

# A Newmark Investment Opportunity For Sale | 3615 Euclid Avenue, Cleveland, OH

## CLEVELAND MASONIC AUDITORIUM

3615 Euclid Avenue  
National Register of Historic  
Places Designation

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TO VIEW  
DRONE VIDEO

**NEWMARK**

*Terry* **COYNE**.com



# FOR SALE

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Licensed Real Estate Broker

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# Offering Process

## Exclusive Representation

Newmark is exclusively representing the seller in this transaction.

## Offer Requirements

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

## All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

## Co-Broker Commission

Any Purchase which is represented by a broker is responsible to compensate the broker.

## Communication

All communications, inquiries and requests should be addressed to the Newmark Team listed below, as representatives of the Seller.

## Call for Offers



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t 216.577.4832  
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### Terry Coyne

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## CLEVELAND MASONIC AUDITORIUM

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# Property Overview

3615 Euclid Avenue, is a 220,000-square-foot commercial and retail complex in Downtown Cleveland, located just east of Playhouse Square and near the Cleveland State University campus.

Completed in 1921, the Romanesque Revival building features an L-shaped plan, block massing, and minimal window openings suited to its original auditorium and Masonic lodge uses.

Its exterior is clad in orange-red brick with a sandstone façade added in 1948, while the interior includes the 1918 Auditorium, 1920 Grand Foyer, and the historic lodge and tower rooms.

With significant capital improvements completed between 2018 and 2024, the property offers strong potential for continued entertainment use or redevelopment into luxury residential, hospitality or mixed-use space.





# Capital Improvement Summary

The Masonic Cleveland Auditorium underwent extensive upgrades across the main theater, box office, stage, restrooms, corridors, lower lobby, exterior façade, and Grand Foyer. Theater renovations included ceiling plaster restoration, new carpet, wood refinishing, and reupholstering 1,682 seats, along with comprehensive MEP improvements, LED lighting, updated door hardware, and general paint and tile repairs.

Several internal Tower Rooms were removed to create space for expanded entertainment and food and beverage uses. A new Daikin HVAC system—featuring seven RTUs, split units, new air handlers, and a DOAS—now provides full building climate control, managed through a web based system for flexible, remote operation.

The building also received a modernized electrical system with a new FirstEnergy feed, transformer, and full distribution upgrade, as well as life safety enhancements including new egress doors, fire escape repairs, standpipe recertification, and lighting improvements. Exterior work included new storefront doors, egress lighting, brick replacement, and mortar tuckpointing to maintain the historic façade.

A new TPO Roof with a 20-year warranty was installed, and the parking lot was resurfaced (92 spaces) to better accommodate tour buses and customer vehicles.

# Historical Summary of Capital Expenditures

Total Capital Expenditure (Hard & Soft Capex) (2018-2024) \$16,235,496

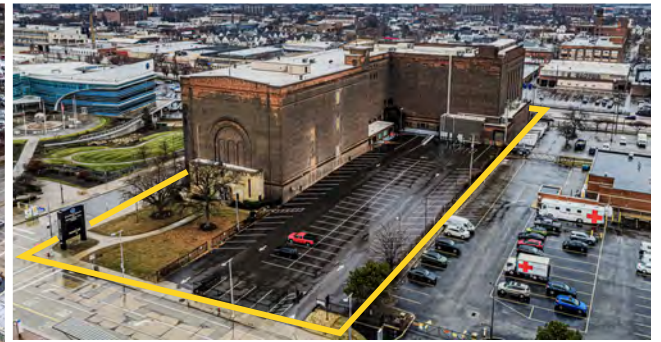
Hard Construction Capex (2023-2024)	Capex	Soft Construction Capex (2023-2024) <sup>(1)</sup>	Capex
HVAC	\$3,144,354	Construction Management Fee	\$584,338
Selective Demolition	\$1,025,681	Water Mitigation	\$466,067
Electrical	\$805,386	Owner Furnished Items	\$383,906
Lump Sum General Conditions	\$579,497	Sub Bonds or SDI/Subguard	\$88,237
Membrane Roofing Subcontractor	\$486,309	General Liability	\$64,728
Design/Construction Administration	\$428,646	Gross Receipts Tax - Cat	\$20,010
Demo Ext. Masonry	\$381,818	Builders Risk Wrap Around Insurance	\$8,363
Plumbing	\$375,108	Procure (Project Management Program)	\$8,225
Masonry Restoration	\$247,179	Inspection Fees	\$4,838
Structure Steel	\$242,665	Mod Biohazard Cleanup	\$3,353
Drywall Framing and Installation	\$229,679	Asbestos Consulting	\$1,900
Hazardous Mtl. Abatement	\$181,818	Contingency	(\$19,378)
Misc. Concrete	\$144,236	<b>Subtotal</b>	<b>\$1,614,587</b>
Hallow Metal Doors and Frames	\$75,059		
Paving & Surfacing	\$66,498	<b>2018-2021 Capex</b>	<b>\$6,000,000</b>
Demo Int. Masonry	\$65,455		
Rough Carpentry	\$36,541		
Metal Wall Panels	\$29,807		
Interior Painting	\$26,975		
Scaffolding	\$21,914		
Chain Link Fences and Gates	\$10,500		
Hoisting Equipment Rental	\$8,981		
Structural Cast in Place Form	\$6,779		
<b>Subtotal</b>	<b>\$8,620,906</b>		

