

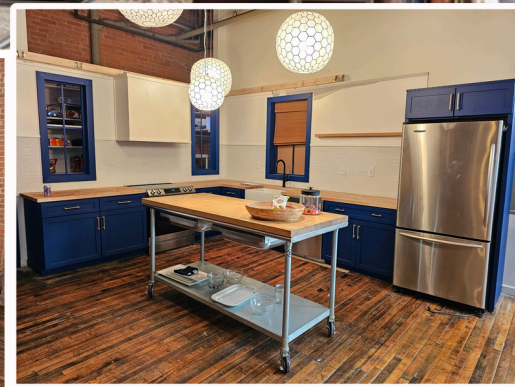
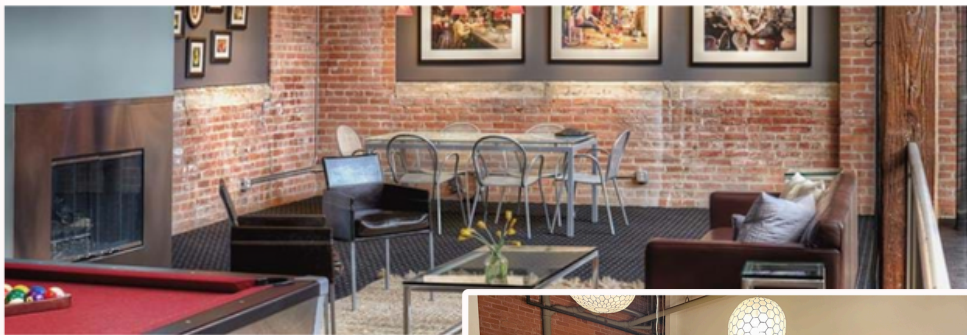
FIRST TIME  
ON THE  
MARKET!



**3907 PERKINS AVE**  
CLEVELAND, OH 44114

**FOR SALE**

MIDTOWN



PRESENTED BY:

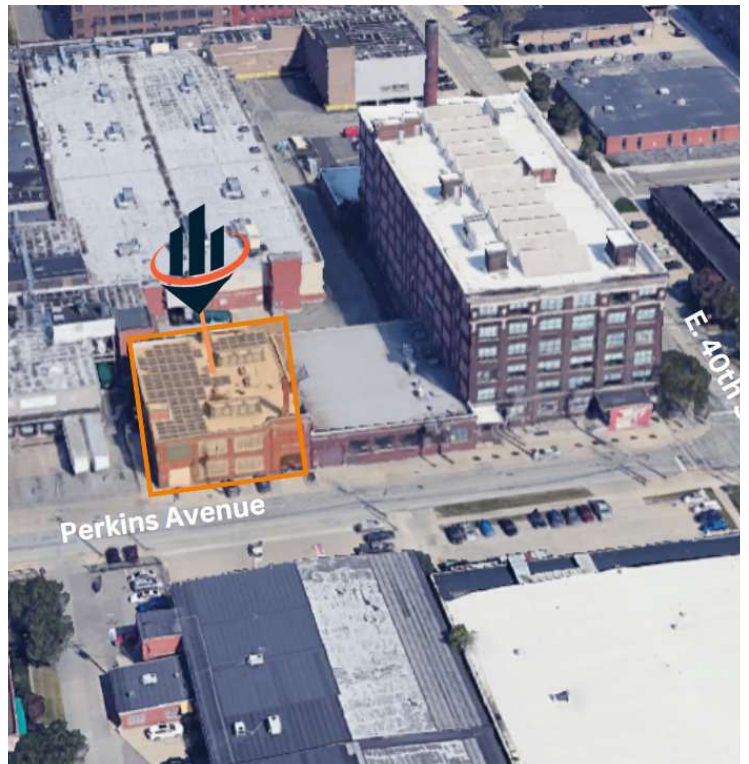


NICHOLE BOOKER, PHD  
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# OFFERING SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime owner-user opportunity in the MidTown corridor just east of downtown Cleveland. This 19,168 SF former warehouse building was fully gutted and renovated in 1997 to creative office. Zoned as GI - General Industry, this property offers versatile potential for a range of uses. This property is very well maintained and presents a unique opportunity to capitalize on its historic charm and modern functionality. Previous use as a major multimedia studio.

