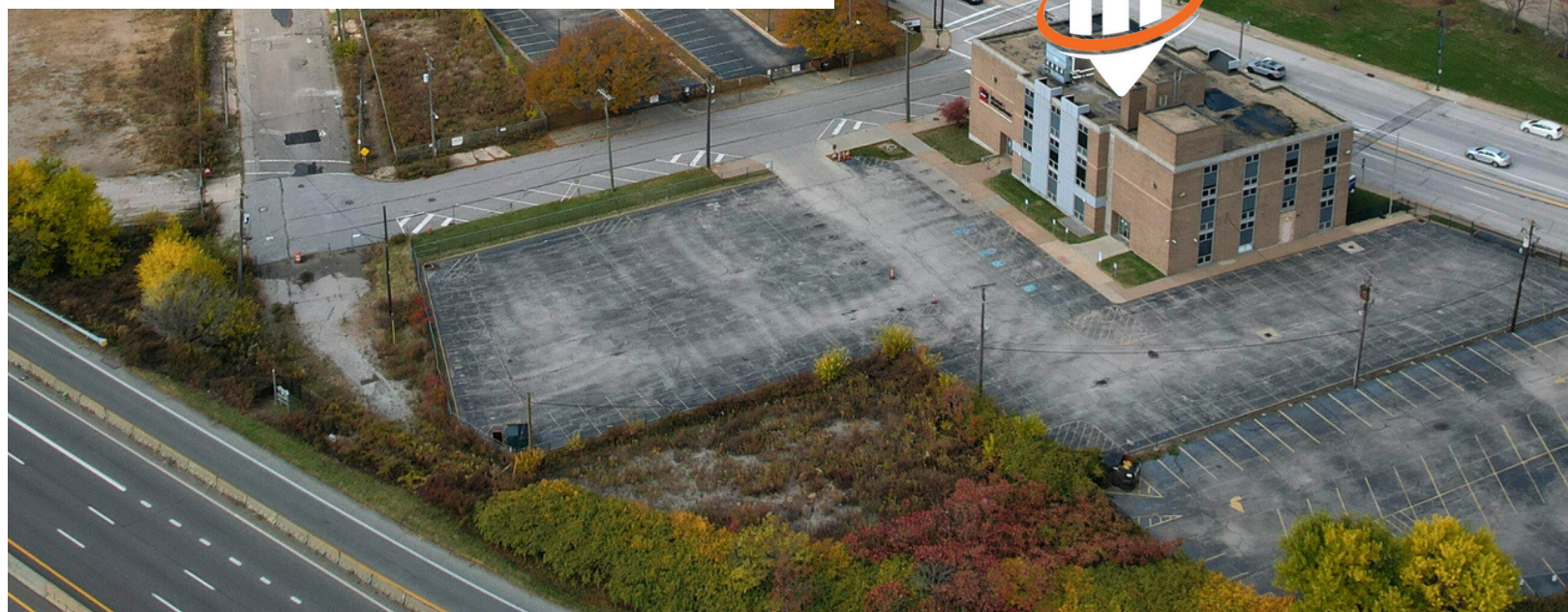




**FOR SALE OR LEASE**

**High Visibility**  
**Downtown Office**

**1910 CARNEGIE AVENUE**  
**CLEVELAND, OH 44115**



**PRESENTED BY:**

**NICHOLE BOOKER, PHD**  
**SENIOR ADVISOR**

**C: 330-475-5500**

**NICHOLE.BOOKER@SVN.COM**

**JERRY FIUME, SIOR**  
**MANAGING DIRECTOR**

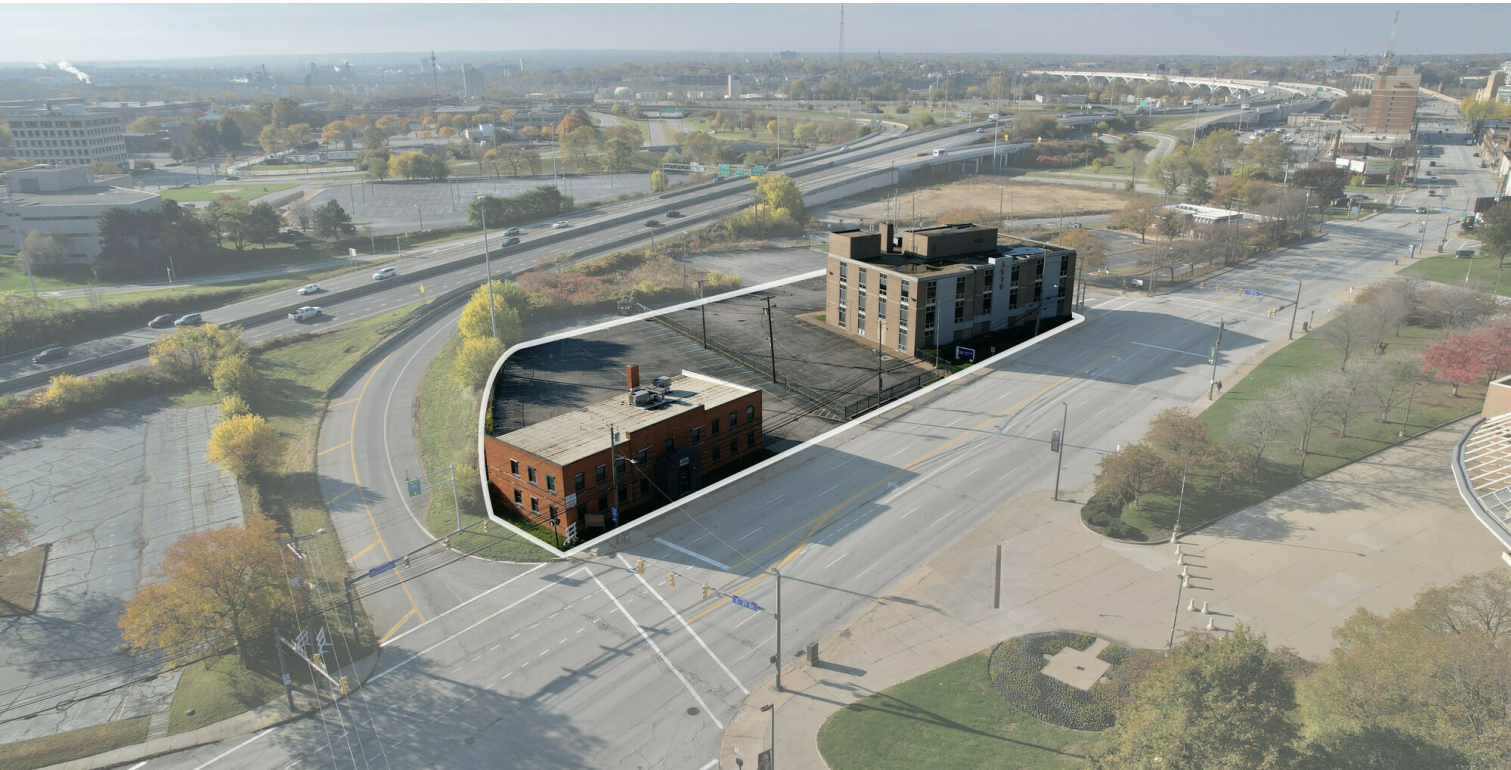
**C: 330-4160501**

**JERRY.FIUME@SVN.COM**





OFFERING SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,950,000
BUILDING SIZE:	33,403 SF
LOT SIZE:	±1.18 Acres (two parcels post-ODOT reconfiguration)
YEAR BUILT/RENO:	1963/2017
PARKING:	Up to 78 spaces possible (includes buyer-improved area on 0.38-acre parcel)
MARKET:	Cleveland, OH
ZONING:	SI-6 + GR
LEASING OPTION:	Also available for lease upon tenant vacancy

PROPERTY DESCRIPTION

Downtown Cleveland owner-user opportunity includes a 33,403 SF three-story office building on ±1.18 acres. As part of ODOT’s Innerbelt project, the property will consist of two new parcels - a 0.80-acre building site and an adjacent 0.38-acre parcel for expanded parking. The offering will include both parcels, to be created via ODOT lot split and sellers acquisition of the adjacent lot. The current NNN tenant is expected to vacate upon completion of the ODOT transactions, providing short-term income and a clear path for future owner occupancy.