(1) Soft construction capex include expenses that are not directly related to the physical building of a structure, such as materials and labor

## January Through July 2025 Expenses

Expense	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025
Insurance	\$1,770	\$5,923	\$27,377	\$14,953	\$14,953	\$14,242	\$14,242
Snow Removal	\$1,000	\$1,000	\$1,000				
Utilities	\$2,774	\$2,793	\$10,731	\$3,058	\$3,811	\$2,765	\$2,800
Electric	\$24,925	\$14,372	\$10,556	\$12,528	\$20,073	\$11,937	\$13,648
Gas	\$4,896	\$6,074	\$5,727	\$3,830	\$2,920	\$1,415	\$245
Water	\$6,025	\$328	\$5,756	\$370	\$492	\$412	\$743
<b>Total</b>	<b>\$41,390</b>	<b>\$30,489</b>	<b>\$61,146</b>	<b>\$34,739</b>	<b>\$42,248</b>	<b>\$30,770</b>	<b>\$31,678</b>

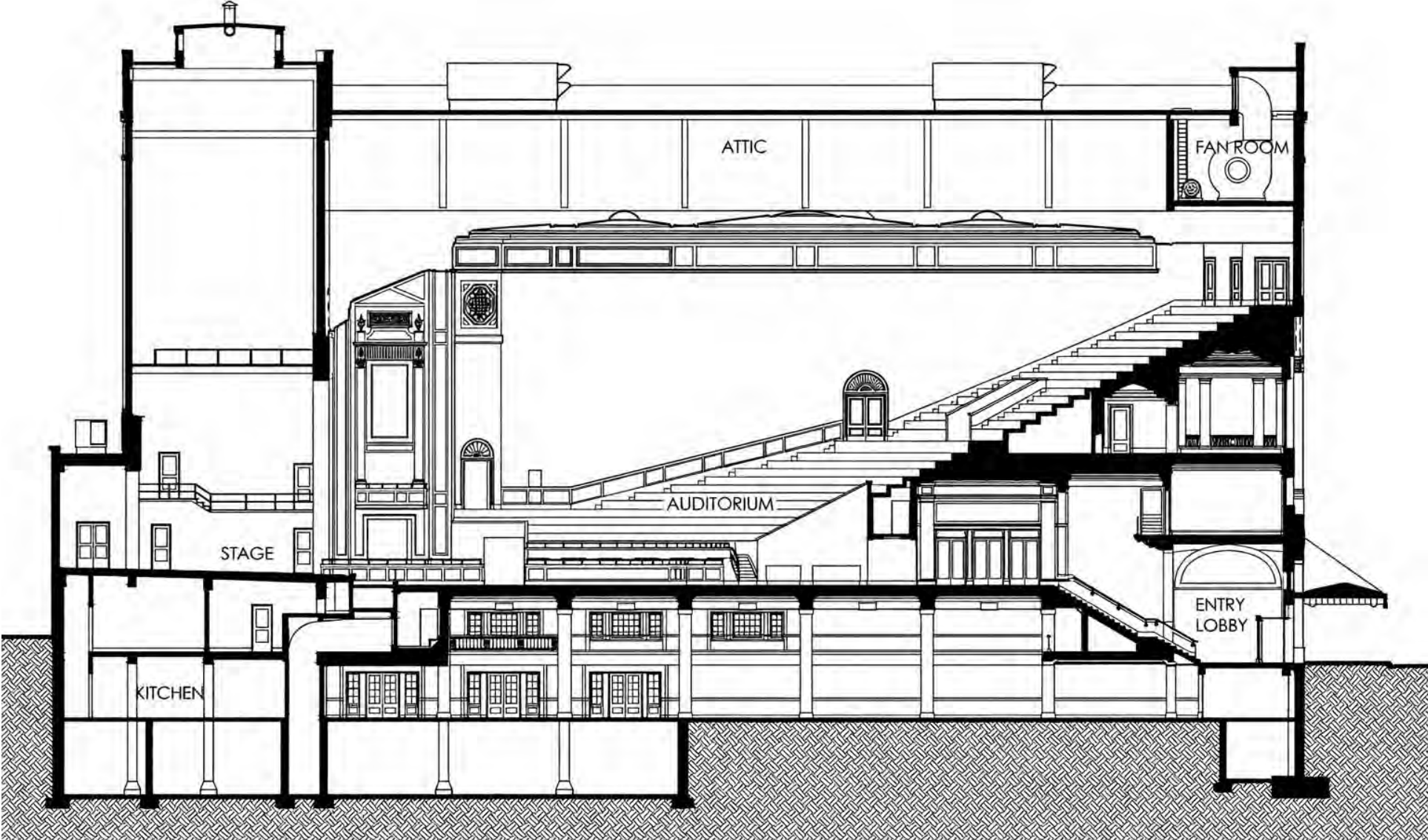
# Parcel Outlines



## **CLEVELAND MASONIC AUDITORIUM**

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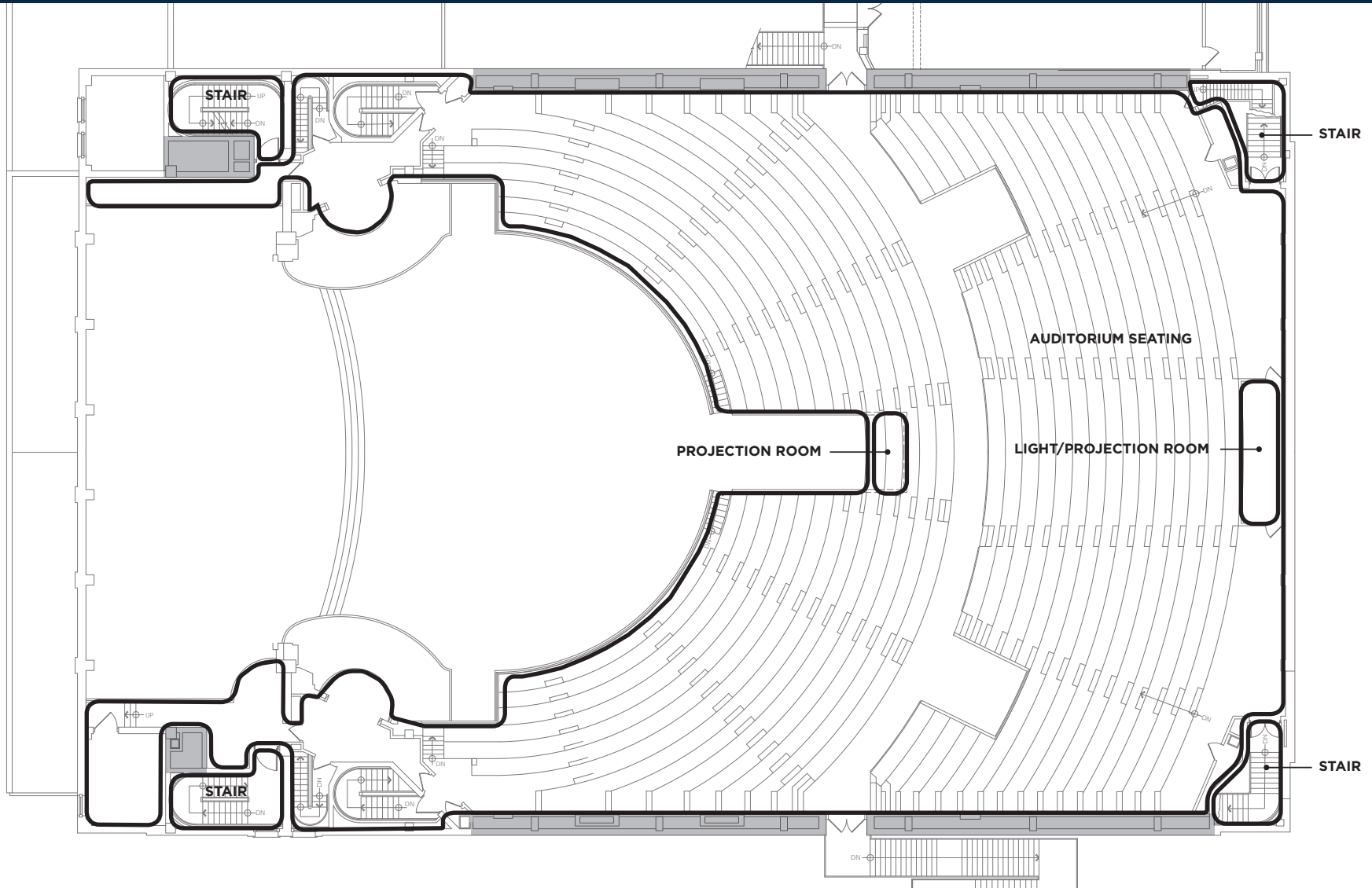
# Site Plan – Auditorium Cross Section



