



THE LUMEN | RETAIL AVAILABLE

1600 Euclid Avenue, Cleveland, Ohio 44115

Cleveland's Historic Playhouse Square District

THE LUMEN

Address

1600 Euclid Avenue
Cleveland, Ohio 44115

Available

1,135 SF

Building Size

602,000 SF

Apartments

318 Units

of Floors

Thirty-Four (34)

Year Built

2020

Parking

Attached Garage -
Curb Cut for Quick Access

Lease Rate

\$25.00/SF NNN



THE LUMEN

Features & Amenities



22,000 SF of Attached Amenities

On-Site Property Management

Attached Parking Garage

Easy Access to Major Routes

Close to I-77, I-90 & The Shoreway

Great Public Transportation

RTA Healthline & Bus Stop

The Lumen Apartments

318 Luxury Apartment Units



THE LUMEN

Features & Amenities



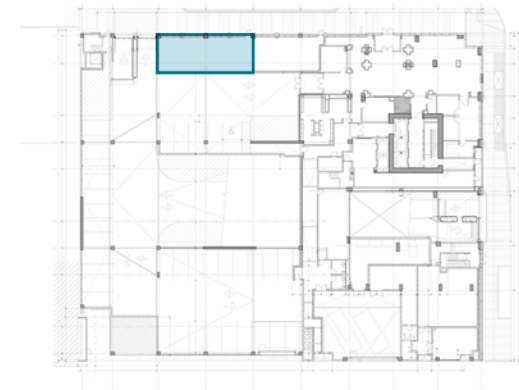
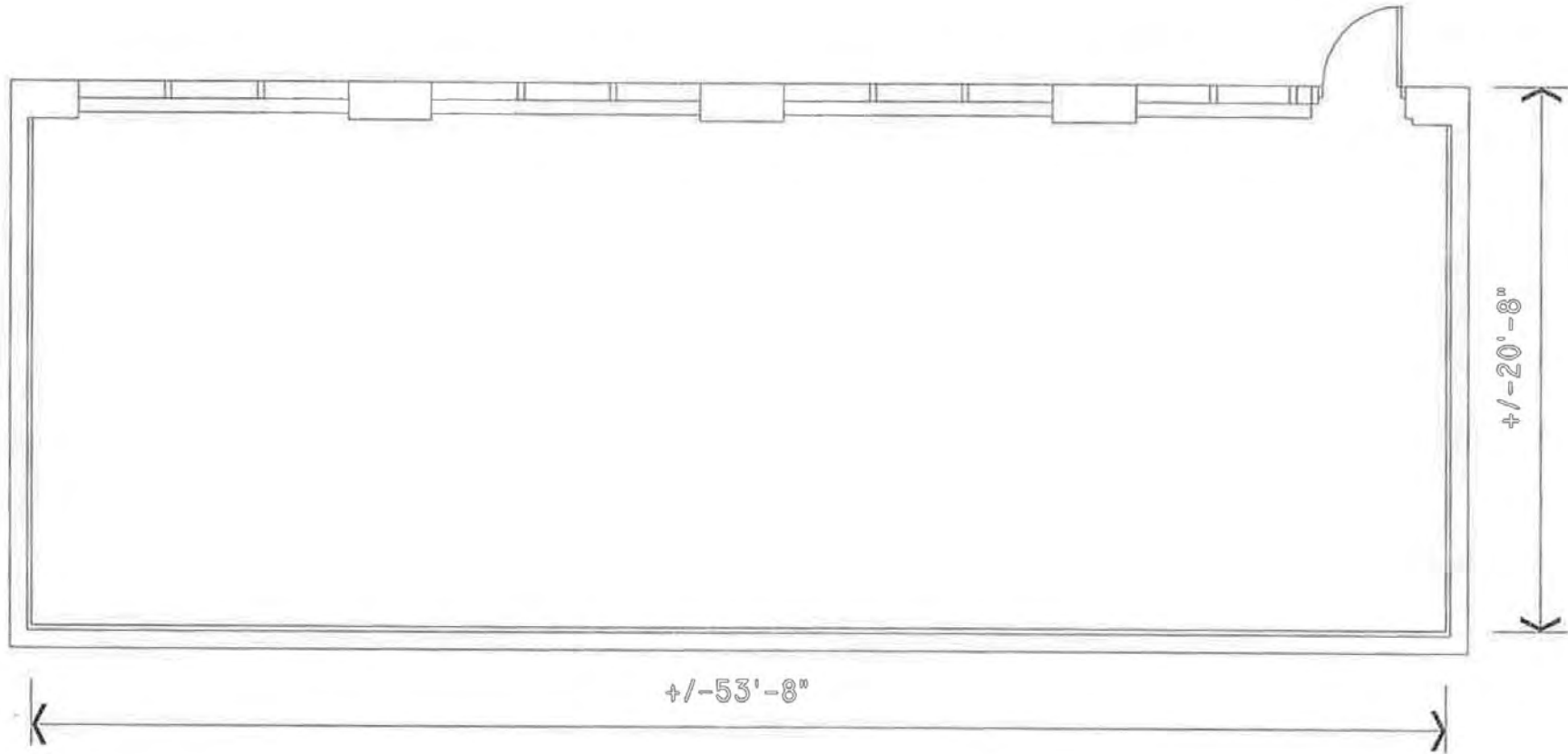
The Lumen is a brand new, first-in-class 318-unit luxury apartment building with excellent visibility along Euclid Avenue, and located immediately across from the historic Playhouse Square theaters.

