



[OFFICE MEMORANDUM]

 **STARK ENTERPRISES**
it's all about the experienceSM



nuCLEus
CLEVELAND · OHIO

WALKABILITY PROFILE



CONFIDENTIALITY NOTICE:
The contents of this packet and any attachments are intended solely for you and may contain confidential and/or privileged information and may be legally protected from disclosure.

6A



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BUILDING PROFILE

**OFFICE
TOWER**

**RESIDENTIAL
TOWER**

B

A

B

D

C

B

C

EAST 4TH STREET

PROSPECT AVENUE

A OFFICE SPACE

B AMENITY SPACE

C RETAIL SPACE

D PARKING SPACE



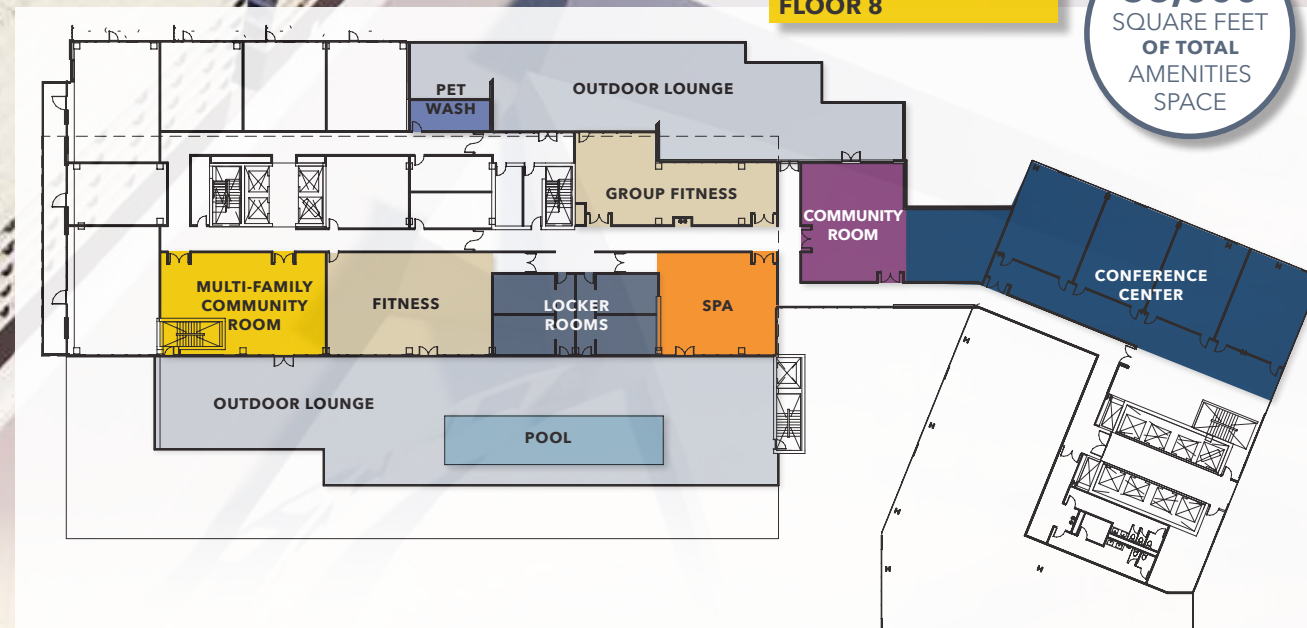
AMENITIES PROFILE



OFFICE AMENITIES SPACE ROOF TOP



SHARED AMENITIES SPACE FLOOR 8



38,000
SQUARE FEET
OF TOTAL
AMENITIES
SPACE

2
HIGH-RISE
TOWERS

24
STORIES
EACH TOWER

353
FEET TALL
TOWER 1
(OFFICE)

310
FEET TALL
TOWER 2
(RESIDENTIAL)

1,300
NEW PARKING
SPACES

PET WASH Pet washes are open and available to everyone. Forgo purchasing the shampoo and forget clean up and enjoy this communal room for you and your 4 legged family members.



COMMUNITY ROOM Gather for work group activities and celebrations inside the community room, ideal for parties and functions this room is available for all tenants to utilize and change up their work environment. Also available, a rooftop community room offers the same function for your next office party or gathering with the breathtaking downtown scape as your backdrop.



OUTDOOR LOUNGE Whether you want to take a break or get some work done, increase your productivity by visiting the outdoor lounge area. With great views of the bustling city of Cleveland, the outdoor lounge is an accessible area for to enjoy the city in a comfortable and private environment.



MULTI-FAMILY COMMUNITY ROOM Enjoy family fun in our community multi family room ideal for family get together and visits. Treat it as your own family room to create special memories and call nucleus home.



CONFERENCE CENTER Located in an accessible area with the ability to fit large groups, the conference center is a great space to host conferences, large meetings, and seminars as well as office and leisure activities and programs.



POOL Take a minute to unwind at the on-site indoor lap pool, available to all employees and residents. Always heated to the perfect temperature and spacious enough for your swim style and preferences, the pool is another way nuCLEus promotes overall wellness and space to alleviate any stress from the day.



