorandum does not constitute and may not be relied upon as legal, business, financial, tax, investment, or other professional advice. Prospective purchasers are encouraged to conduct their own independent investigation and analysis of the Property and all matters relating thereto and to consult with their own legal, financial, tax, and other professional advisors.



Gordon Brothers on behalf of the receiver, John K. Lane of Inglewood Associates, LLC, are pleased to present this exclusive opportunity, to acquire, The 925 Building. This is a significant mixed-use redevelopment opportunity set in a historic building with a rich past, located at 925 Euclid Avenue, in the heart of Downtown Cleveland's Central Business District, at the prominent intersection of East 9th Street and Euclid Avenue. Completed in 1924, the property is one of Cleveland's most architecturally significant structures and a defining asset within the city's historic Nine-Twelve District.

Encompassing approximately 1.45 million square feet across 21 stories, The 925 Building was originally constructed as the Union Trust Building and remains one of the largest buildings in the United States by floor area. The property features a grand, historic banking hall - the largest bank lobby in the world - distinguished by soaring ceilings, monumental columns, and preserved architectural detailing that positions the building as a premier candidate for adaptive reuse or repositioning.

The 925 Building represents a rare opportunity to acquire a generational, irreplaceable downtown asset with substantial scale, historic character, and long-term redevelopment potential in one of the Midwest's most established central business districts. This redevelopment opportunity provides the flexibility to incorporate a variety of uses such as hotel, dormitory, retail, residential, office, data center, entertainment and self-storage users. The property is 100% vacant.



Certain developer tax credits have been available in the past, and may be available in the future with development opportunity.

- Transformational Mixed-Use Development (TMUD) which is an Ohio tax credit designed to support large-scale, "transformational" construction projects that blend residential, commercial, and retail uses
- Historic tax credits (HTCs) provided for historic structures
- Brownfield tax credits which are for the cleanup and redevelopment of contaminated or underutilized industrial/commercial properties providing the developer with tax deductions for remediation costs or credits for site improvements

Federal tax credits may be available depending on developer constitution and mission and/or development plan.

The 925 Building – Location Overview

- **Address:** 925 Euclid Avenue, Cleveland, OH
- **Location:** Signalized corner of East 9th Street & Euclid Avenue
- **Submarket:** Core Central Business District / Financial District
- **Accessibility:** Excellent access to public transit, major employment centers, cultural, and entertainment destinations including Progressive Field and Rocket Arena