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MASONIC  
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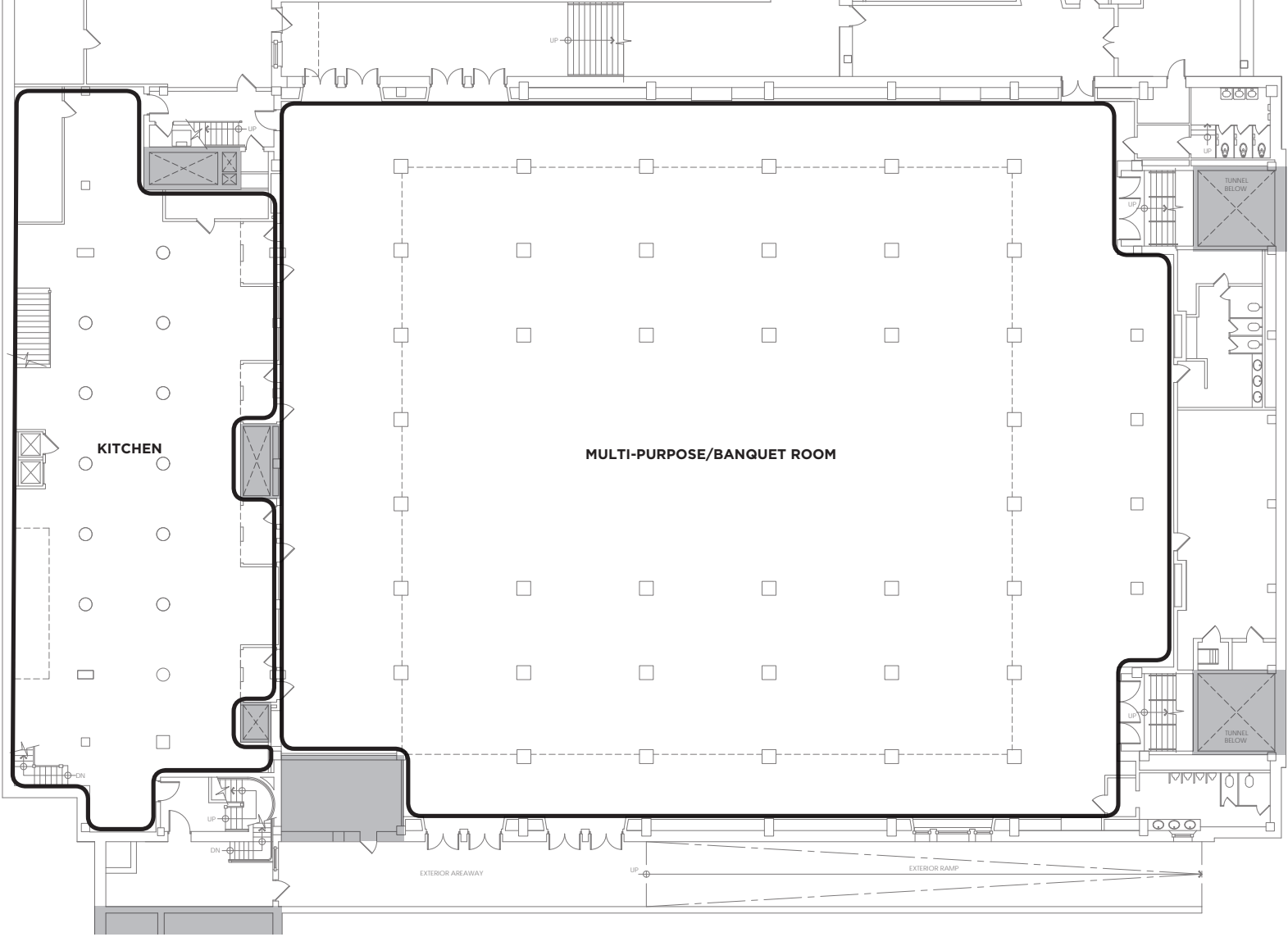
# Site Plan – Main Auditorium



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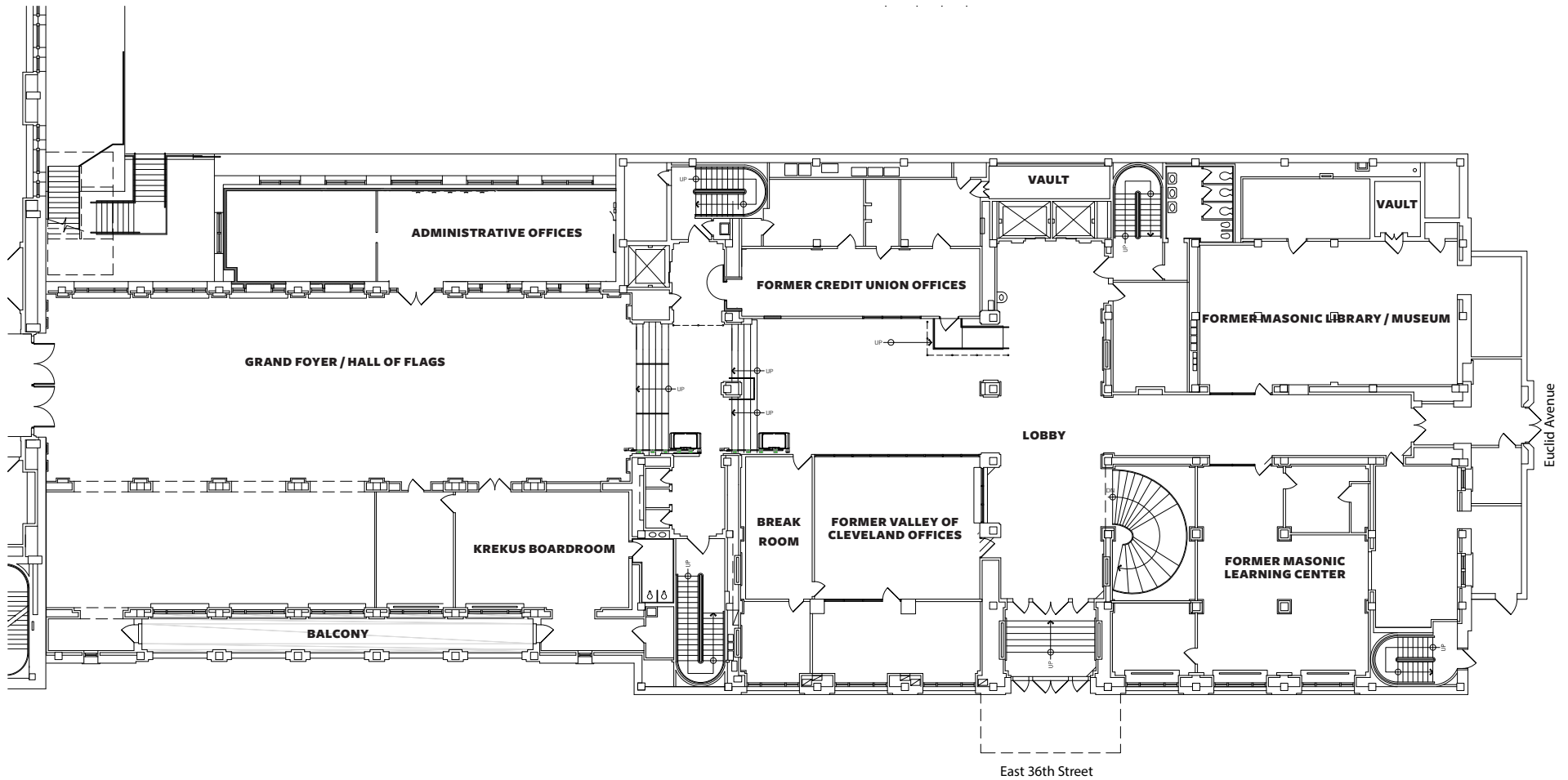
# Site Plan – Multi-Purpose/Banquet Room