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>BUILDING SIZE:</b>	19,168 SF
<b>STORIES:</b>	2
<b>LOT SIZE:</b>	0.26 Acres
<b>PARCEL:</b>	102-40-018
<b>ZONING:</b>	GI - General Industry

### NICHOLE BOOKER, PHD

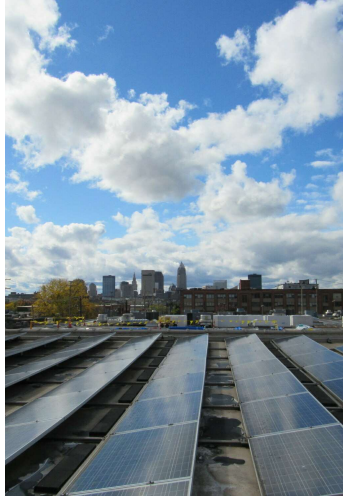
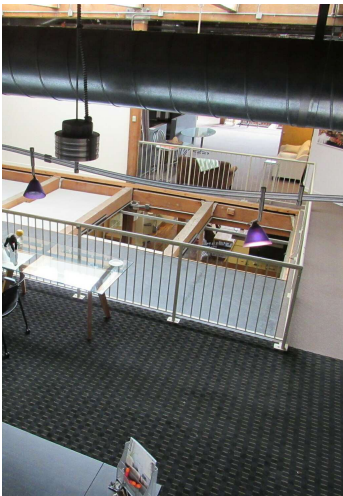
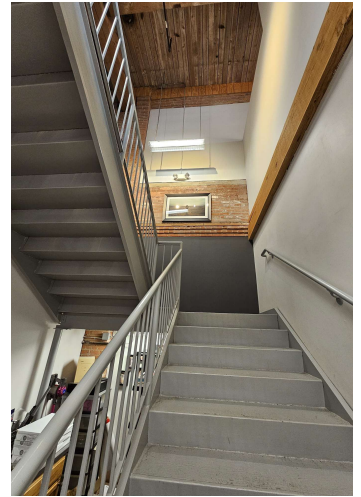
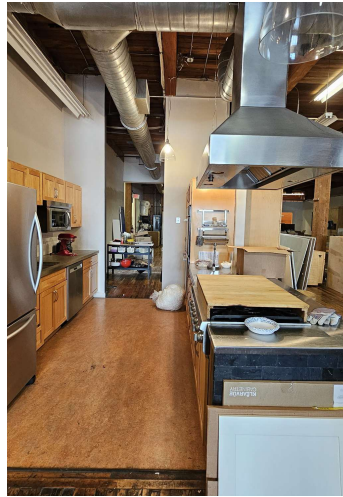
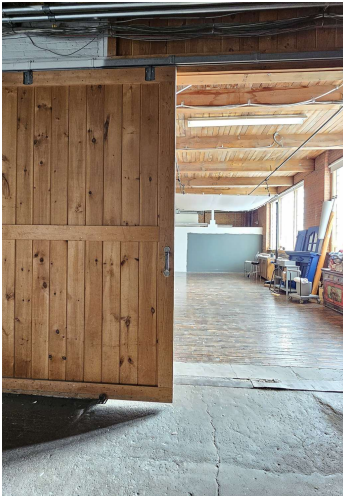
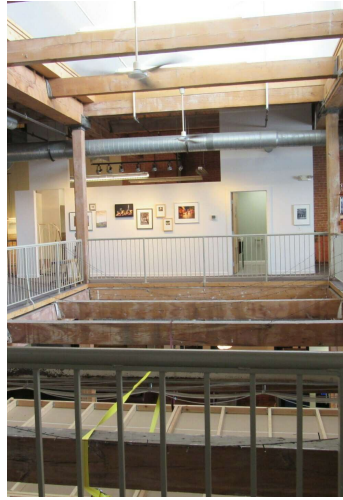
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## PROPERTY HIGHLIGHTS