Come experience this historic neighborhood while working in the most modern apartment building Cleveland has to offer.



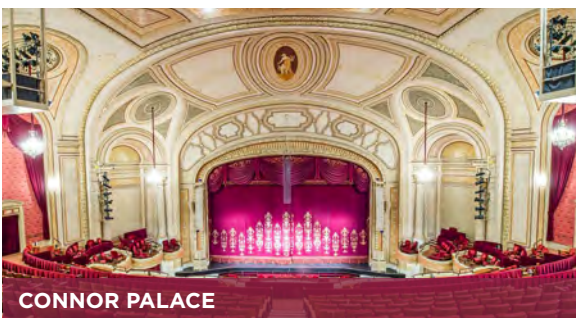
THE LUMEN | RETAIL AVAILABILITY

First Floor | Suite A: 1,135 SF

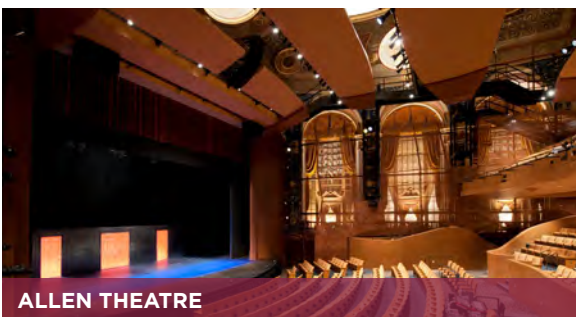




KEYBANK STATE THEATRE



CONNOR PALACE



ALLEN THEATRE



HANNA THEATRE



MIMI OHIO THEATRE

PSQ HISTORY

Playhouse Square's original five (5) venues (Mimi Ohio, Connor Palace, KeyBank State, Allen and Hanna) were constructed in the 1920s in a mere 19 months. Impacted by the rise of television and population flight to suburbia, by 1968-69 all but the Hanna were eventually boarded up, as entertainment also moved to the suburbs. But in the 1970s, a grass-roots effort saved the historic venues from the wrecking ball, restoring and re-opening the theaters one by one, ushering in a new era of downtown revitalization, which was heralded by the media as "one of the top 10 successes in Cleveland history."