## CLEVELAND MASONIC AUDITORIUM

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# Site Plan – First Floor Office Spaces



## CLEVELAND MASONIC AUDITORIUM

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# Main Theater

Capacity 2,500 | Seated 1,980



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# Green Rooms & Backstage



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# Asylum Room

Capacity 500 | Seated 400



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# Jester's Lounge

Capacity 250 | Seated N/A

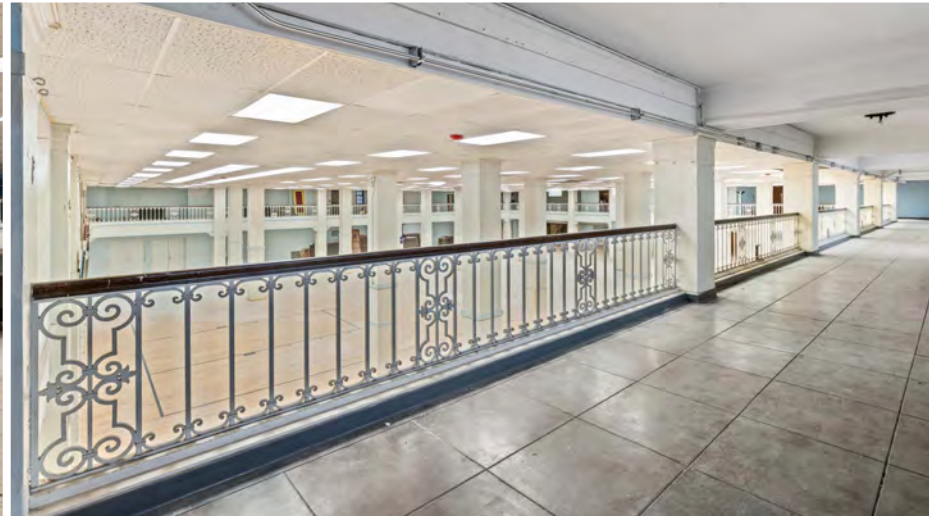


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# Multi-Purpose/Banquet Room & Mezzanine