- Masonry construction with wood floors and beams
- Abundance of natural light
- Equipped with open/bullpen, multi-function spaces, meeting areas, shared and private offices
- 3 full kitchens (1 full commercial)
- Restrooms on every level
- Fully climate-controlled HVAC
- Drive-in secured garage accommodates 6 cars or two 16' box trucks
- 3-phase, 400+ amps; Fully sprinklered
- Freight elevator (2,000 lbs)
- Solar Panels (138 panels) with new inverter
- Upgraded lighting throughout
- 18-20 dedicated parking (exterior and interior) plenty of street and nearby lot parking
- Less than 1 mile to I-90, I-77 & I-71
- MidTown is an innovation hotbed between Cleveland Clinic and Public Square



## ADDITIONAL PHOTOS



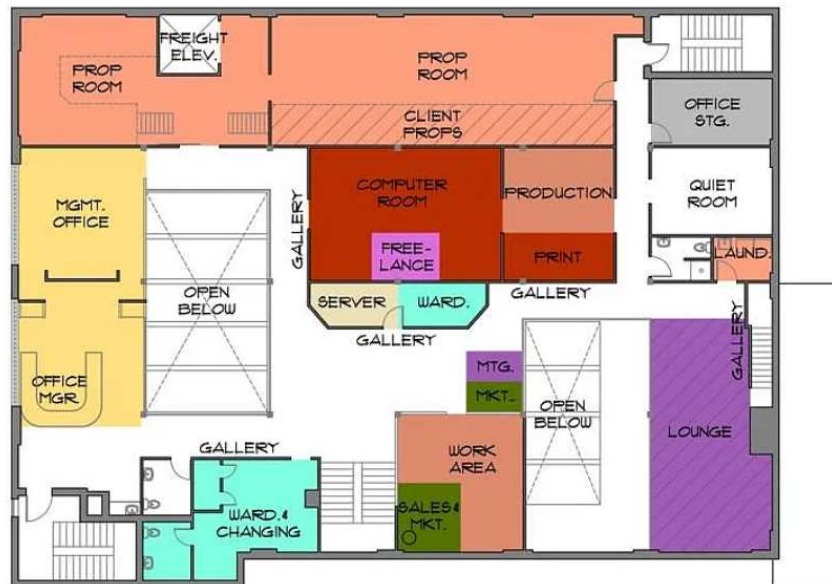
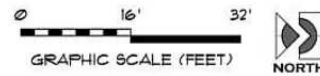
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# FLOOR PLANS



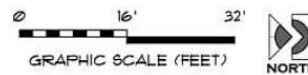
FIRST FLOOR PLAN

1/16" = 1'-0"



SECOND FLOOR PLAN

1/16" = 1'-0"