FITNESS An on-site fitness center give employees the opportunity to exercise more frequently either alone or together. With both a state of the art fitness center complete with equipment and modern machines to a group fitness room offering daily workout classes, both are a great way to relax and built a stronger work environment.



SPA The ultimate destination for relaxation, the on-site spa offers massage treatments, esthetician services, a heated infrared sauna, upscale and equipped locker rooms and private relaxation spaces. After a long hard day or before a big meeting, relax and treat yourself all in the comfort of your own building.





SHARED
AMENITIES SPACE
FLOOR 8



BRANDING



○ SHARED CONFERENCE ROOM NAMING RIGHTS



○ OFFICE LOBBY NAMING RIGHTS



○ TENANT FLOOR NAME PLATE



○ OFFICE LOBBY DIRECTORY NAME PLATE



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OFFICE LOBBY PROFILE



OFFICE LOBBY
FLOOR 1

OFFICE ENTRANCE PROFILE





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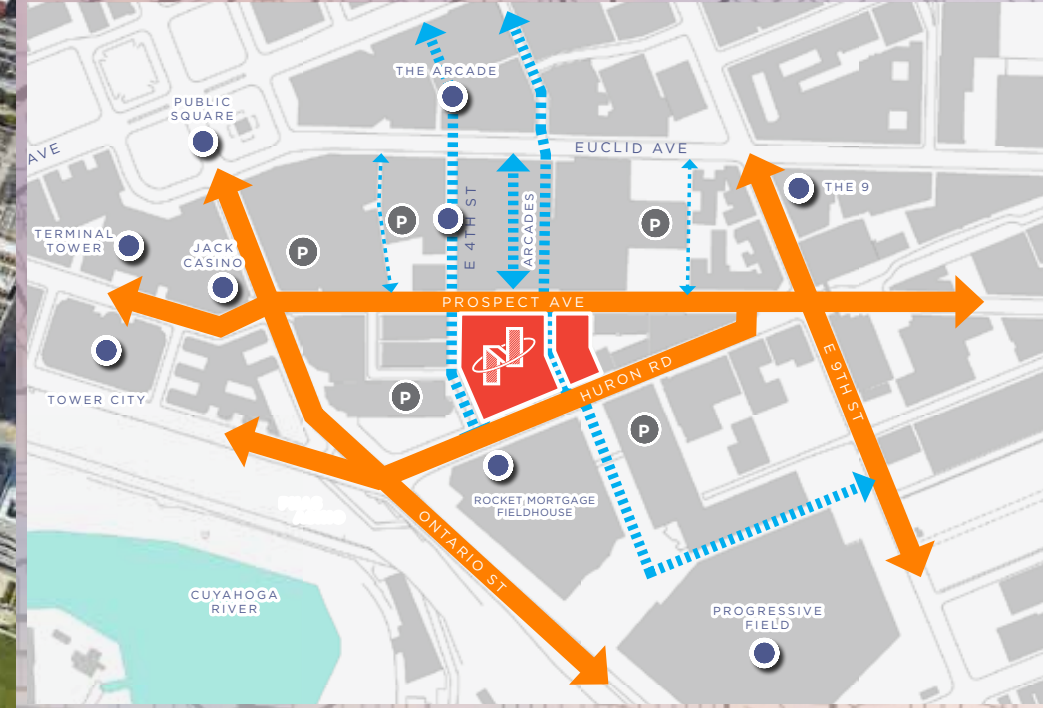
LANEWAY PROFILE



SOKOUPDE!
WEEKEND NIGHTS
A&W RESTAURANT
CARMELLA'S



LOCATION PROFILE





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CLEVELAND · OHIO



CITY STATISTICS

FIRST TRANSFORMATIONAL DEVELOPMENT IN A CENTURY

1ST NEW CONSTRUCTION IN 9 YEARS

DOWNTOWN
CLEVELAND EMPLOYS
OVER 125,000 PEOPLE



OVER 250
RESTAURANTS
IN THE DOWNTOWN
DISTRICT

35,041
SEATS AT
THE PROGRESSIVE FIELD
ENTERTAINING APPROXIMATELY
1.6 MILLION
PEOPLE A YEAR

20,652
SEATS AT
QUICKEN LOANS ARENA
ENTERTAINING APPROXIMATELY
2 MILLION
PEOPLE A YEAR

67,895
SEATS AT
FIRST ENERGY STADIUM
ENTERTAINING APPROXIMATELY
1.5 MILLION
PEOPLE A YEAR

20,000
RESIDENTS IN
DOWNTOWN
CLEVELAND

RANKED AS
TOP MOST SCENIC
RESTAURANT CITIES
(OPEN TABLE)