Capacity 1,028 (Unconcentrated Tables & Chairs) | Mezzanine 236 Standing



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# Entrance Lobby



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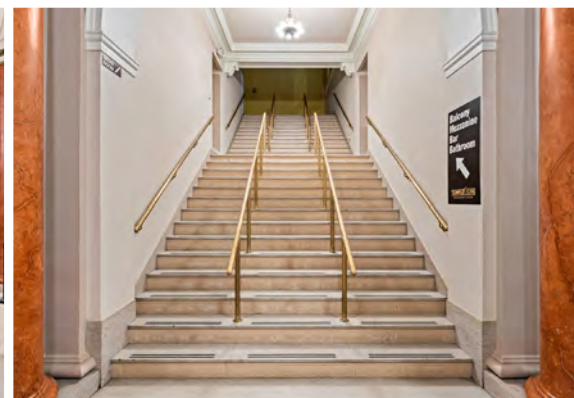
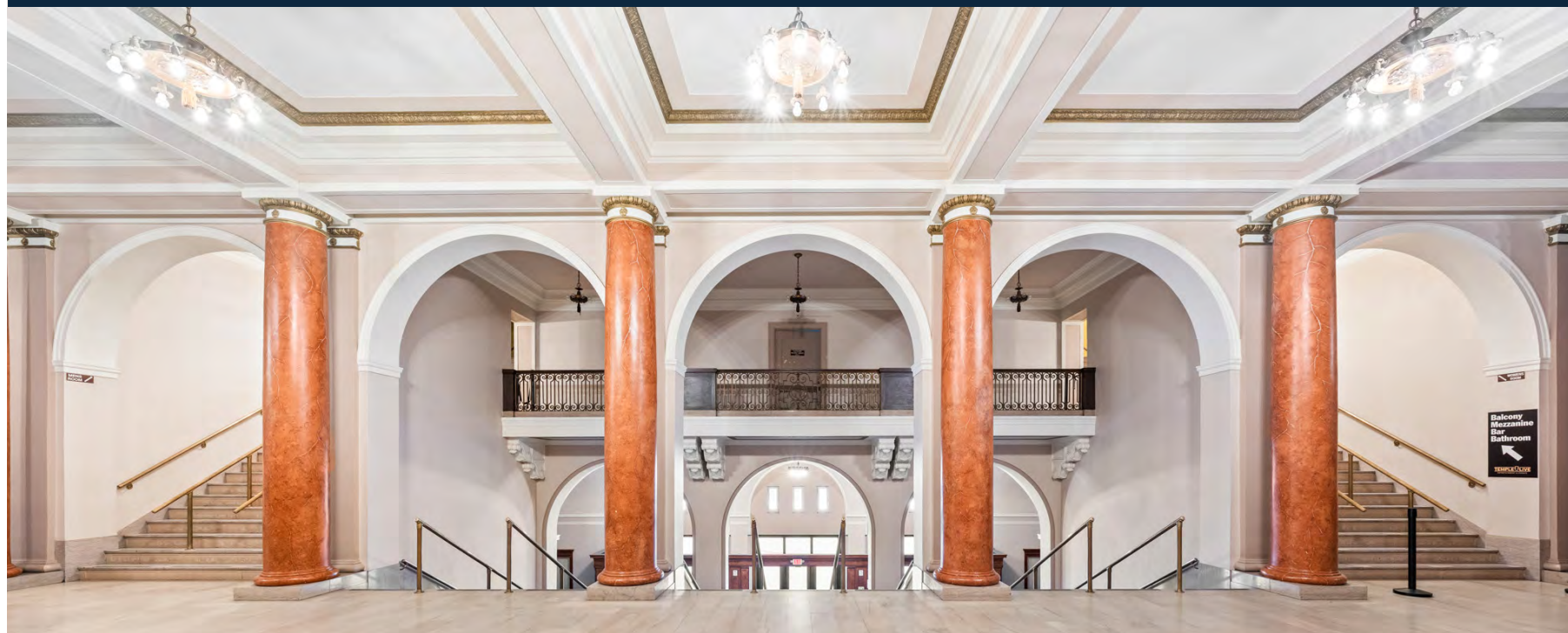
# Grand Stairs



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# Foyer / Main Concessions

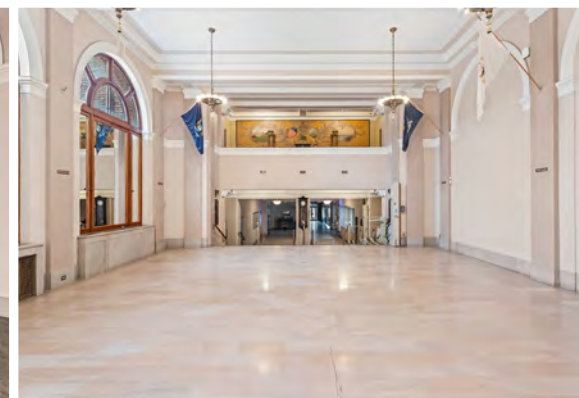
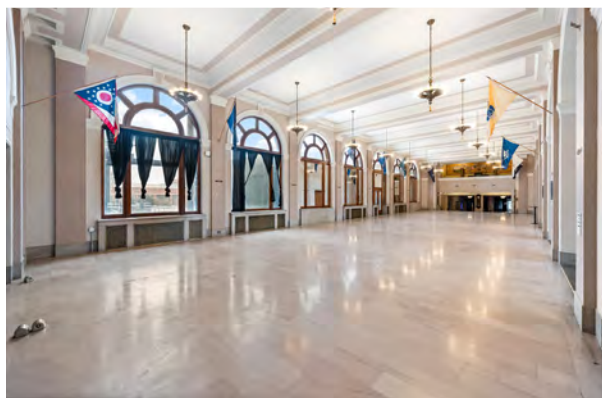
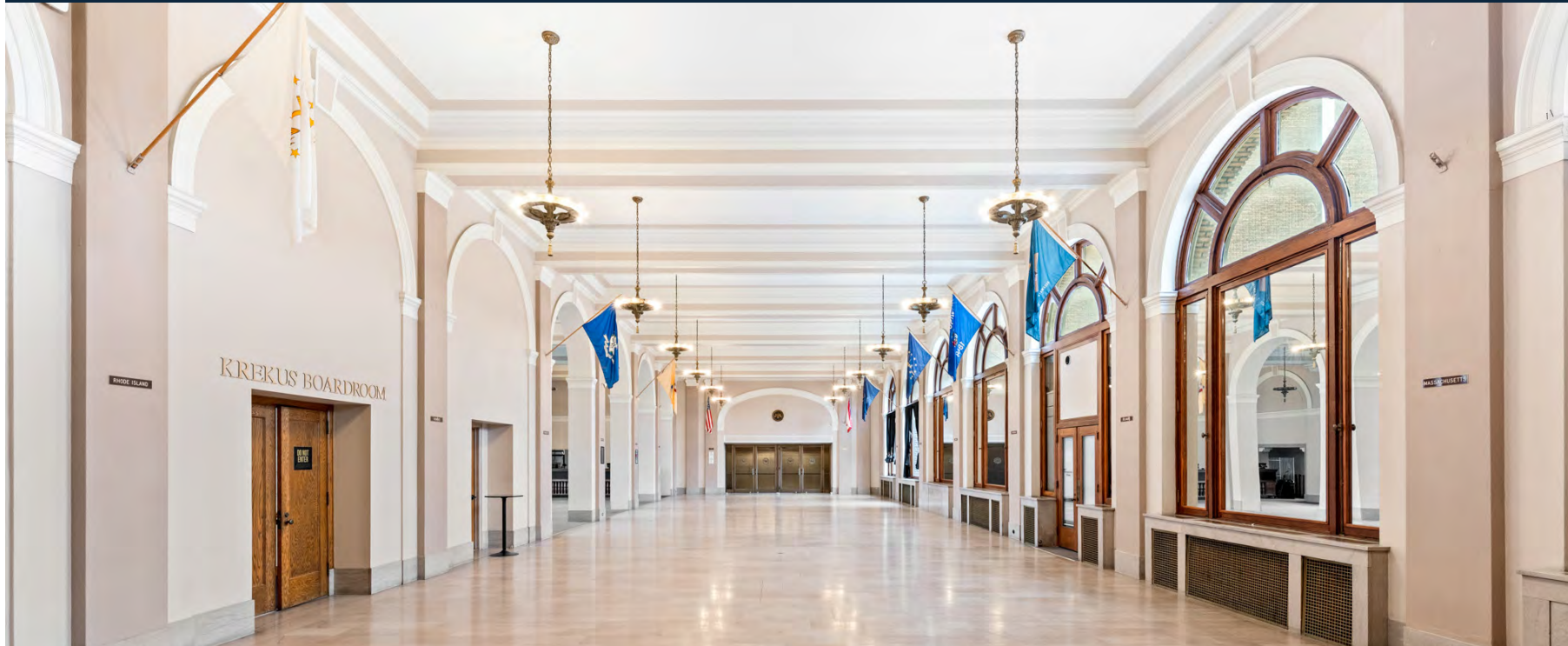