The 925 Building – Location Overview

TRANSPORTATION ACCESS & PARKING

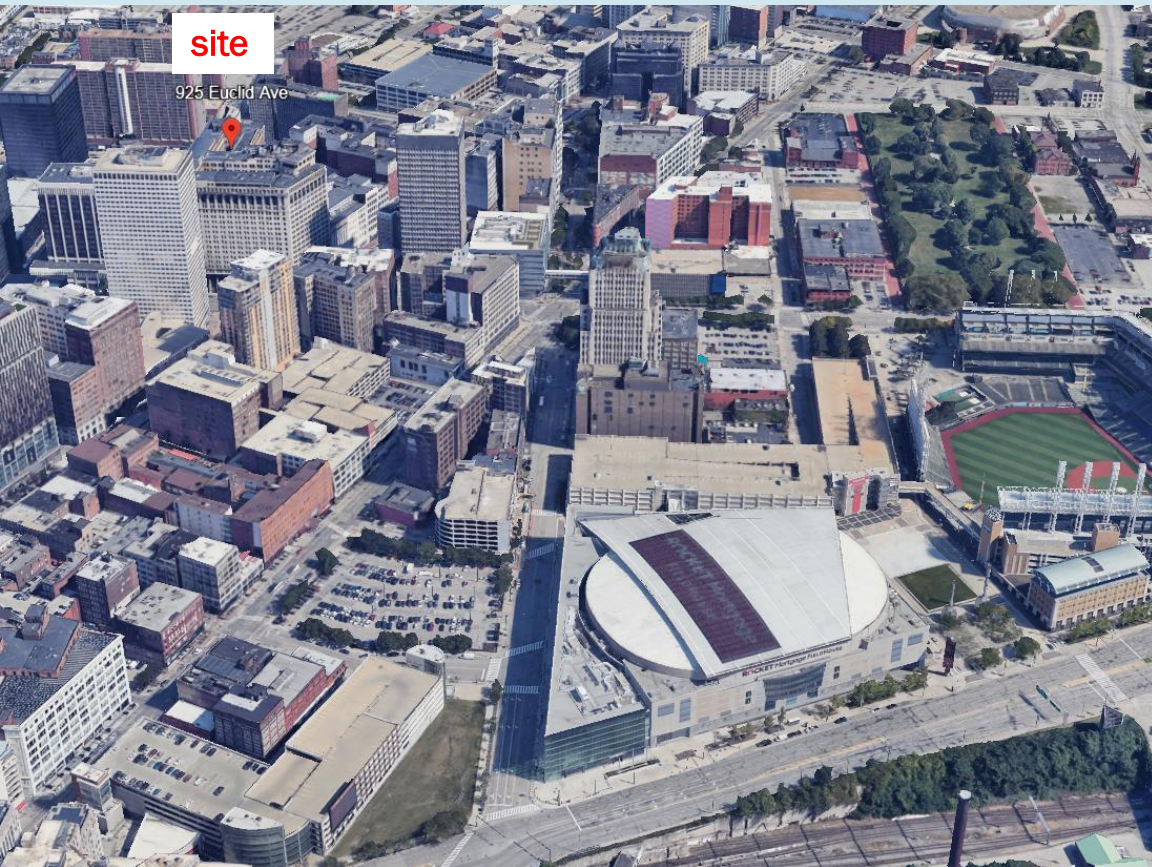
- The location is easily accessible from all surrounding areas by multiple modes of transportation.
- Nearby access includes:
 - RTA rail stations (Tower City, East 9th–North Coast)
 - Bus routes along Euclid Avenue
 - Walkable access to downtown parking facilities and transit hubs
- The property is readily accessible by car via nearby arterial roadways and highways and is supported by numerous public parking garages and surface lots throughout the downtown area, including facilities serving the nearby government, office, and entertainment districts.

Rail System



Business Callouts

Within walking distance of The 925 Building – 925 Euclid Avenue



- **Grocery & Daily-Needs Anchors**
 - Heinen’s Downtown Grocery – Full-service urban grocery, Euclid Ave & E. 9th St
 - Convenience & Food Retail – Multiple grab-and-go and convenience operators along Euclid Avenue
- **Retail & Shopping Destinations**
 - 5th Street Arcades – Historic retail arcade with 40+ shops and restaurants
 - Tower City Center – Regional retail, dining, and entertainment hub
 - Specialty Retailers – Jewelry, apparel, gifts, and local boutiques along Euclid Avenue
- **Restaurants, Cafés & Bars**
 - Local and regional restaurants, coffee shops, bakeries, and bars throughout the Euclid Avenue corridor
 - Strong food-and-beverage density supported by office, residential, and entertainment traffic
 - Additional dining demand generated by Playhouse Square and Gateway District event venues
- **Financial Institutions & Professional Services**
 - Huntington Bank
 - PNC Bank
 - Dollar Bank
 - Key Bank
 - Fifth Third Bank
 - Concentration of financial, legal, and professional service users consistent with a core CBD location
- **Major Employment, Civic & Entertainment Drivers**
 - Cuyahoga County Administrative Headquarters (two blocks)
 - Cleveland Clinic
 - Cleveland State University
 - Playhouse Square (theater district)
 - Rocket Arena
 - Progressive Field
 - Cleveland-Cliffs
 - Sherwin-Williams
 - Dense downtown office and residential population supporting year-round foot traffic

Area Businesses

Retailers, Hotels and Area Amenities

A collage of various business logos arranged in a grid-like fashion. The logos include:

