











# 3121 EUCLID AVENUE

- 50,186 SF pristine school facility with 44 classrooms
- 14,533 SF floorplates (floors 1-3)
- ±150 car private parking deck
- Building signage rights
- Located on the RTA Healthline with excellent access to public transit
- Entrances on both Chester Ave & Euclid Ave
- 17,000 VPD on Euclid Avenue
- 0.3 miles to I-90
- 1.5 miles to Downtown Cleveland's Public Square

#### **Lease Rate**

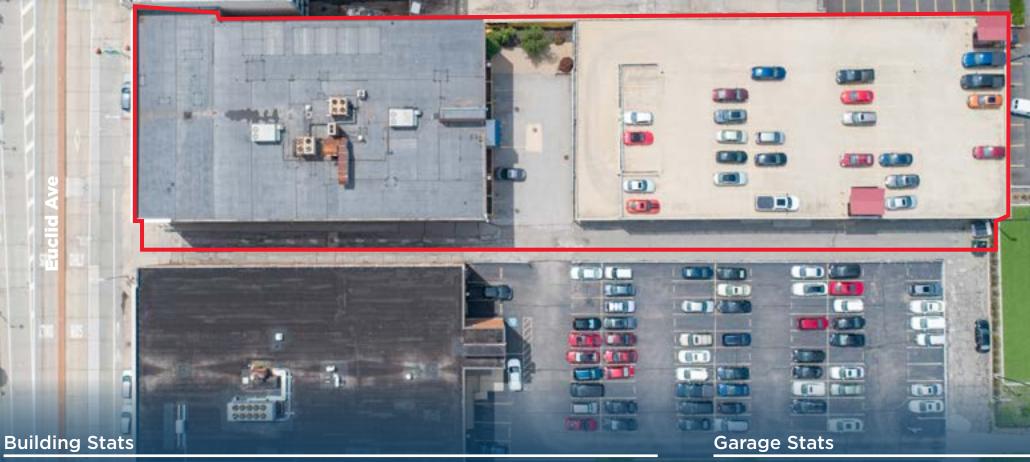
\$12.00/SF NNN

#### **Asking Price**

<del>\$5,995,000</del> \$5,500,000

View Property Video

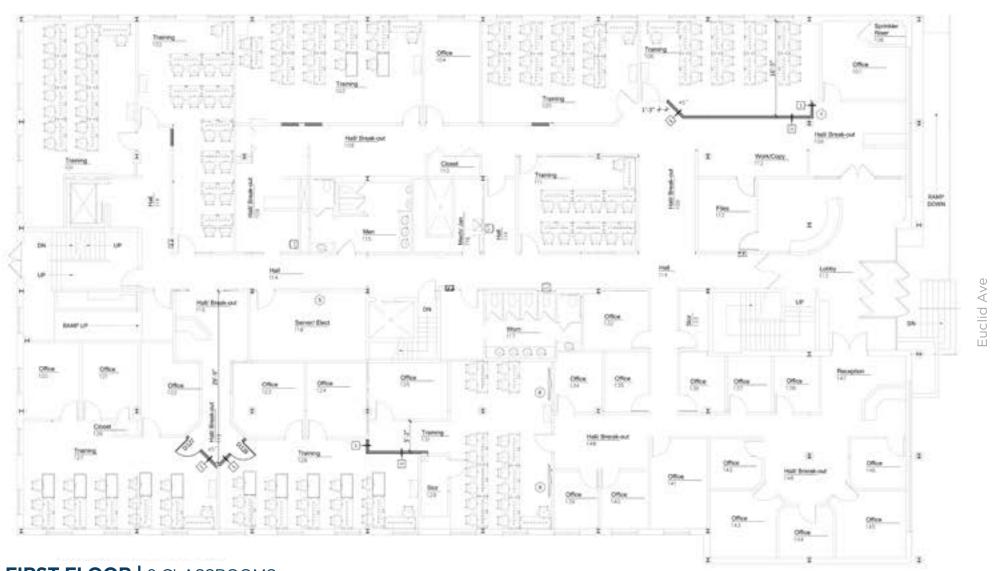
## 3121 EUCLID AVENUE QUICK STATS



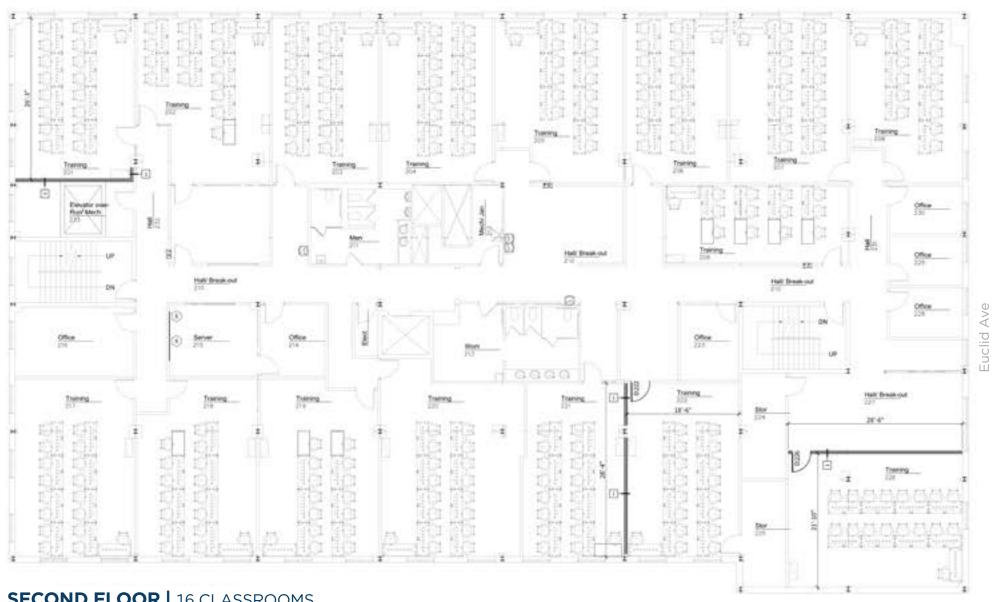
Parcel #:	103-06-026
