



DOWNTOWN
CLEVELAND

LAKE ERIE

CLEVELAND CLINIC
NEUROLOGY

CLEVELAND CLINIC
MAIN CAMPUS

1.02 ACRES

Cleveland Clinic Apartment Development Site

East 90th & 93rd Street, Cleveland, OH 44106

East 90th & 94rd Street

- 1.02 acre development site adjacent to Cleveland Clinic - Rare land assemblage immediately next to the Cleveland Clinic main campus in one of the strongest employment hubs in Northeast Ohio.
- Vertical Development Opportunity - Site is currently approved for a 36-unit multifamily project (with potential to add more density).
- Plans Included with Sale - Transaction includes a complete set of approved architectural plans, allowing a developer to accelerate timeline and reduce entitlement risk.
- Exceptional Rental Fundamentals - University Circle/ Clinic submarket features some of the highest rents in Cleveland with vacancy below 5%, driven by demand from Cleveland Clinic, University Hospitals and Case Western Reserve University.
- Attractive Basis - \$1,000,000 Asking Price - Assemblage includes parcels acquired through the Cleveland Land Bank, creating a compelling entry price for a high-density urban development opportunity.
- Site is located within an opportunity zone
- 15-year 100% tax abatement in place
- Full underwriting model with construction costs available upon request