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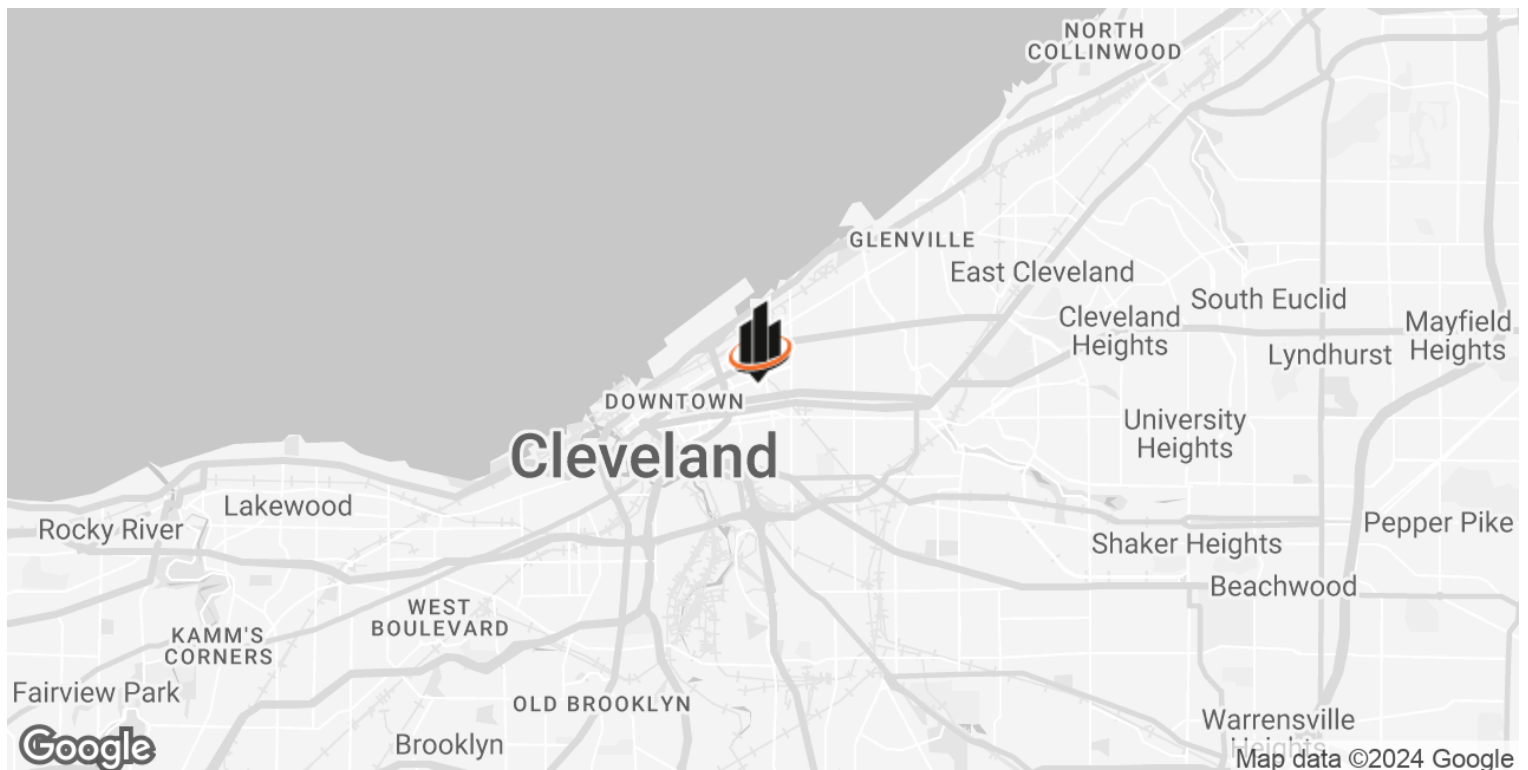
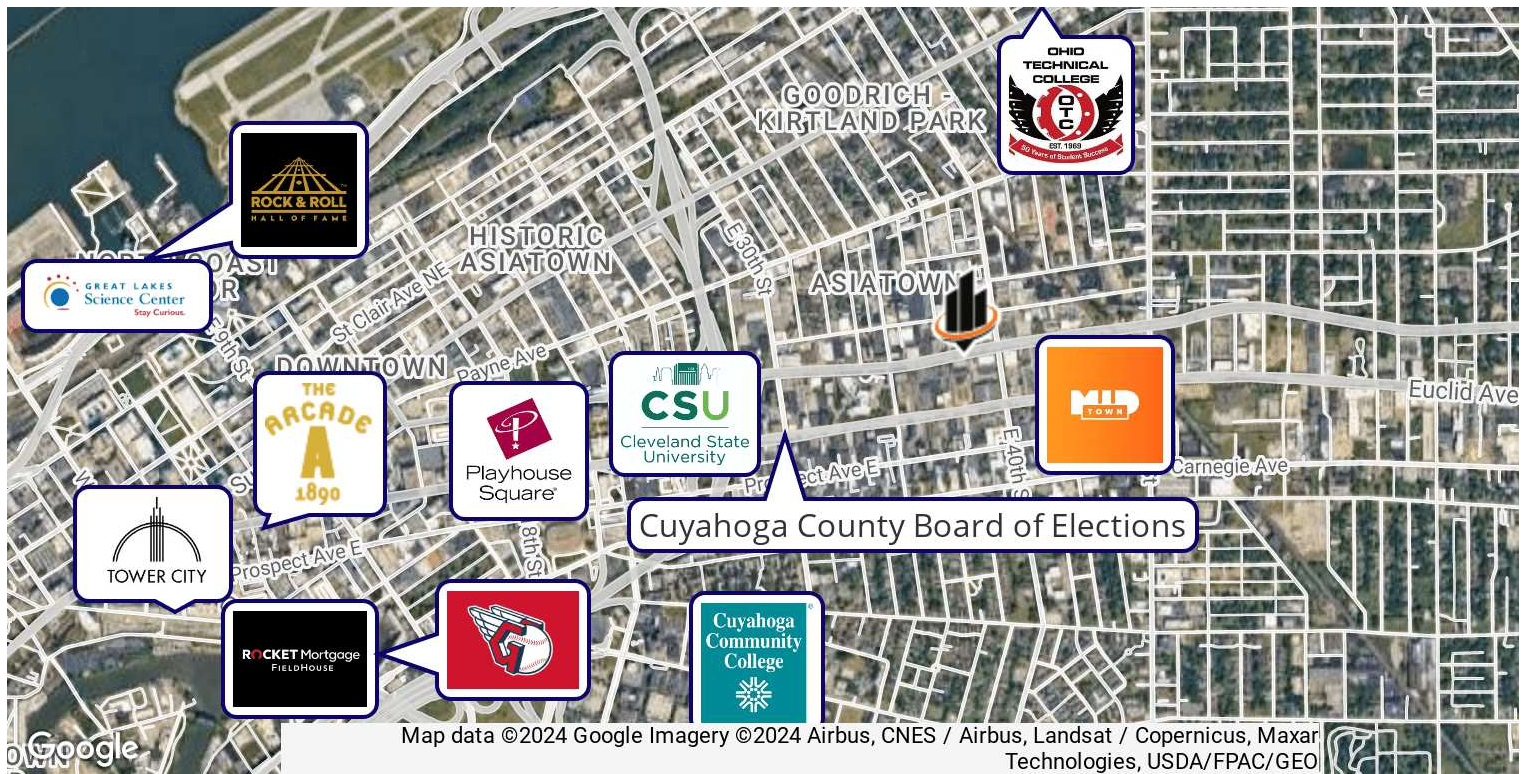
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# LOCATION MAP



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## MIDTOWN CLEVELAND



## MIDTOWN CLEVELAND

Located just east of Downtown Cleveland between Downtown and University Circle., in MidTown Cleveland you can find world-class hospitals putting down roots next to legacy manufacturers, historic concert venues near leading architectural firms, and residential housing built to accommodate the talent driving the region's economy. This area of Cleveland has been emerging as the biomed, high tech area of Cleveland.

## WHO ALREADY CALLS MIDTOWN HOME?

MidTown is home to more than 650 organizations, including 75 health tech & high tech ventures, 12 design and architecture firms, 50 nonprofits, dozens of manufacturers, and hundreds of small businesses.

More than **18,000 people** work in MidTown and over **2,000 residents** call MidTown home.

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