PROPERTY HIGHLIGHTS

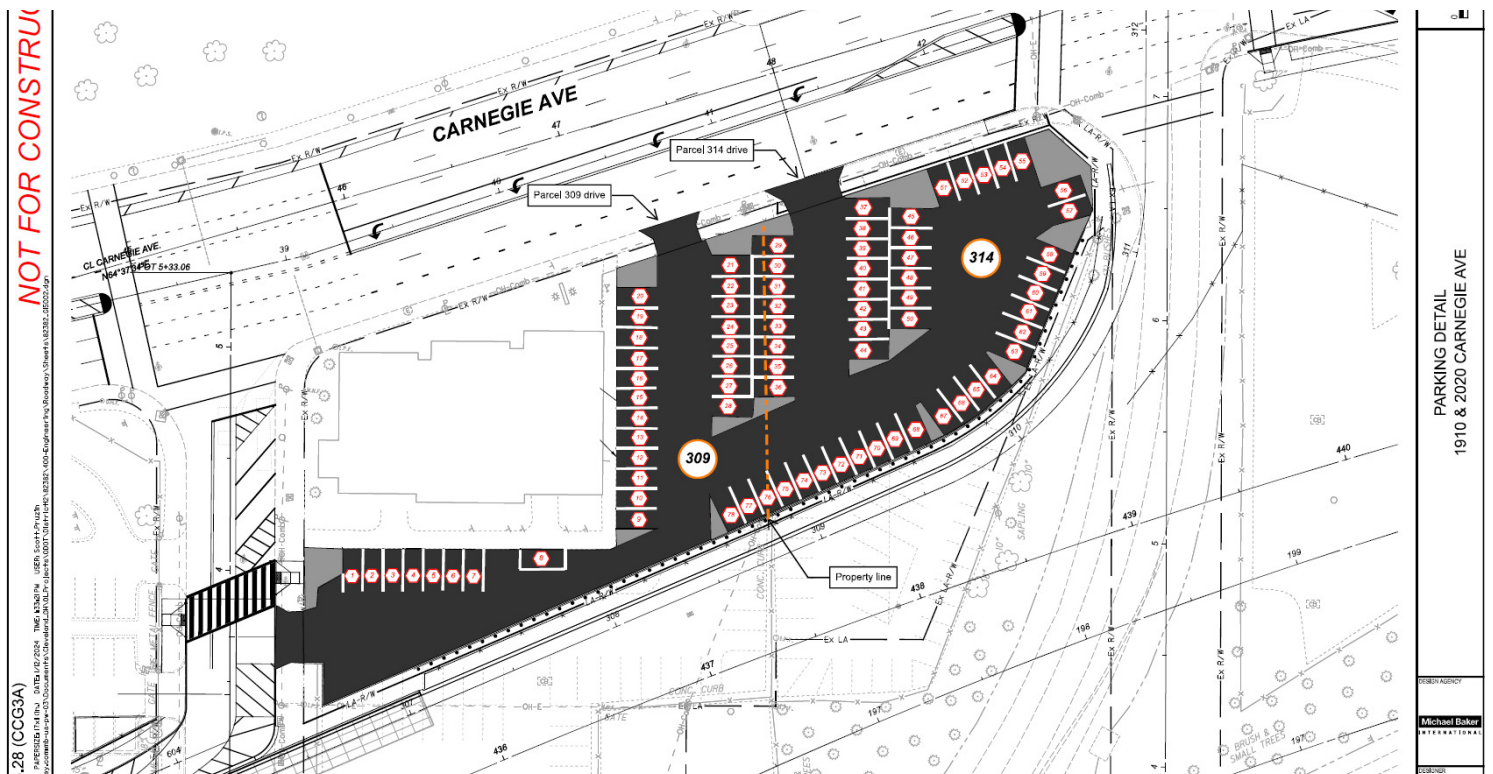
- **Owner-User Opportunity**–Rare Downtown offering with existing on-site parking and additional land to expand dedicated parking.
- **Prime Downtown Location**–Prominent Carnegie Avenue frontage with exceptional visibility from I-90.
- **Superb Highway Access**–Immediate access to the I-90 / I-77 / I-71 Central Interchange.
- **Reconfigured Site**–Two new parcels are being created via parcel adjustment and adjoining acquisition (with concept plan for expanded parking).
- **Well-Maintained Office Building**–Modern three-story design with efficient, functional layout and good overall condition.