Quick Stats



LAND SIZE
1.02 Acres



SALE PRICE
\$1,000,000



PARCEL #'S
119-33-047, 119-33-046,
119-33-045, 119-33-105,
119-33-024, 119-33-023, & 119-33-022



CURRENT ZONING
Multifamily
36-unit approved development

CEDAR AVE

EAST 93RD

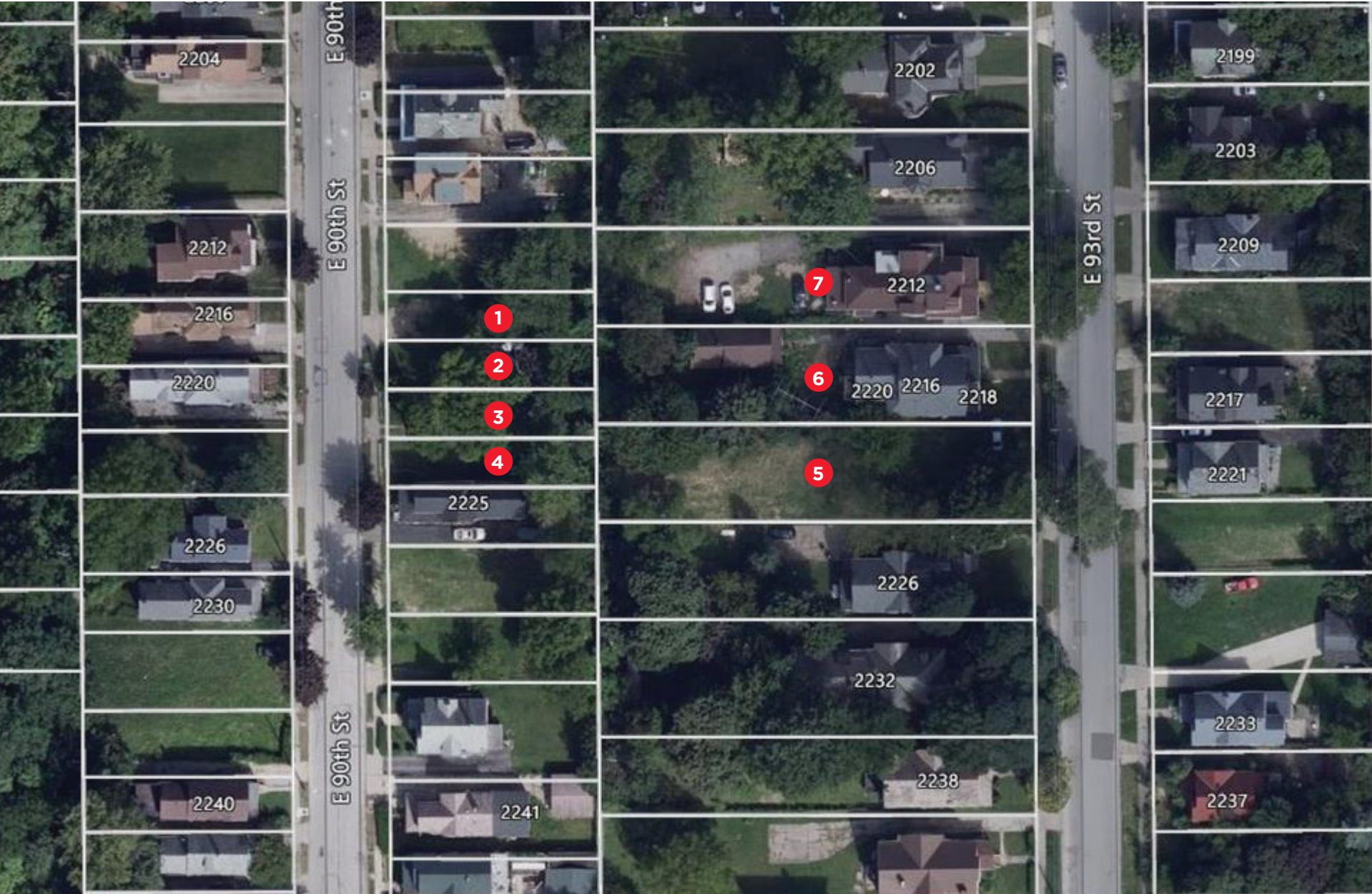
EAST 90TH



◀ 4.5 MILES TO
DOWNTOWN CLEVELAND



Available Parcels Aerial



Exterior Rendering - Approved Plans

EAST 93rd STREET APARTMENTS

CLEVELAND, OHIO 44106

PPN: 119-33-022, 119-33-023, 119-33-024,
119-33-045, 119-33-046, 119-33-047, 119-33-105



NOTE!
 ALL MATERIALS AND/OR PRODUCTS
 SELECTED FOR THIS PROJECT MUST BE
 INSTALLED PER THE MANUFACTURER'S
 SPECIFICATIONS, DETAILS, AND
 REFERENCES. THESE REQUIREMENTS TAKE
 PRECEDENCE OVER THE DRAWINGS AND
 THE MATERIALS NOTED.

GENERAL NOTES

- TO BE CONSTRUCTED UNDER 2017 OHIO LOCAL BUILDING INSPECTION DEPARTMENT MATERIALS AND CONSTRUCTION FOR SERVICING TO MEET LOCAL CODES. BUILDING MATERIALS AND CONSTRUCTION TO MEET LOCAL CODES AND THE OHIO BUILDING CODE. ALL FINISH REQUIREMENTS BE OBTAINED FOR ALL CONSTRUCTION WORK (WHICH HAS BEEN APPROVED BY PROPER AGENCIES PRIOR TO ANY CONSTRUCTION). ALL CONTRACTORS, INCLUDING GENERAL, HVAC, ELECTRICAL AND PLUMBING MUST BE LICENSED TO DO WORK WITHIN THE GOVERNING MUNICIPALITY.
- THE CONTRACTOR SHALL VERIFY ALL FIRE EXTINGUISHER LOCATIONS WITH THE LOCAL FIRE DEPARTMENT AND SHALL COMPLY WITH ALL NFPA AND FIRE DEPARTMENT REQUIREMENTS.
- ALL EMBELLISH ARE ROUND DISTANCE FROM FACE OF STUD TO FACE OF STUD (AND/OR MASONRY WALLS), UNLESS NOTED OTHERWISE.
