

FOR SALE

165,965 SF FULLY RENOVATED OFFICE BUILDING

SALE PRICE: \$28,206,000



7012 EUCLID AVE
CLEVELAND, OHIO

NEWMARK

Kerry **COYNE**.com

7012 EUCLID AVE

CLEVELAND, OHIO

DEALER TIRE

EXIT CAP RATE	9.00%
OCCUPANCY	100% LEASED
GOING IN NOI	\$2,115,426

The subject is an existing fully-renovated office building containing 165,965 square feet of rentable area. It was originally constructed in 1917 and then fully renovated in 2017. In addition, there is a 650 space multi-level parking garage on-site that was constructed in 2017. The building and parking garage have long-term coterminous leases in place to Dealer Tire as of the effective appraisal date. The site area is 5.24 acres or 228,321 square feet.



PROPERTY HIGHLIGHTS

- 165,000+ SF building
- Spaces to accommodate retail, office, research, medical, lab, or tech users
- RTA Health Line
- LEED Silver Certified
- Immediate occupancy and aggressive rental rates available
- Generous tenant improvement allowance
- Cleveland skyline views
- Dual feed power from separate stations and back-up generators in place
- Dual fiber optic feeds - 100 GB fiber network capable
- Ample surface parking
- Conference room
- Fitness center with showers
- 24/7 access with via security card system