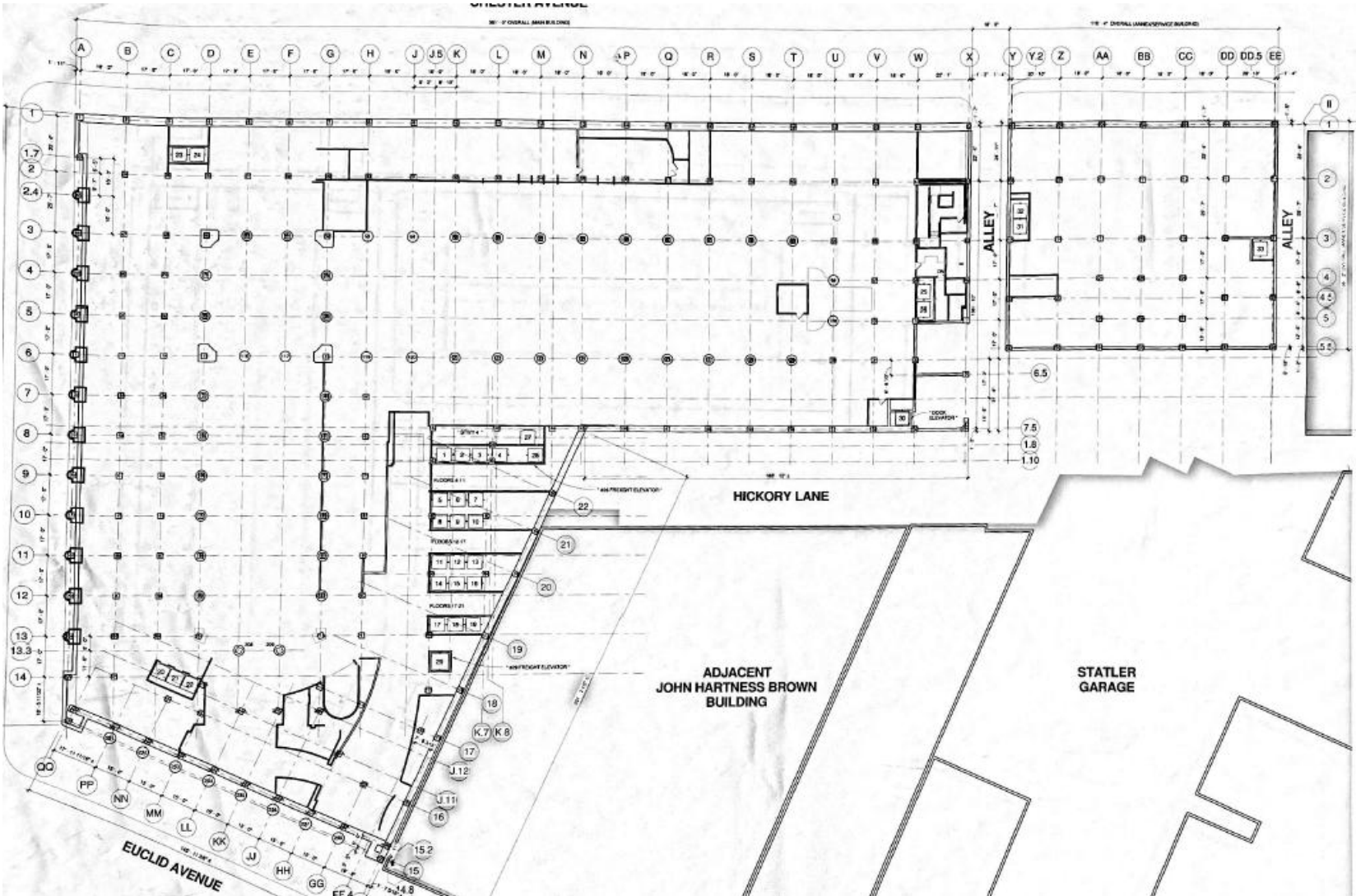
- Metropolitan at the 9
- Hilton
- Southern Tier Brewing Co.
- Starbucks
- Playhouse Square
- Five Iron Golf
- Shake Shack
- House of Blues Cleveland
- Betts
- The Centro
- CVS
- Subway
- Restore (Cold Pressed)
- Morton's The Steakhouse
- FedEx
- Milk + Honey
- Kimpton The Schofield Hotel
- Hotel Indigo (An IHG Hotel) Cleveland Downtown
- Heinen's
- The Arcade 1890
- Hyatt
- Marriott
- Westin Hotels & Resorts
- Drury Hotels
- Rock & Roll Hall of Fame
- Progressive Field Guardians
- Rocket Arena
- Cleveland Cavaliers
- J.A.C.K. Cleveland Casino