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED FOR ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESS, ETC.
- ALL STUD WALLS NOT BUILT TO DECK ABOVE SHALL BE BRACED AS REQUIRED FOR LATERAL SUPPORT.
- THESE DESIGNS AND ALL ITEMS DEPICTED HEREIN, WHETHER IN WRITING OR GRAPHICALLY, ARE INSTRUMENTS OF PROFESSIONAL SERVICE. MAY NOT BE ALTERED OR CHANGED, IN ANY WAY, WITHOUT THE PRIOR KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGE MADE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL WILL VOID ALL SUCH DOCUMENTS AND INSTRUMENTS AND THE ARCHITECT WILL NOT BE PERSONALLY LIABLE FOR ANY DAMAGE, HARM OR LOSS CAUSED THEREBY.
- THE VARIOUS DRAWINGS COMPRISING THIS SET OF DRAWINGS ARE INTERDEPENDENT AND MUST BE USED JOINTLY TO EXECUTE THE WORK.
- WHERE DISCREPANCIES OCCUR BETWEEN FLOOR PLANS, DETAILS AND LARGER SCALE PLANS, CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION. WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND ALL OTHER DRAWINGS, CONTRACTOR SHALL CONSULT THE ARCHITECT FOR INTERPRETATION. AT TIME OF BIDDING, IF NO QUESTION IS POSED, BIDDER SHALL ASSUME WORST CASE SCENARIO COST AT THEIR RISK.
- IF A FIRE SUPPRESSION SYSTEM IS REQUIRED FOR THIS PROJECT, THE FIRE SUPPRESSION CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE FIRE SUPPRESSION SYSTEM, IN CONJUNCTION WITH THE FIRE HAZARD AND OCCUPANCY CLASSIFICATIONS OF THE STRUCTURE, PER THE 2017 OHIO BUILDING CODE SECTION 903 AND THE RELEVANT SECTIONS OF THE 2018 NFPA 13, INCLUDING ALL ALARM DEVICES AS REQUIRED.