**NICHOLE BOOKER, PHD**  
Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

**JERRY FIUME, SIOR, CCIM**  
Managing Director  
C: 330.416.0501  
jerry.fiume@svn.com



# RECONFIGURED PARCELS & CONCEPTUAL PARKING LAYOUT



**NICHOLE BOOKER, PHD** Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

**JERRY FIUME, SIOR, CCIM** Managing Director  
C: 330.416.0501  
jerry.fiume@svn.com



## AREA CALL-OUTS & EXTERIOR BLDG PHOTOS



**NICHOLE BOOKER, PHD**

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

**JERRY FIUME, SIOR, CCIM**

Managing Director

C: 330.416.0501

jerry.fiume@svn.com



## INTERIOR PHOTOS



**NICHOLE BOOKER, PHD**

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

**JERRY FIUME, SIOR, CCIM**

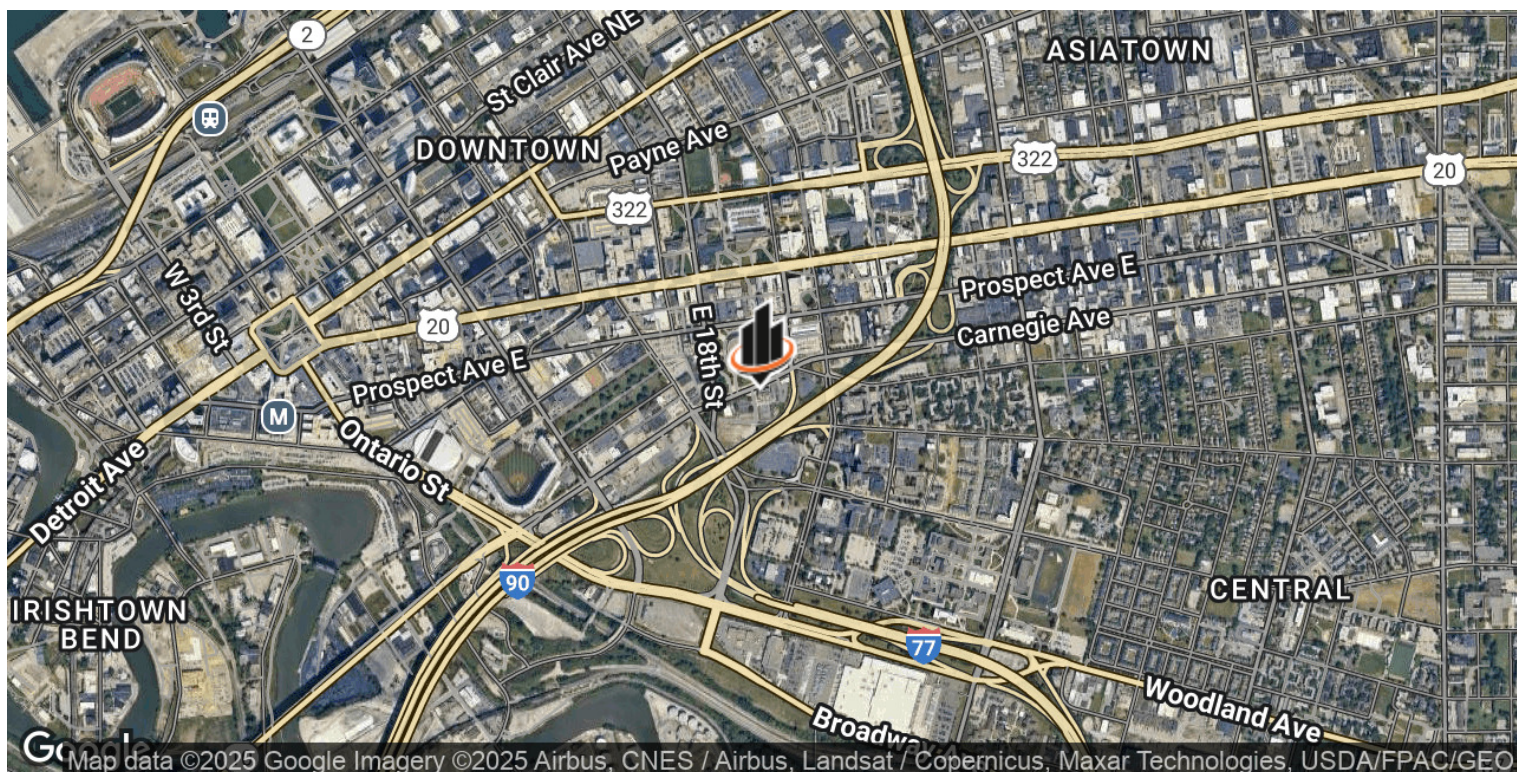
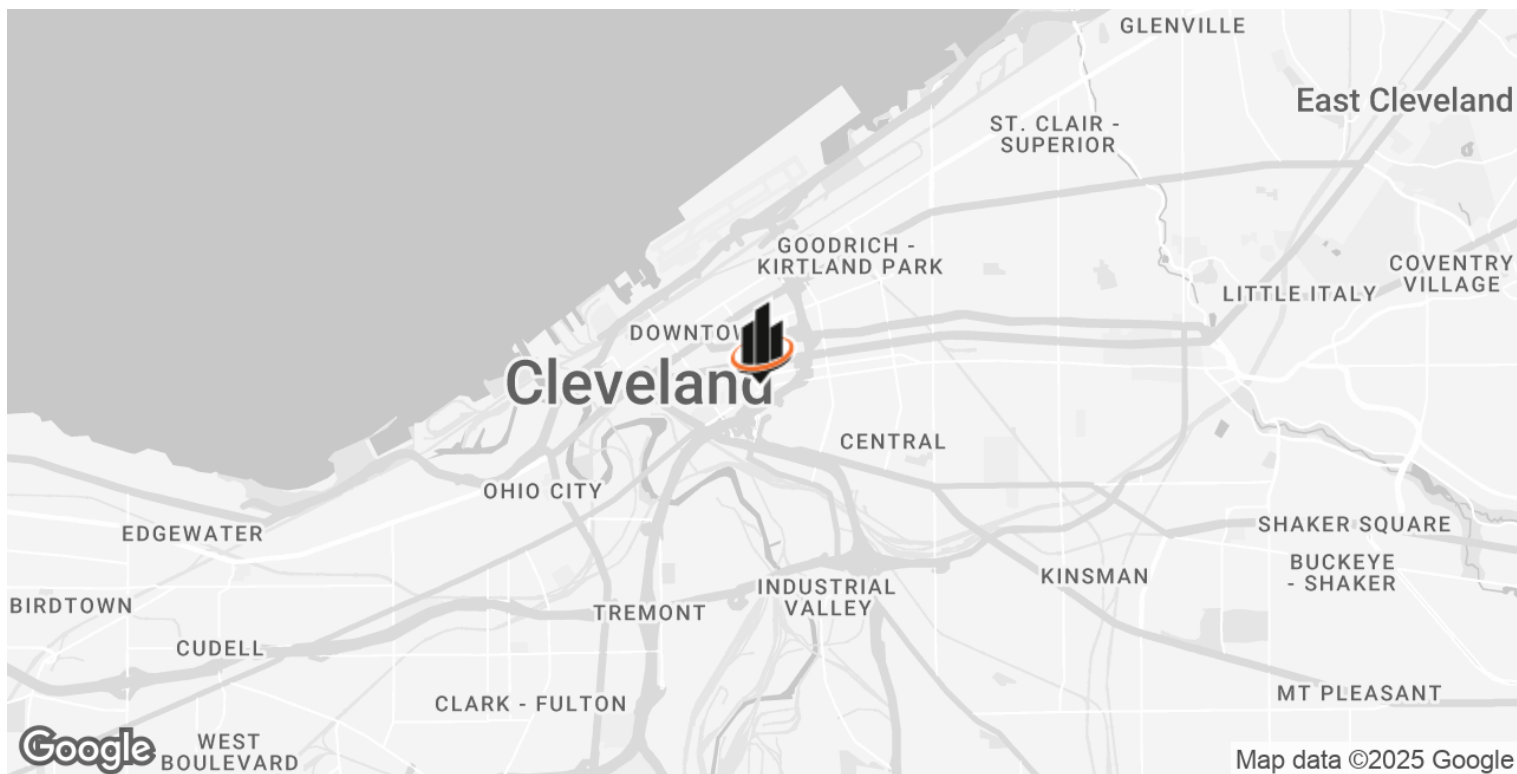
Managing Director

C: 330.416.0501

jerry.fiume@svn.com



## LOCATION MAP



**NICHOLE BOOKER, PHD**

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

**JERRY FIUME, SIOR, CCIM**

Managing Director

C: 330.416.0501

jerry.fiume@svn.com