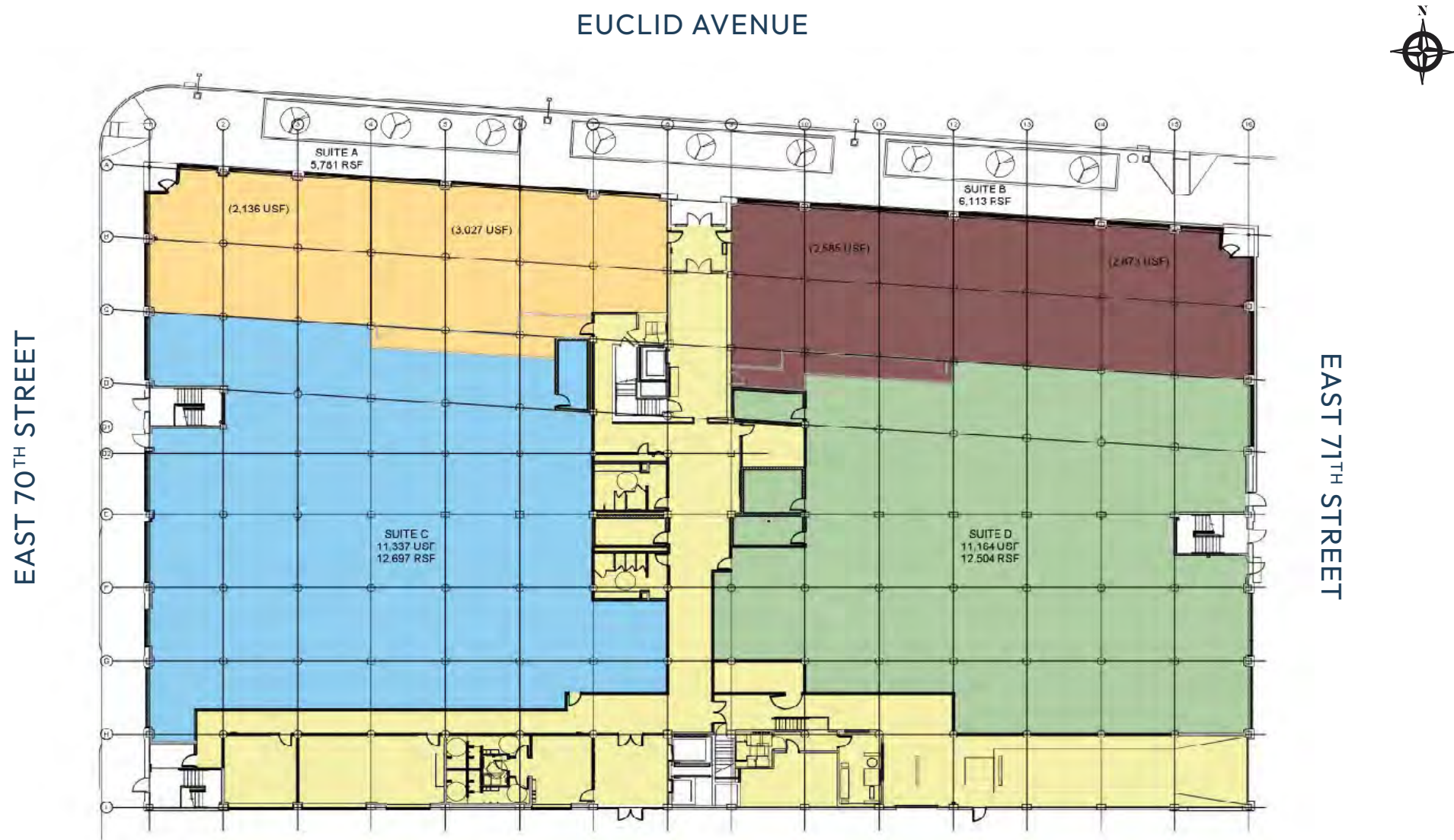
7012 EUCLID AVE, CLEVELAND



FLOOR PLAN

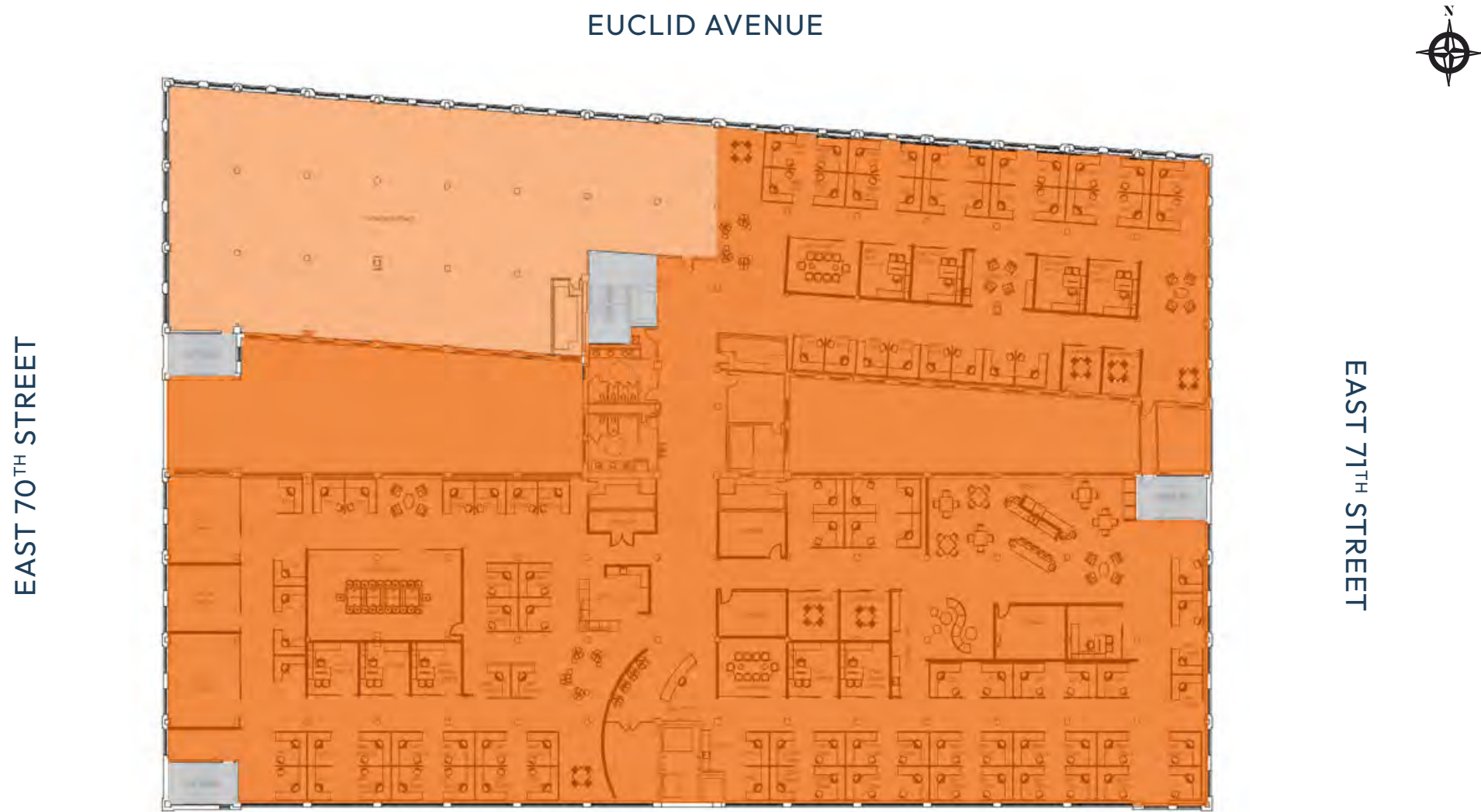
1ST FLOOR

AVAILABLE SPACE: 1,200 SF - 6,113 SF RETAIL / 12,500 SF LAB/OFFICE



POTENTIAL FLOOR PLAN