KEYBANK STATE THEATRE

Purpose: Movies & Vaudeville

Style: Combines Roman, Greek & European Baroque

Features: Four 50-foot murals by American Modernist James Daugherty (1890-1974). Fifth mural by Arnold Englander. Total length of lobby from street to theatre is 320 feet (said to be the longest in the world)

First Show: Movie- A Polly with a Past & Buster Keaton short, Neighbors. Hyman Spitalny and his orchestra

Originally Opened: February 5, 1921

CONNOR PALACE

Purpose: Vaudeville (B.F. Keith);(Modified for movies, 1926)

Style: French Imperial

Features: Grand Hall, Czechoslovakian crystal chandeliers, blue urn made in Serves, France before WWI. Seven floors of dressing rooms backstage

First Show: Vaudeville- Elsie Janis, the Cansinos, and Grace Hayes, several additional acts and a big band. (Orch. seat was \$1.65)

Originally Opened: November 6, 1922

ALLEN THEATRE

Purpose: Movies

Style: Italian Renaissance

Features: One of the few "daylight atmospheric" theaters in the country. Side boxes decorative only

First Show: Silent movie- The Greatest Love- Phillip Spitalny and 35 piece orchestra

Originally Opened: April 1, 1921

HANNA THEATRE

Purpose: Traditional Theater

Style: Italian Renaissance

Features: Interior features bronze trimming and marble corridors. Original ceiling- coffered Roman- remains today

First Show: Play- Mark Twain's The Prince and The Pauper starring William Haversham

Originally Opened: March 28, 1921

MIMI OHIO THEATRE

Purpose: Traditional Theater

Style: Italian Renaissance

Features: Italian Renaissance lobby contained 3 murals by Sampitrotti, entitled "Cycle of Venus." Two paintings by P. Pizzi, in balcony of 14th century Venetian designed auditorium (All lost in lobby fire of 1964)

First Show: Play- The Return of Peter Grimm with David Warfield

Originally Opened: February 14, 1921

PLAYHOUSE SQUARE

Unique Features



PLAYHOUSE SQUARE “BLADE” SIGN

The Playhouse Square “blade” sign replaced the similarly shaped “Playhouse Square Center” sign on the Loews building. This version, though larger, is much more energy efficient. It runs off the same amount of energy as two (2) toasters.

GE CHANDELIER

North America’s largest outdoor chandelier is 20 feet tall, 8,500 pounds, and made up of 4,200 crystals.



**MORE THAN
1,000,000 GUESTS
EACH YEAR**

1,000+

**ANNUAL EVENTS TAKE
PLACE IN PLAYHOUSE
SQUARE DISTRICT**



**LARGEST PERFORMING
ARTS CENTER IN
THE COUNTRY
(OUTSIDE OF NEW YORK)**



**45K+
TICKET HOLDERS
ANNUALLY**

PLAYHOUSE SQUARE

DINING

- 1942 Tacos & Tequilas
- Bin216
- Cibreo
- Corbo's Bakery
- Cowell & Hubbard
- District
- The Fruit Stand
- Ghost Light Restaurant & Lounge
- Green Rooster Farms
- Hofbrauhaus
- Parnell's Pub
- Phuel Cafe
- Republic Food & Drink
- Sittoo's
- Starbucks
- Subway
- Yours Truly Restaurant
- Zaytoon Lebanese kitchen