ALL ASPECTS OF THE FIRE SUPPRESSION DESIGN (NEW SYSTEM OR EXPANSION OF EXISTING SYSTEM) ARE TO BE PERFORMED BY THE FIRE SUPPRESSION CONTRACTOR. ANY SUPPRESSION PLANS WITHIN THE SET ARE FOR DEMONSTRATING DESIGN INTENT ONLY AND DOES NOT REPRESENT AN APPROVED SUPPRESSION DESIGN. THE DESIGNING CONTRACTOR SHALL SIZE THE COMPLETE FIRE LINE (FROM THE STREET), PRIVATE (WARRANT LINES), COCK (ALL NET AND BRASS), ALL BRANCH PIPES, ALL STANDPIPES, AND ALL OTHER ASPECTS OF THE FIRE SUPPRESSION SYSTEM. NO PORTION OF THE FIRE SUPPRESSION SYSTEM (E.G. UNDERGROUND FIRE LINE) SHALL BE INSTALLED PRIOR TO THE SUPPRESSION CONTRACTOR DESIGN BEING APPROVED BY THE BUILDING DEPARTMENT AND REVIEWED BY THE OWNER, ARCHITECT, AND CIVIL ENGINEER.

THE SUPPRESSION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE SYSTEM DESIGNED BY AN OHIO-CERTIFIED SUPPRESSION DESIGNER TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL, AND THE ARCHITECT FOR THEIR RECORD. PRIOR TO PLACING ORDER OR INSTALLING ANY COMPONENTS, THE SUPPRESSION CONTRACTOR SHALL ALSO CONTACT THE LOCAL FIRE DEPARTMENT TO IDENTIFY AND FULFILL ALL SUBMISSION REQUIREMENTS THEY MAY HAVE. ALL SUBMISSIONS SHALL BE NO LATER THAN THE INITIAL FRAMING STAGE.

EXISTING BUILDING INFORMATION IS BASED ON ORIGINAL CONSTRUCTION DOCUMENTS AND IS NOT INTENDING TO REPRESENT EXISTING AS-BUILT CONDITIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS.



DEFERRED SUBMITTALS

ROOF TRUSSES
 FLOOR TRUSSES
 SPRINKLER SYSTEM

BIDDING PRECAUTIONS

1. PRIOR TO SUBMITTING PROPOSALS, BIDDERS SHALL EXAMINE ALL DRAWINGS AND ALL SPECIFICATIONS (NOT JUST SPECIFIC DISCIPLINE) AND CONDUCT A PERSONAL EXAMINATION OF THE SITE AND BECOME AWARE OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE WORK AND THEIR PROPOSAL.