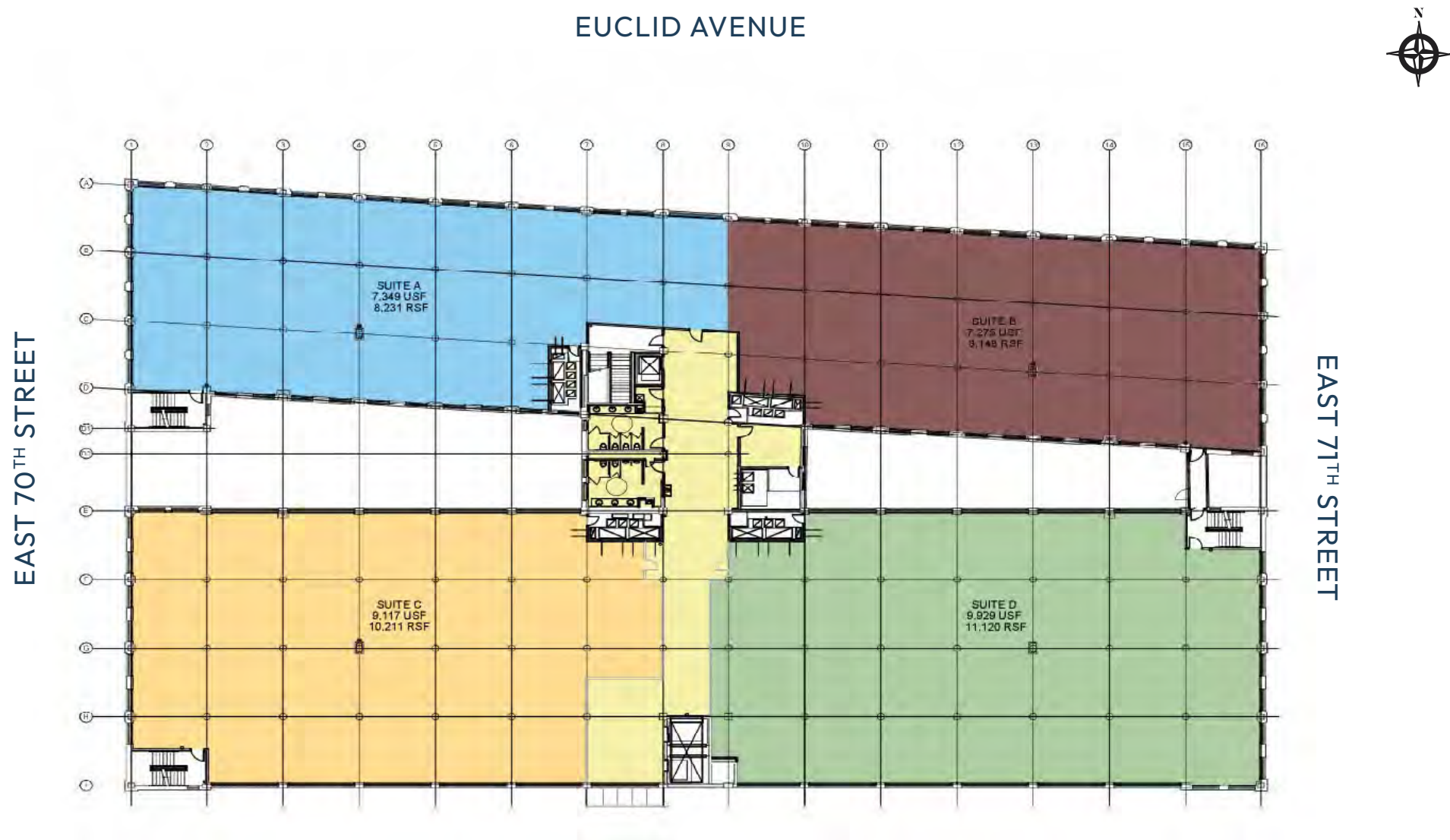
1ST FLOOR



FLOOR PLAN

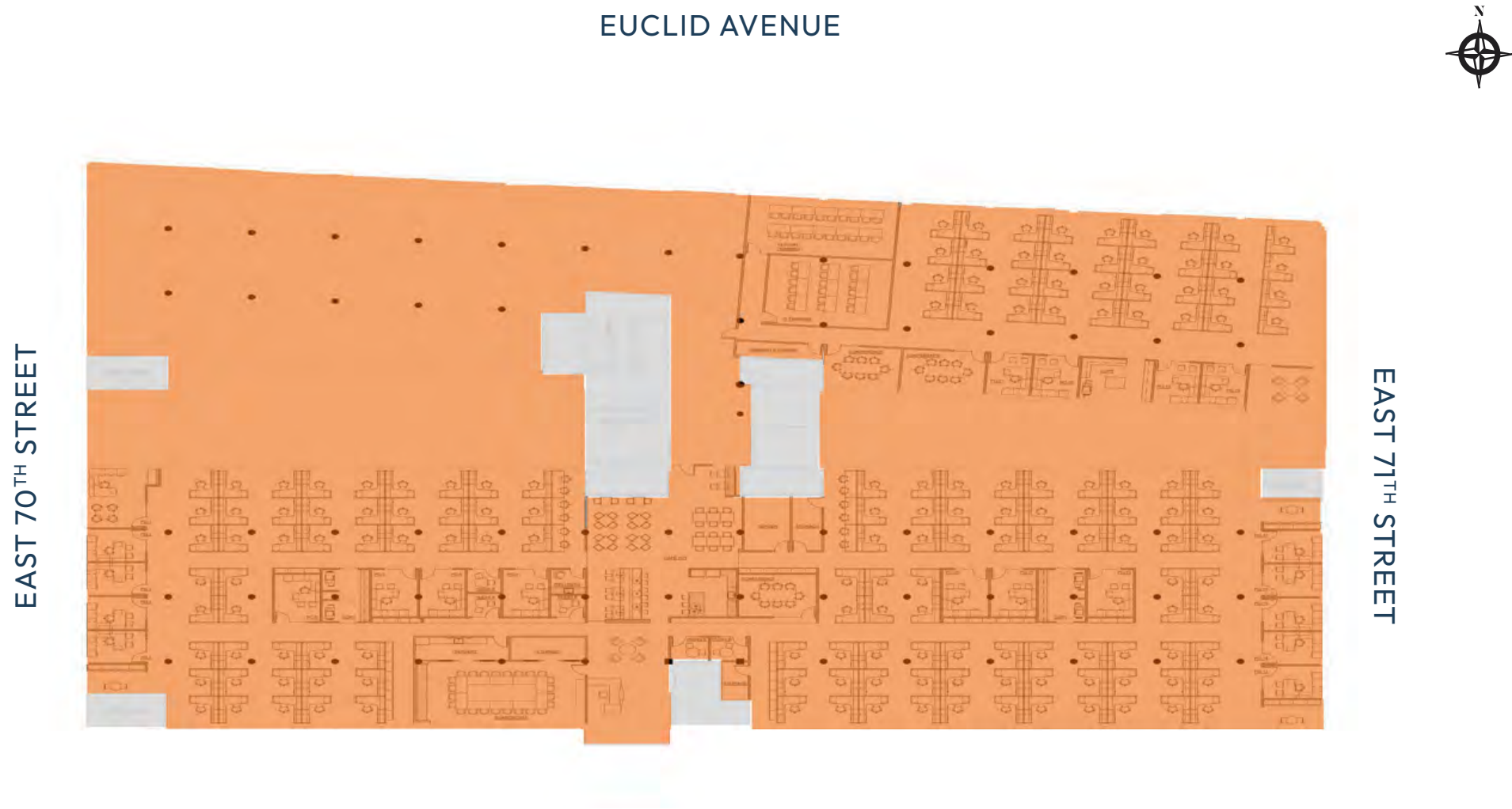
2ND - 4TH FLOOR

AVAILABLE SPACE: 8,148 SF - 40,820 SF LAB/OFFICE



POTENTIAL FLOOR PLAN

2ND - 4TH FLOOR