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# Grand Foyer / Hall of Flags

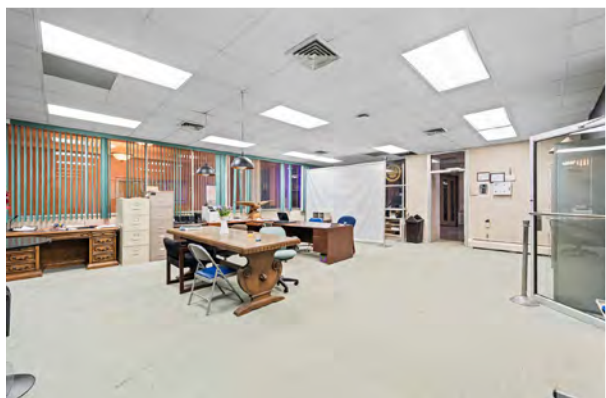
Capacity 853 | 285 (Unconcentrated Tables & Chairs)



## CLEVELAND MASONIC AUDITORIUM

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# Boardroom / Various Office Spaces



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# Tower Rooms Ready for Redevelopment



## **CLEVELAND MASONIC AUDITORIUM**

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**New RTUs, TPO Roof, and Parking Lot**  
Each RTU is equipped with a duct silencer for noise reduction



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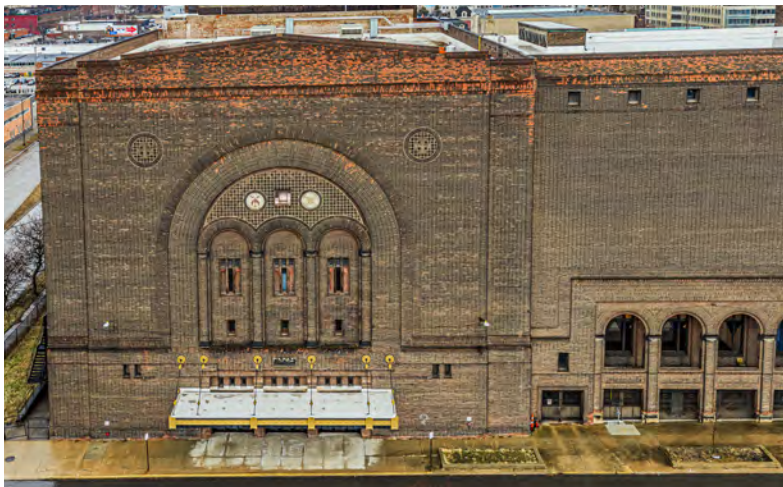
# Masonry Repair on Euclid Avenue Entrance