Built:	1956
Renovated:	2011
Building Size:	50,186 SF
Land Size:	0.981 AC
Stories:	3 plus finished lower level
Structure:	Steel framed with block/brick masonry exterior and 4" concrete slab floors

Heat:	Boiler heat with perimeter baseboard units
A/C:	Rooftop units
Roof:	Flat rubber roof replaced in 2010
Windows:	Replaced first floor 2007 and second/ third floor 2010
ADA:	Yes
Sprinkled:	Yes
Ceiling Height:	13'-4" to 13'-6"

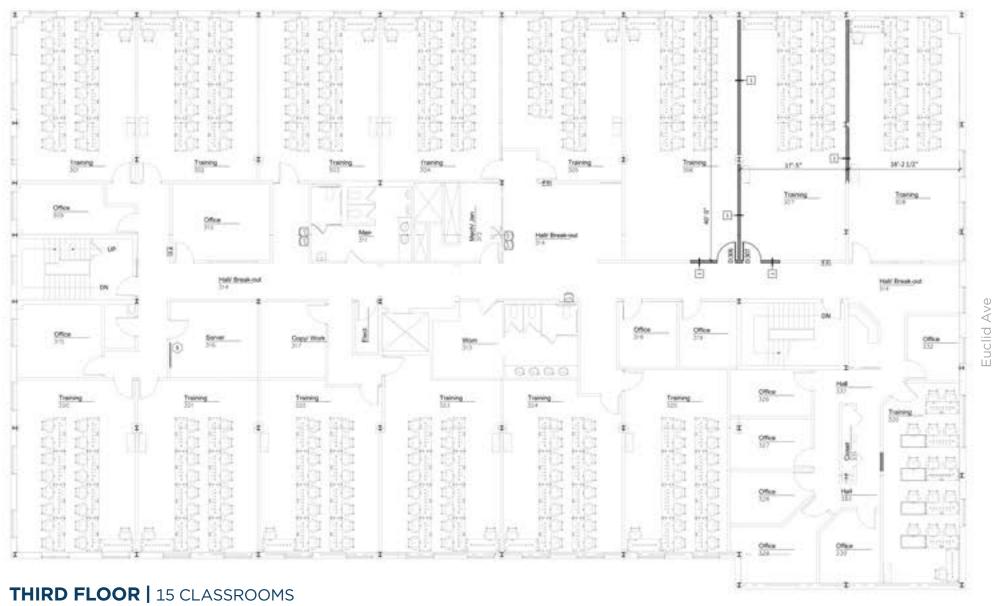
Built:	1966
Parking Levels:	3
Spaces:	142 cars (plus 8 surface lot)
Structure:	Steal framed with reinforced concrete slabs. New slabs installed in 2010.
Maintenance:	Ownership performs routine annual preventative maintenance