APPLICABLE CODES

BUILDING CODE	2024 OHIO BUILDING CODE
PLUMBING CODE	2024 OHIO PLUMBING CODE
MECHANICAL CODE	2024 OHIO MECHANICAL CODE
ELECTRICAL CODE	2023 NATIONAL ELECTRICAL CODE
FIRE CODE	2017 OHIO FIRE CODE
FUEL GAS CODE	2021 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY	2024 OSC AND ANSI ICC A117.1-2017
ENERGY CONSERVATION	2021 IECC AND ASHRAE 90.1-2019

ZONING ANALYSIS

SITE ZONING: 2F - TWO FAMILY
 UMF - LIMITED MULTI-FAMILY

DRAWING INDEX

GENERAL
 G1.0 COVER SHEET
 G1.1 LIFE SAFETY PLANS
 G1.2 WALL, FLOOR, CEILING, & ROOF ASSEMBLIES

CIVIL
 C0.0 TITLE SHEET
 C1.0 DEMOLITION PLAN
 C2.0 SITE PLAN
 C3.0 UTILITY PLAN
 C4.0 GRADING PLAN
 C5.0 SITE DETAILS
 C5.1 SITE DETAILS
 C5.2 SITE DETAILS
 C6.0 ABBREVIATED SWP3
 C7.0 ABBREVIATED SWP3 DETAILS
 C8.0 ABBREVIATED SWP3 DETAILS
 C9.0 ABBREVIATED SWP3 DETAILS
 L1.0 LANDSCAPE PLAN
 L1.1 LANDSCAPE NOTES
 L1.2 TREE PRESERVATION PLAN

STRUCTURAL
 S0.0 STRUCTURAL GENERAL NOTES
 S0.1 STRUCTURAL GENERAL NOTES
 S0.2 SPECIAL INSPECTIONS
 S1.0 FOUNDATIONS/LAB-ON-GRADE PLAN
 S1.1 SECOND FLOOR FRAMING PLAN
 S1.2 THIRD FLOOR FRAMING PLAN
 S1.3 ROOF FRAMING PLAN
 S2.1 FOUNDATION SECTIONS
 S3.1 FRAMING SECTIONS
 S3.2 FRAMING SECTIONS

ARCHITECTURAL
 A1.1 FIRST FLOOR PLAN
 A1.2 SECOND FLOOR PLAN
 A1.3 THIRD FLOOR PLAN
 A1.4 ROOF PLAN
 A2.1 EXTERIOR ELEVATIONS
 A3.1 BUILDING SECTIONS
 A4.1 WALL SECTIONS
 A4.2 WALL SECTIONS
 A4.3 STAIR PLANS & SECTIONS
 A5.1 INTERIOR ELEVATIONS & CASEWORK
 A5.2 INTERIOR ELEVATIONS & CASEWORK
 A6.1 DOOR & WINDOW ELEVATIONS
 A7.1 DETAILS
 A8.3 THIRD FLOOR REFLECTED CEILING PLAN

PLUMBING
 P0.1 PLUMBING SPECS, SCHEDULES, & DETAILS
 P0.2 PLUMBING DETAILS
 P0.3 OVERALL SANITARY ISOMETRICS
 P1.1 OVERALL PLUMBING PLAN
 P2.1 APT PLUMBING PLAN - UNIT 1A & 1B
 P2.2 APT PLUMBING PLAN - UNIT 1 & 2
 P2.3 APT PLUMBING PLAN - UNIT 2B

MECHANICAL
 M0.1 MECHANICAL SPECS, SCHEDULES, & DETAILS
 M0.2 MECHANICAL DETAILS
 M1.1 OVERALL FLOORS MECHANICAL PLAN
 M2.1 UNIT MECHANICAL PLAN