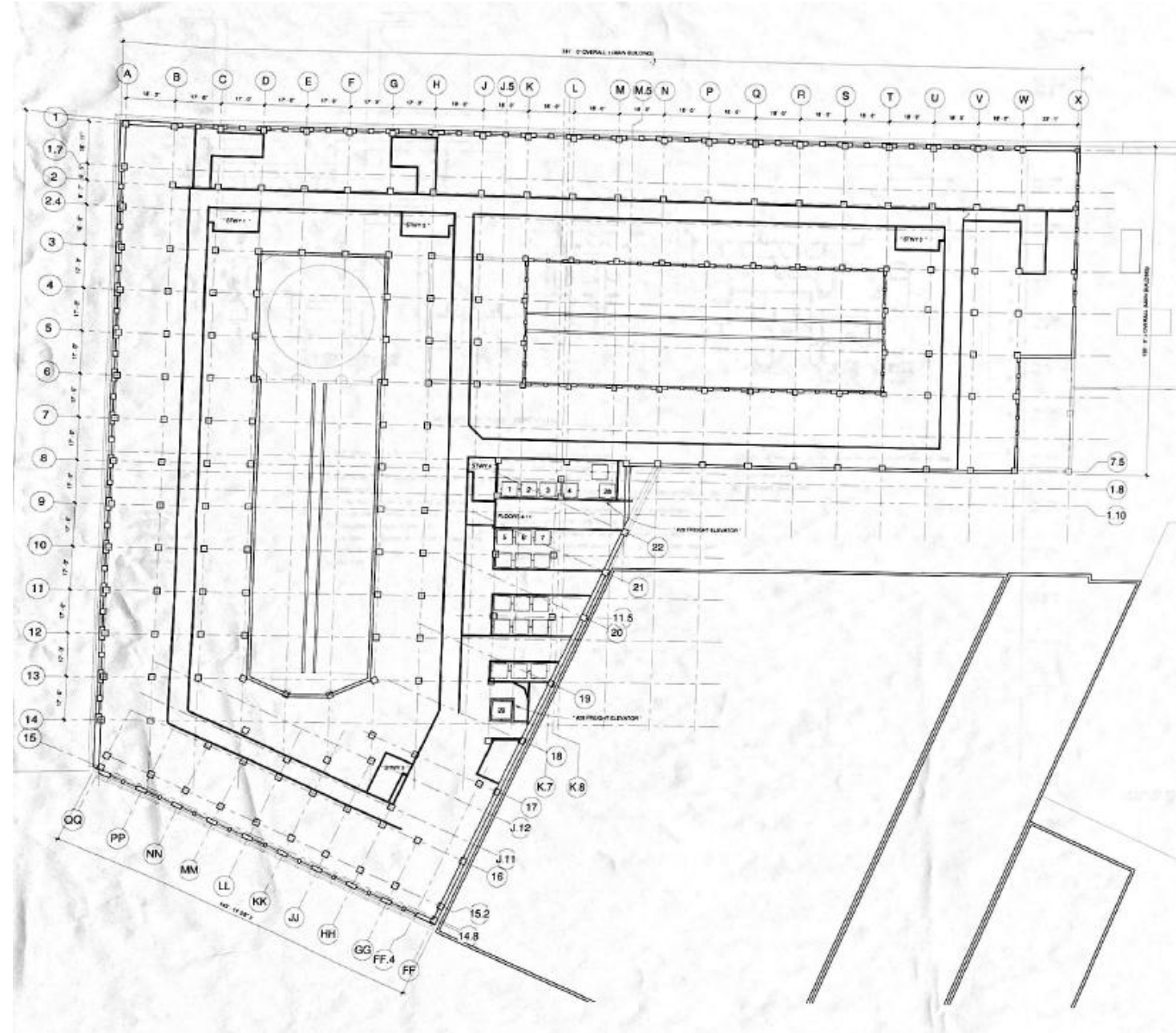
Parcel & Address Information

- **The 925 Building campus occupies permanent parcel numbers 101-36-001, 101-36-002, and 101-36-013, with common addresses of 925 Euclid Avenue and 1100 Chester Avenue.**
- **The site is positioned as the heart of Cleveland's Central Business District, making it well-suited for large-scale civic, commercial, or mixed-use uses.**