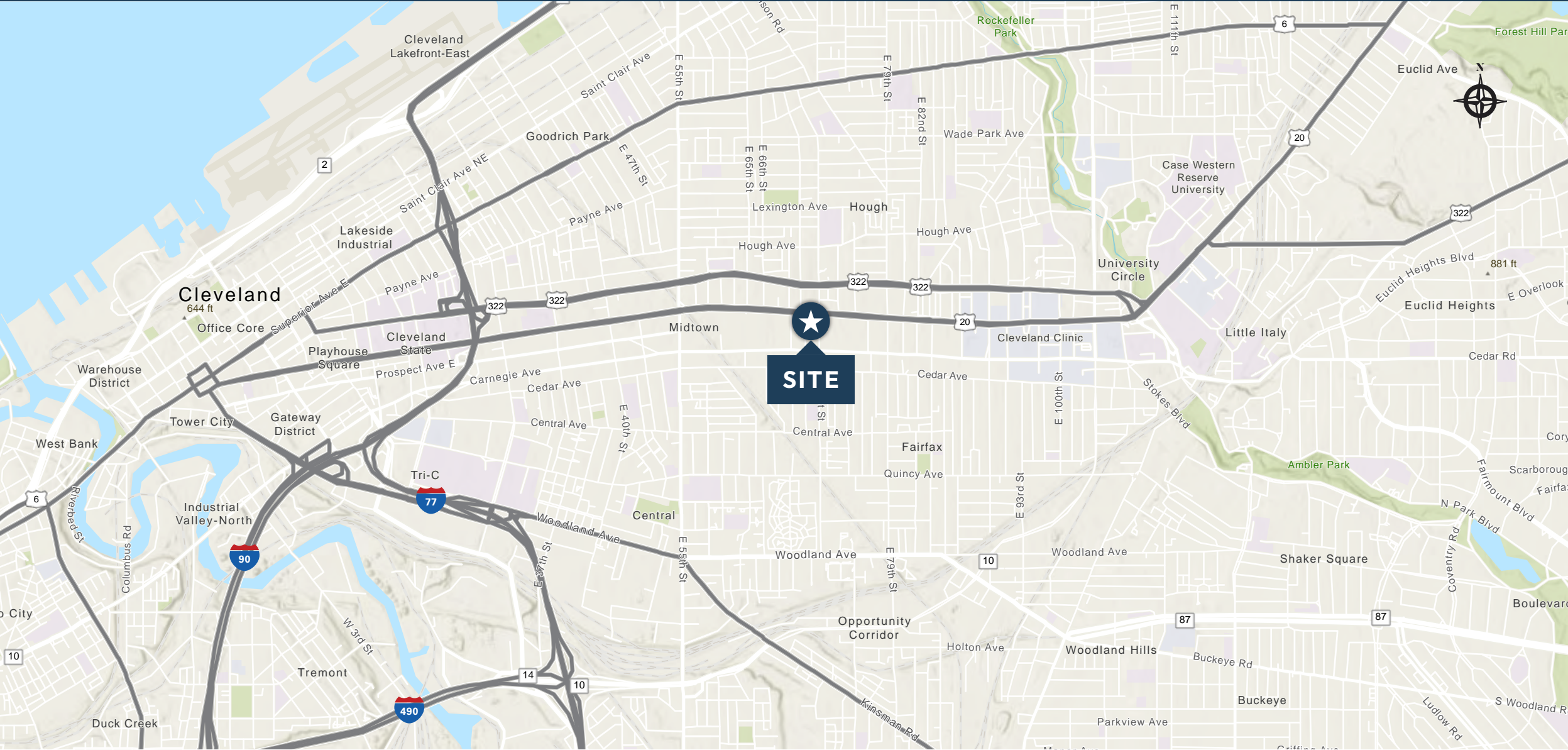
CLEVELAND'S CORRIDOR OF CHANGE

The Health Tec Corridor (HTC) has become a prime location for attracting and growing health and technology businesses. HTC companies gain from close proximity to world-class health care institutions, universities, business incubators and more than 100 high-tech companies. The threemile, 1,600-acre HTC connects Midtown to the Campus District and Greater University Circle area.