ELECTRICAL
 E0.1 ELECTRICAL SPECS & DETAILS
 E0.2 LOAD SUMMARY, DETAILS, & ONE-LINE
 E1.1 OVERALL LIGHTING PLAN
 E1.2 OVERALL POWER PLAN
 E2.1 LIGHTING & POWER PLAN - UNIT 1
 E2.2 LIGHTING & POWER PLAN - UNIT 1A
 E2.3 LIGHTING & POWER PLAN - UNIT 1B
 E2.4 LIGHTING & POWER PLAN - UNIT 2
 E2.5 LIGHTING & POWER PLAN - UNIT 2B

OWNER
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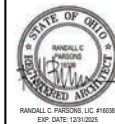


ALTERNATES

ALTERNATE 01:
 THIRD FLOOR KITCHEN COUNTER AND BASE CABINETS



VICINITY MAP
 SCALE: N.T.S.



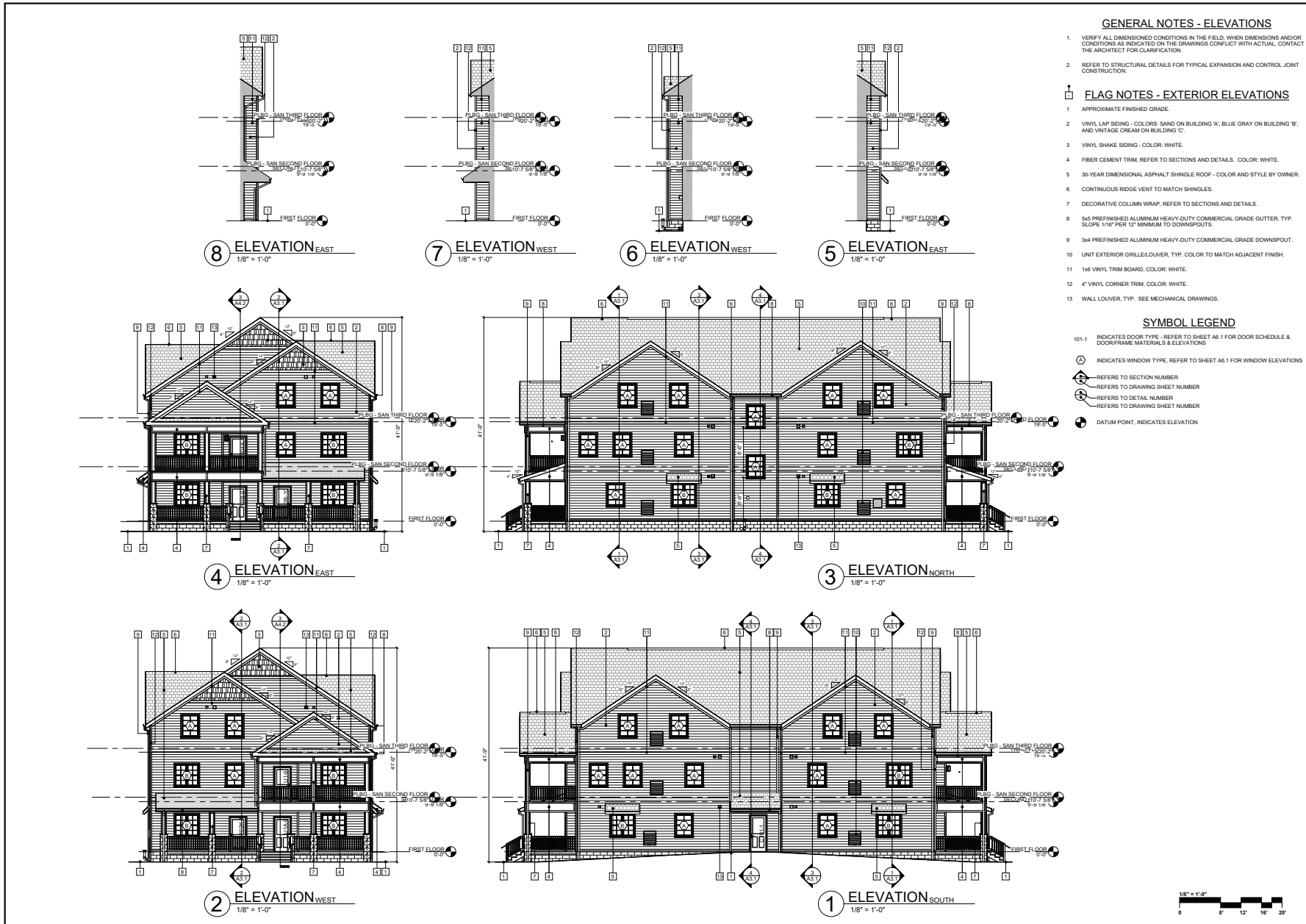
DATE SUBMITTED
 FEBRUARY 13, 2025



COVER SHEET
EAST 93rd STREET APARTMENTS
 CLEVELAND, OHIO 44106
 PROJECT #: 5023

G1.0

Elevations



DATE SUBMITTED
FEBRUARY 13, 2025

REVISIONS



MPG
MAANI - PARSONS - GRAY
ARCHITECTS
330.666.5770

EXTERIOR ELEVATIONS

EAST 93rd STREET APARTMENTS
CLEVELAND, OHIO 44106
PROJECT #: 5023

A2.1

Elevations



DATE SUBMITTED
FEBRUARY 13, 2025

REVISIONS



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BUILDING SECTIONS
EAST 93rd STREET APARTMENTS
CLEVELAND, OHIO 44106
PROJECT #: 5023

A3.1

UPTOWN

- plum
- BIBIBOP asian grill
- CHIPOTLE MEXICAN GRILL
- Panera
- POTBELLY SANDWICH SHOP
- Orangetheory FITNESS
- D.P. Dough
- planet fitness
- verizon

100
CLEVELAND MUSEUM OF NATURAL HISTORY
Cleveland Institute of Art

botanical garden
WELDEN FORESTS & GARDENS

CIA
Cleveland Institute of Art

THE CLEVELAND MUSEUM OF ART

UNIVERSITY CIRCLE INC

Cleveland Clinic

UPTOWN

MOCA
MUSEUM OF CONTEMPORARY ART CLEVELAND

University Hospitals

CASE WESTERN RESERVE
UNIVERSITY

HISTORIC LITTLE ITALY
CLEVELAND'S CULINARY & ETHNIC NEIGHBORHOOD

- Mari's
- Eina Ristorante
- Fratteria
- Presti's Bakery
- TOLI
- Mama Santa RESTAURANT PIZZERIA
- Guarino's Est. 1918
- Zaleno's RESTAURANTE
- LeeHeinen
- ROSSO
- Corbo's
- Algebra Tea House
- CLEVELAND MONTESSORI
- La Dolce Vita
- MIA BELLA
- Angel's Ale & Ostrac
- Campus Pollyeyes

CEDAR FAIRMOUNT

- EDWINS
- CHIPOTLE MEXICAN GRILL
- THE FAIRMONT
- Luna
- Starbucks COFFEE
- zhug
- at&t
- Verde PIZZA
- Buffalo Wild Wings
- THE ASCENT TOP OF THE HILL



HOUSING

- Cleveland cost of living is **22.9% lower** than the national average
- **153% lower** than New York, NY
- **110% lower** than San Francisco, CA
- **58% lower** than Boston, MA
- **53% lower** than Los Angeles, CA
- **25% lower** than Chicago, IL
- **19% lower** than Miami, FL
- Average owner occupied housing for Cleveland MSA: \$235,960
- **#5 among best cities for jobs** in 2020 based on hiring, cost of living, and job satisfaction
- Cleveland growth has increased by 9.9% in the last 10 years



COST OF LIVING INDEX: 89.8

#1 Top City
For Fresh Start
Livability

#2 Most Affordable
Cities for Home Buying
Forbes

#1 Most Affordable
Cities to Rent
Gobankingrates.com

#3 Top Cities
to Launch Career
LinkedInNews

**EAST 90TH & 93RD STREET
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