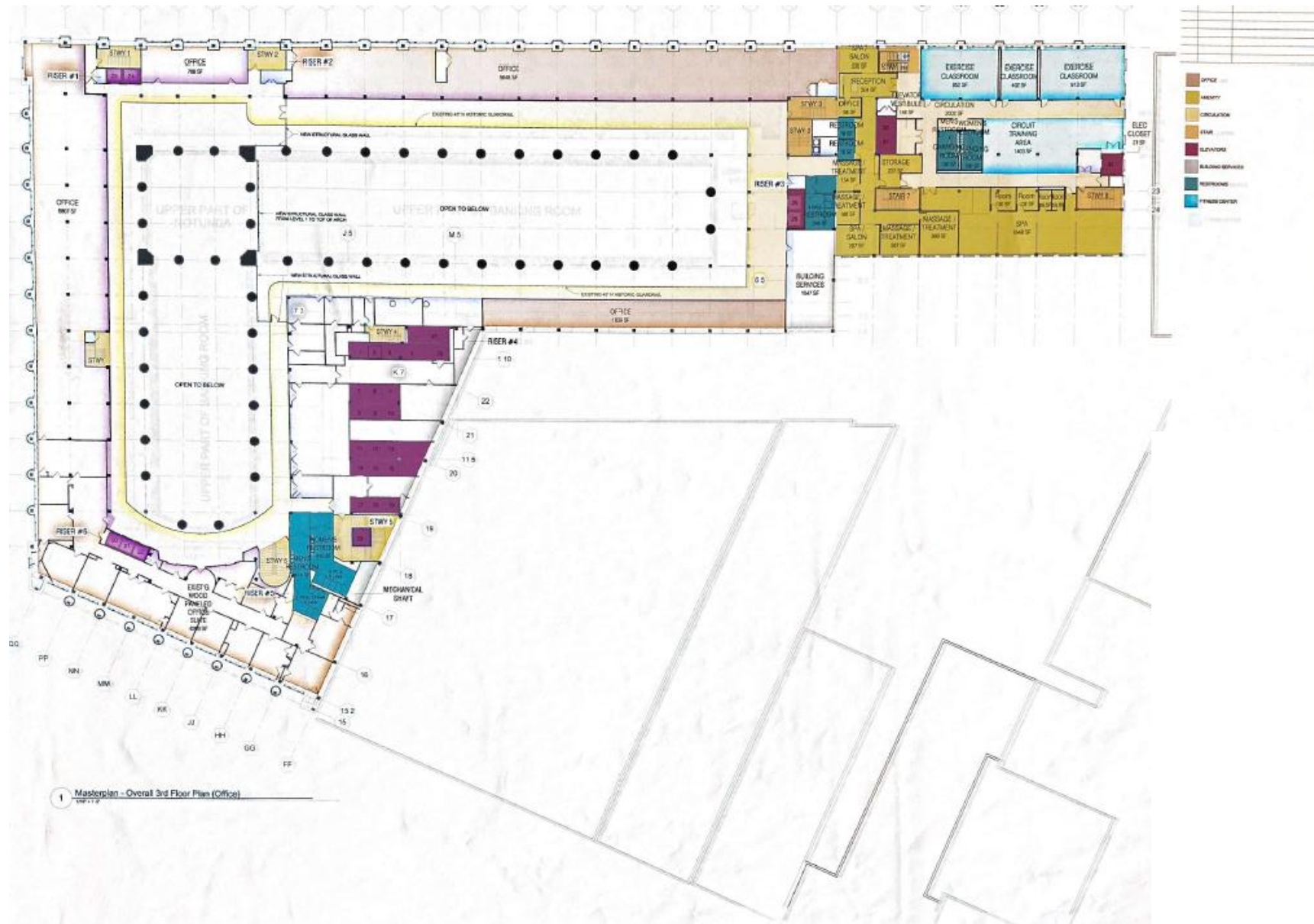
Floor Plan: Ground Floor



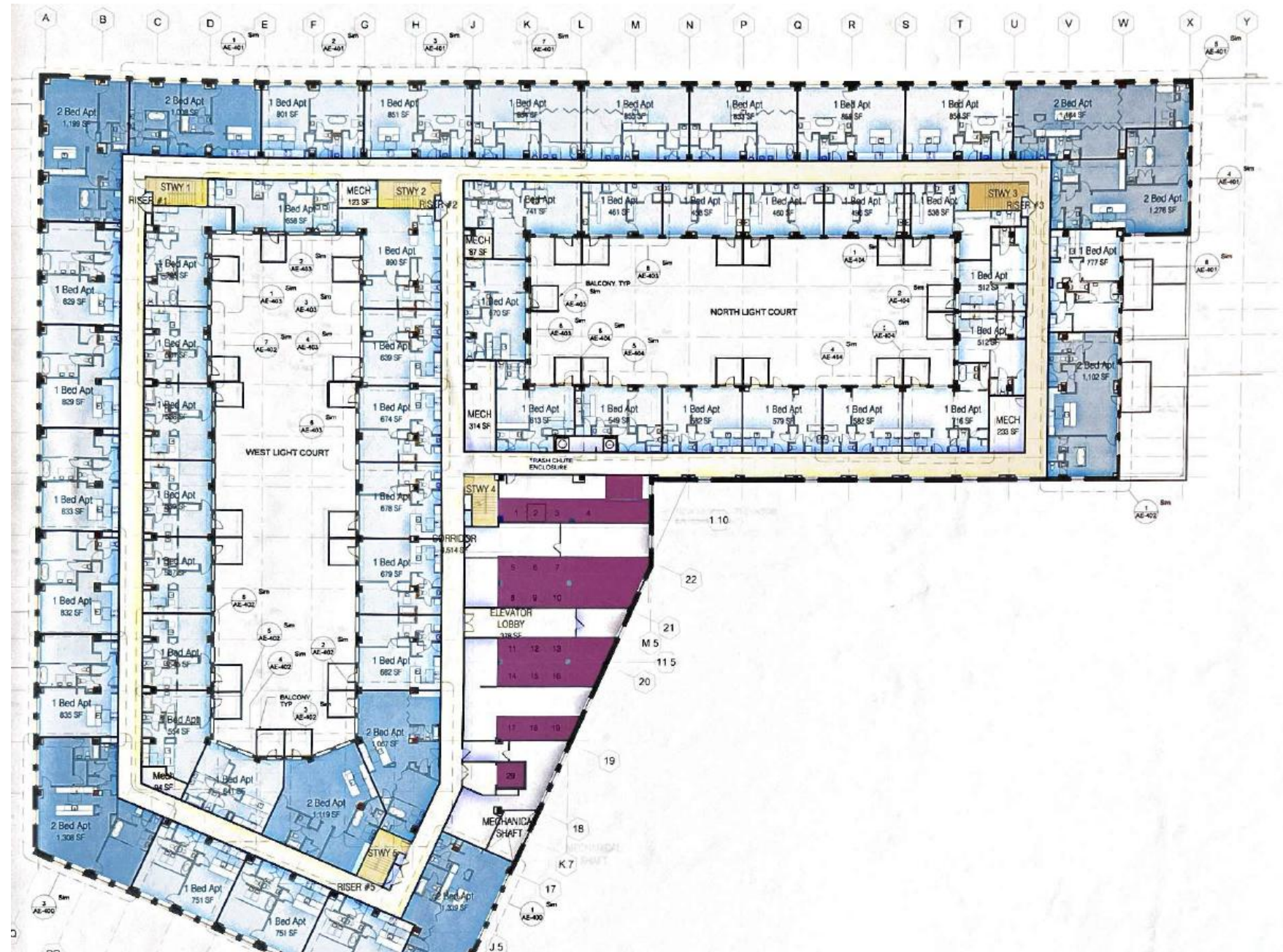
Floor Plan: Typical Upper Floor



Floor Plan: Potential Office Plan



Floor Plan: Potential Apartment Plan



Floor Plan: Potential Hotel Plan



For More Information:



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