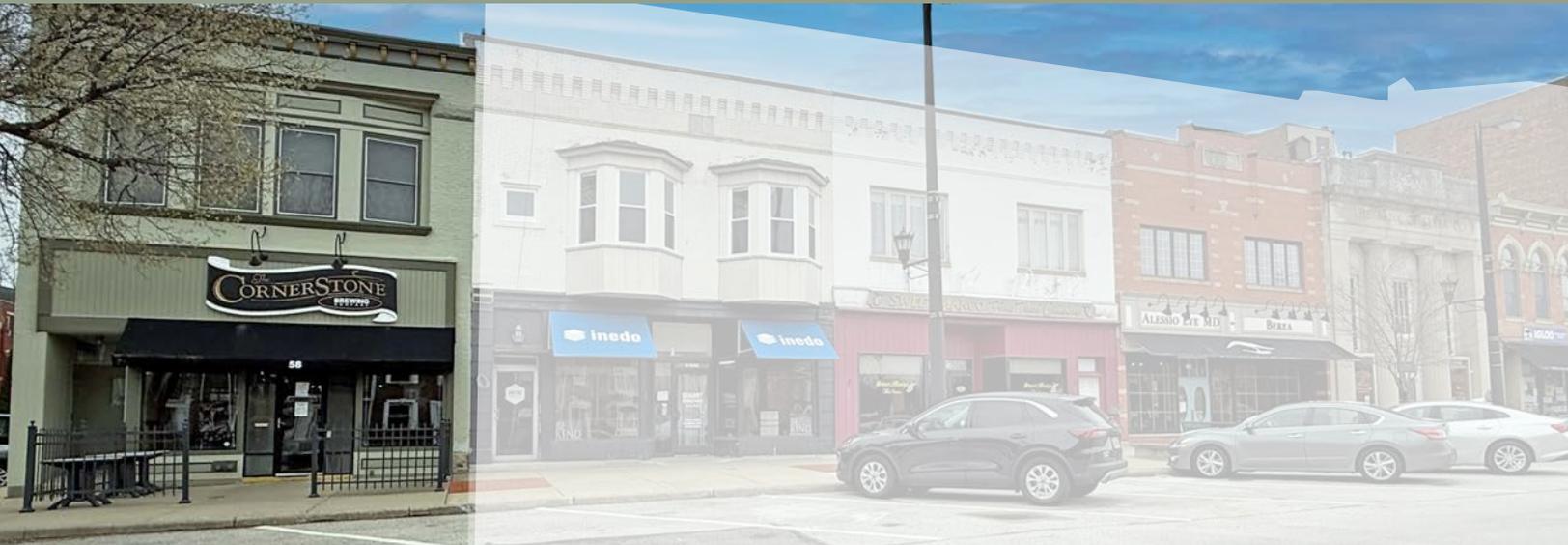


THE WISE BUILDING

A Vibrant, Pedestrian Location



58 Front St.
Berea, OH

Property Features

- Second Floor: Four Offices, Three Available NOW
- Signalized Corner on Front & Church Streets
- 7 Minutes from District 46, Cross Country Mortgage Campus, future home of the Cleveland Browns
- 10 Minutes from Cleveland Hopkins Int'l Airport
- 1 Minute from Baldwin Wallace University
- Free Street & Public Parking Directly Behind the Property

3 SUITES AVAILABLE

SUITE #	SIZE
60	1,058 SF
62	LEASED
64 & 66 - 2,269 SF Contiguous	
64	1,170 SF
66	1,099 SF

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hwinston@naipvc.com

Property Details

TOTAL SPACE:	7,736 SF
RETAIL:	3,624 SF
OFFICE:	4,112 SF
PROPERTY TYPE:	Retail/Office
BUILDING TYPE:	Freestanding
YEAR BUILT:	1914
YEAR RENOVATED:	1989
LAND AREA:	.09 Acres
PARCELS:	364-11-016
CEILING HEIGHT:	13'
PARKING:	Free Street & Public Parking Directly Behind the Property
ZONING:	C - Store with Walk-Up & Offices

Pricing Details

OFFICE LEASE RATE	\$12 PSF/Gross
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COMMENTS: Four newly updated offices are on the second floor, offering 4,112 square feet of space.