ENTERTAINMENT

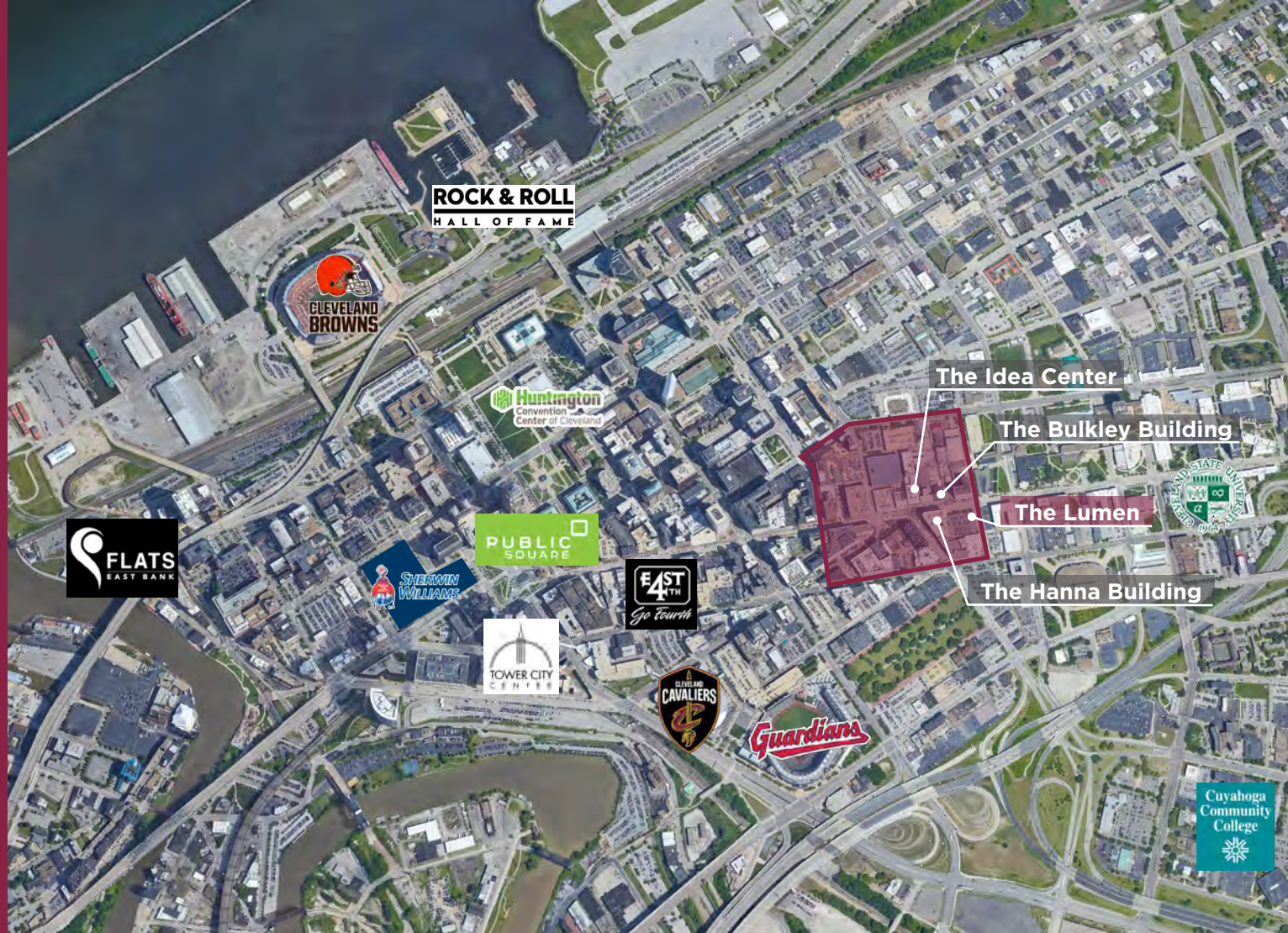
- Allen Theatre
- Connor palace
- Hanna theatre
- Kennedy's Theatre
- KeyBank State Theatre
- MIMI Ohio Theatre
- The Outcalt Theatre
- The Helen
- Westfield Studio Theatre

BANKING

- Chase Banking
- US Bank

STAY

- Residences at Hanna
- The Lumen
- Crowne Plaza Hotel



+1,000
NEW RESIDENTS IN 2019

30,000+
RESIDENTS PROJECTED
BY 2030

45%
OF RESIDENTS ARE
ADVANCED DEGREE HOLDERS

2,480+
RETAIL BUSINESSES
IN DOWNTOWN

+3,095
JOBS ADDED OR
RETAINED IN 2019

79%
OF CREATIVE JOBS
ARE LOCATED HERE

96
WALK SCORE

62
BIKE SCORE

84
TRANSIT SCORE

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Playhouse Square®

Owned by Playhouse Square

Participating in economic development in Greater Cleveland

CRESCOREALESTATE.COM/PLAYHOUSESQUARE