BUSINESSES CAN TAKE ADVANAGE OF

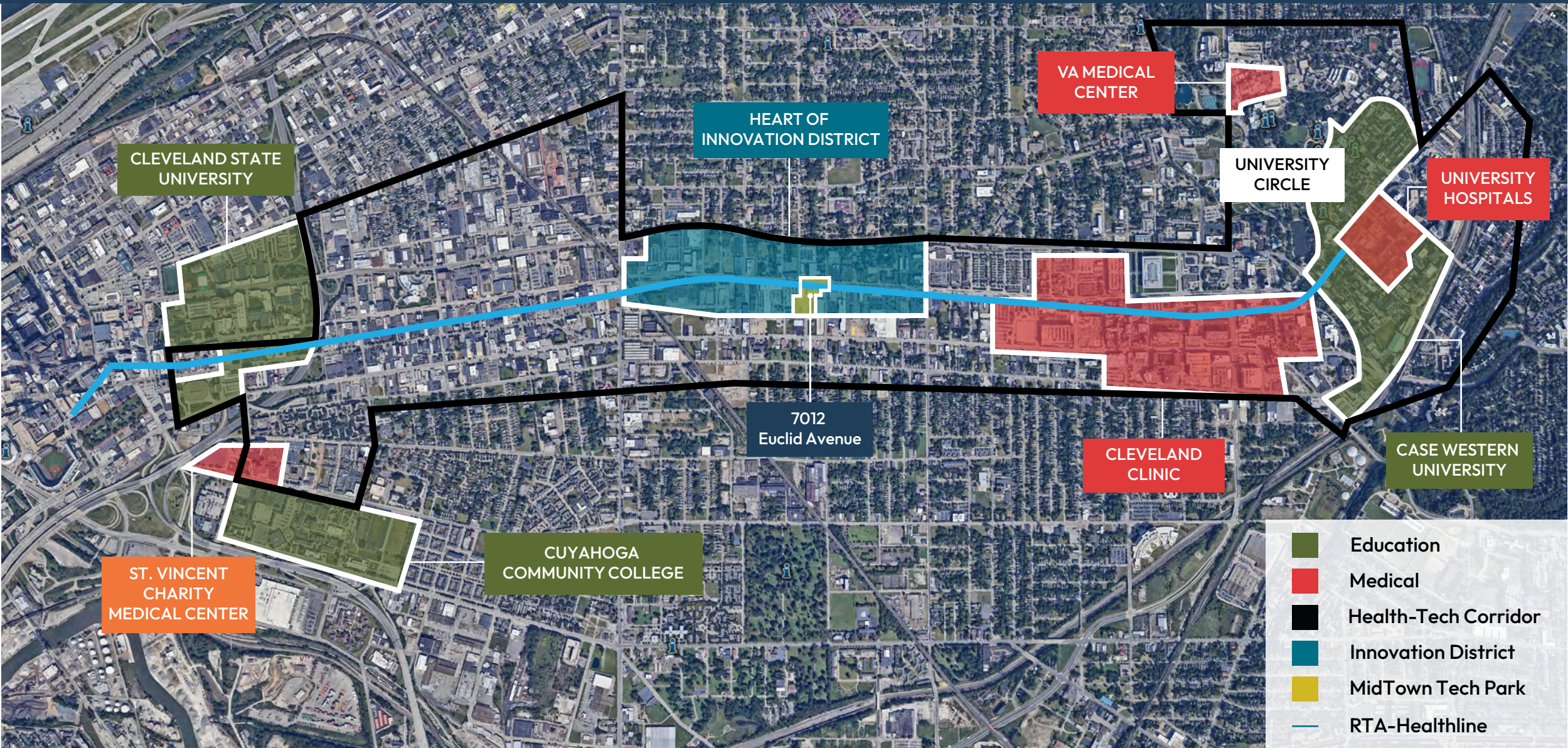
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LOCATION MAP



7012 EUCLID AVE, CLEVELAND

AERIAL MAP



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CLEVELAND, OHIO**

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