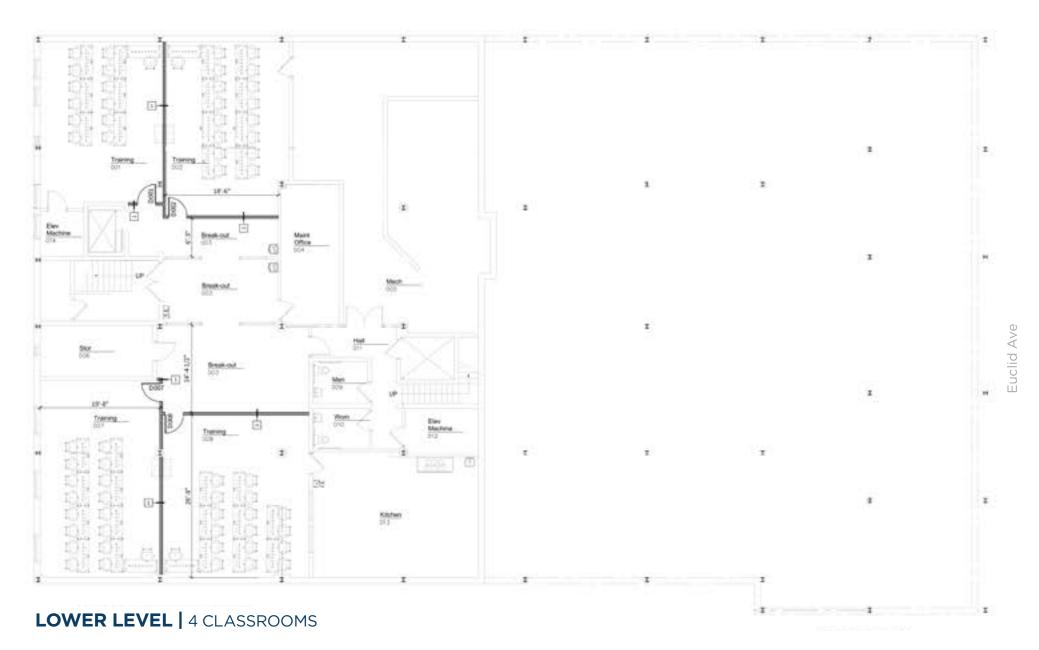


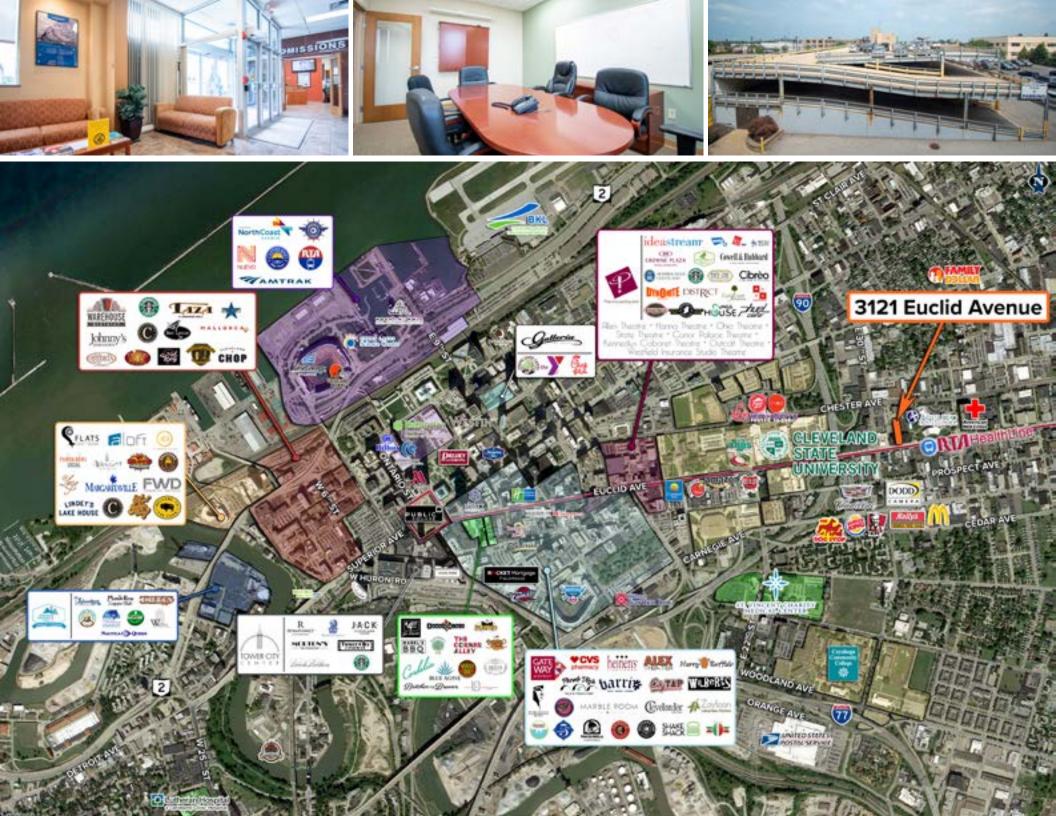
FIRST FLOOR | 9 CLASSROOMS



**SECOND FLOOR |** 16 CLASSROOMS







#### 3121 Euclid Avenue, Cleveland, Ohio 44115 **CONNOR REDMAN** Vice President credman@crescorealestate.com +1 216 252 1493 **BOB GARBER, SIOR** Executive Vice President & Partner Emeritus bgarber@crescorealestate.com +1 216 525 1467 Cushman & Wakefield | CRESCO 6100 Rockside Woods Blvd, Suite 200 Cleveland, Ohio 44131 crescorealestate.com ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.