1 MILLION
VISITORS PER YEAR
PLAYHOUSE SQUARE

570,000
VISITORS PER YEAR
**THE ROCK AND ROLL
HALL OF FAME**

2 MILLION
VISITORS PER YEAR
JACK CASINO

TOP FOODIE DESTINATIONS, WITH OVER 80 INDEPENDENT RESTAURANTS

BEST IN MARKET LOCATION





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POINTS OF INTEREST



THE BEACON



heinens's



EUCLID AVE



CVS
pharmacy

MEDICAL MUTUAL

EUCLID AVE

EAST 4TH
Go Fourth

Residence
Inn
Marriott



SUPERIOR AVE

ONTARIO ST

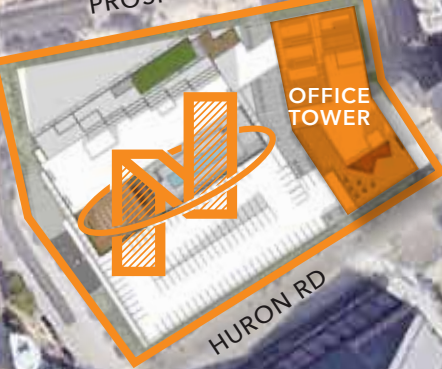
RED



E 9TH ST

J·A·C·K
CLEVELAND
CASINO

PROSPECT AVE

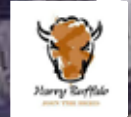


OFFICE
TOWER

PROSPECT AVE

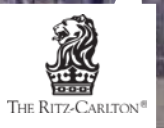


PROSPECT AVE



HURON RD

HURON RD



ONTARIO ST

ROCKET Mortgage
FIELDHOUSE



HURON RD

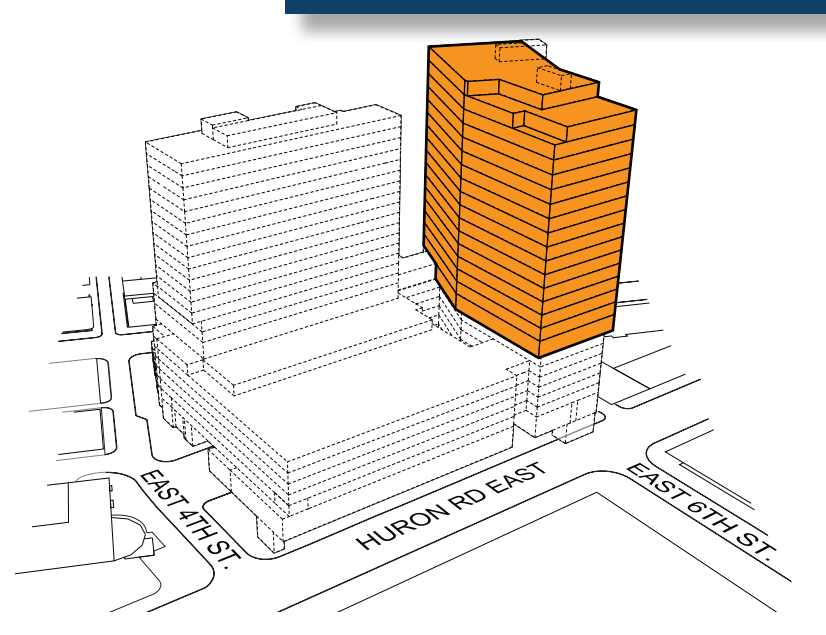
200
EVENTS PER YEAR
ATTRACTING
1.6 MILLION
VISITORS PER YEAR

1.6 MILLION
VISITORS PER YEAR

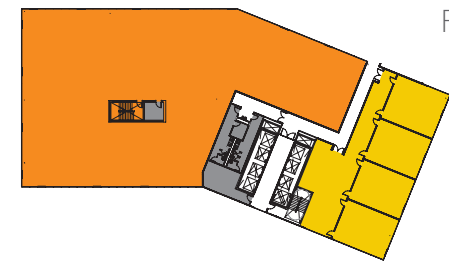
ONTARIO ST



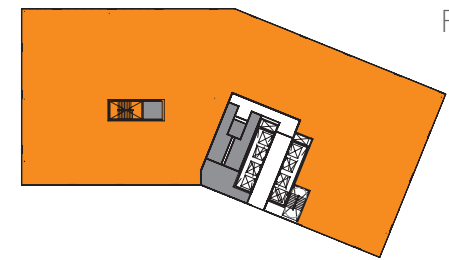
STACKING PROFILE



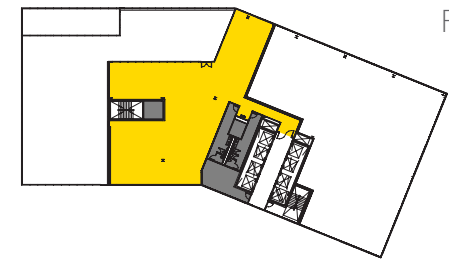
400,000 RENTABLE SQUARE FEET | 16 FLOORS | 24 STORIES | 353 FEET TALL



FLOOR 8
OFFICE SQUARE FEET
18,675 GROSS
15,240 NET



FLOORS 9-24
OFFICE SQUARE FEET
23,557 GROSS
20,072 NET



FLOOR ROOFTOP
OFFICE AMENITY SQUARE FEET
5,045 GROSS

■ AMENITY
■ OFFICE
■ MEP



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CLEVELAND · OHIO

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 **CUSHMAN &
WAKEFIELD**

 **CRESCO**
Real Estate

 **STARK ENTERPRISES**
it's all about the experienceSM