SECOND FLOOR

SUITE 60



SECOND FLOOR

SUITE 62



SECOND FLOOR

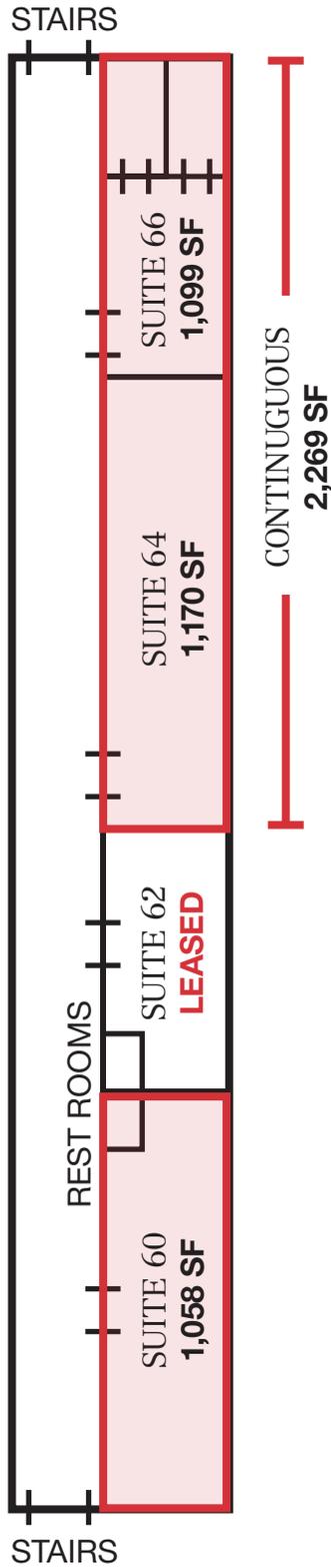
SUITE 64



SECOND FLOOR

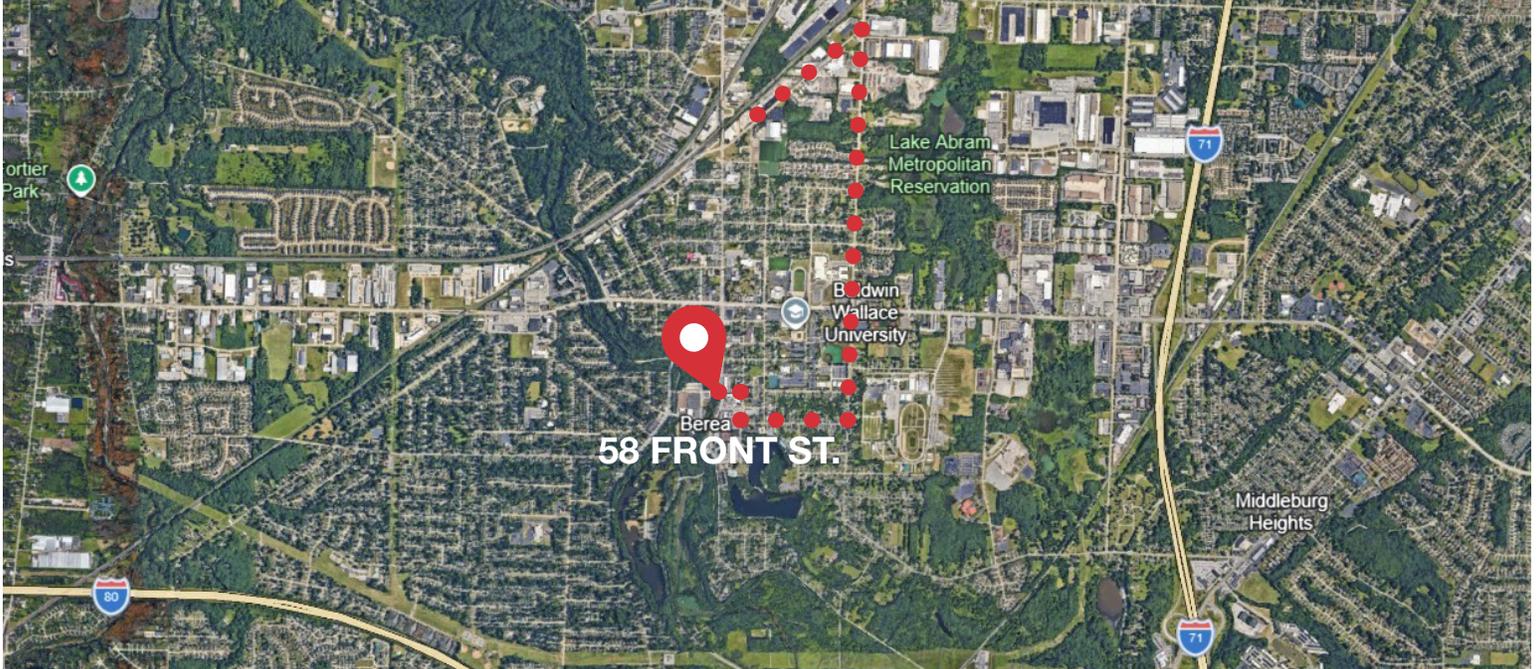
SUITE 66





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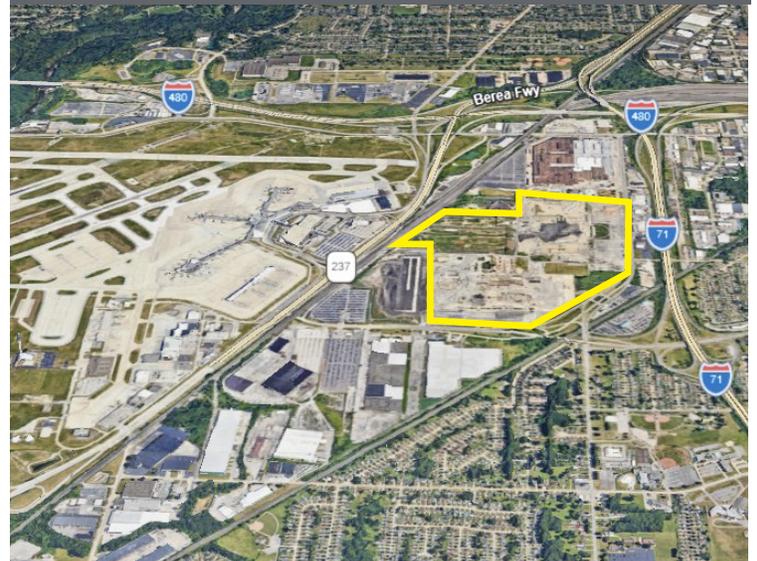
7 MINUTES TO CROSS COUNTRY MORTGAGE CAMPUS



SIGNALLED CORNER



STADIUM SITE



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Berea is the place to be!
 Seven minutes from District 46, Cross Country Mortgage Campus and ten minutes from Cleveland Hopkins International Airport.
 The Mayor of Berea announced that the Brown's Training Facility is being redeveloped, called Project 46. The project will cover 16 acres, including a Hotel, Sports Medicine Facility, Apartments, Retail Space and Parking.

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