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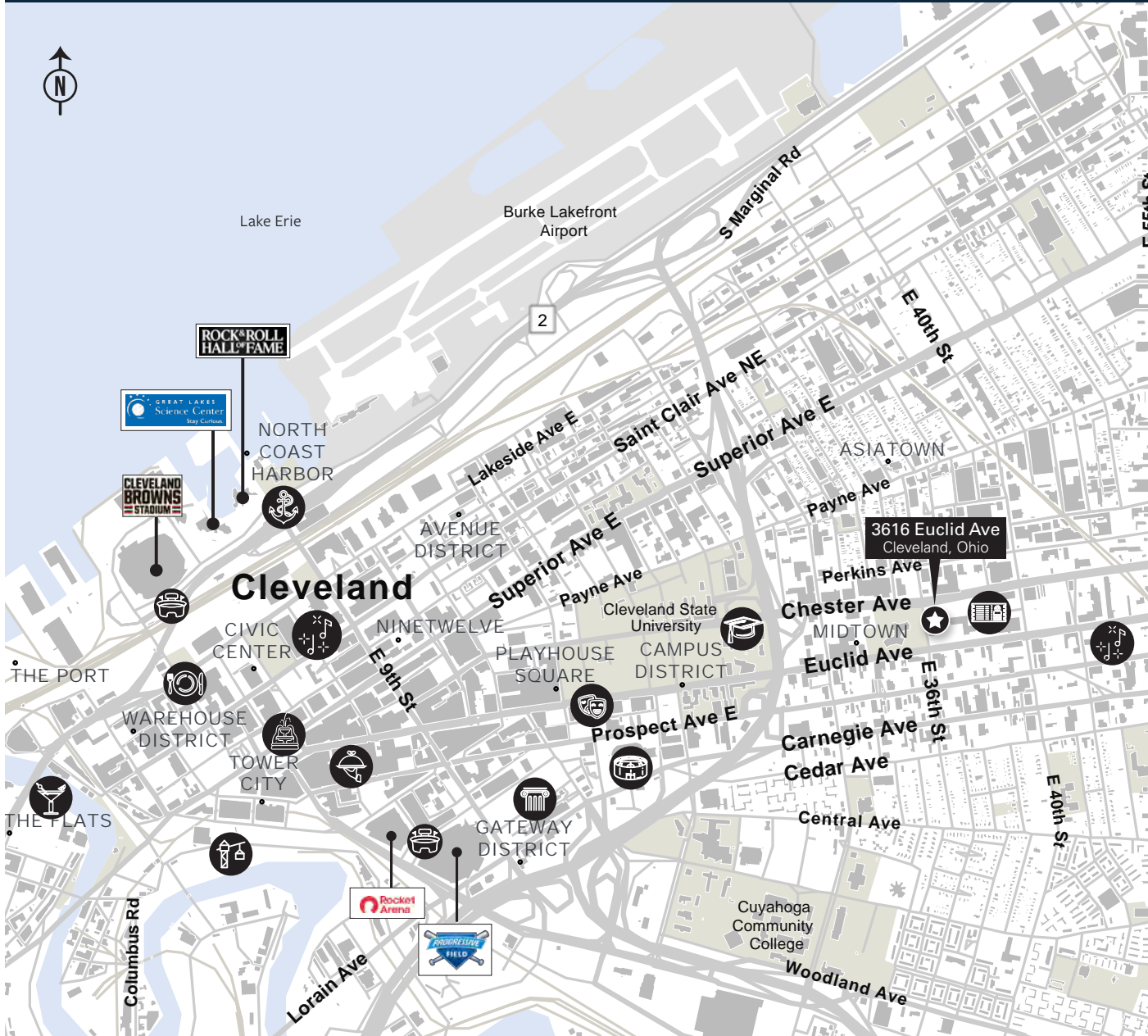
# Exterior



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# Regional Map



- 
**North Coast Harbor**  
 Home to world-class museums, parks, and unique entertainment.
- 
**Warehouse District**  
 A destination for fine dining, vibrant nightlife, impressive architecture, and unique residential living.
- 
**The Flats**  
 The Flats East Bank and West Bank is a one-of-a-kind destination, with cutting edge waterfront living, dining and entertainment.
- 
**Public Square**  
 Featuring a revitalized park with historic statues, Public Square is Cleveland's premier outdoor venue.
- 
**Gateway District**  
 Cleveland's largest geographic area of adaptive re-use and historical preservation.
- 
**East Fourth Street Entertainment District**  
 Premier entertainment destination with dining, entertainment, and modern living.
- 
**Professional Sports**  
 Progressive Field (home of the Cleveland Guardians), Cleveland Browns Stadium (home of the Cleveland Browns), and Rocket Arena (home of the Cleveland Cavaliers and Lake Erie Monsters).
- 
**Playhouse Square**  
 The second largest performing arts center in the U.S. features entertainment, dining and residential spaces.
- 
**Campus District**  
 This district houses Cleveland State University, is a short distance to Case Western Reserve University, and incorporates unique and thriving primary and secondary schools.
- 
**Cuyahoga Riverfront Master Plan**  
 The 35-acre plan is intended to bring thousands of residential units, office space, public parks and promenades, and other opportunities for recreation, retail and entertainment.
- 
**Children's Museum of Cleveland**  
 The Children's Museum of Cleveland is an interactive, play-based museum for infants through early elementary ages in Cleveland's Midtown.
- 
**Agora Theater & Ballroom**  
 The Agora Theatre & Ballroom is a historic live-music venue at in Cleveland's Midtown hosting national touring acts, local shows, comedy, festivals, and private events.
- 
**Wolstein Center**  
 The Wolstein Center is multipurpose arena in downtown Cleveland that hosts Cleveland State Vikings basketball, concerts, graduations, trade shows, and community events.

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