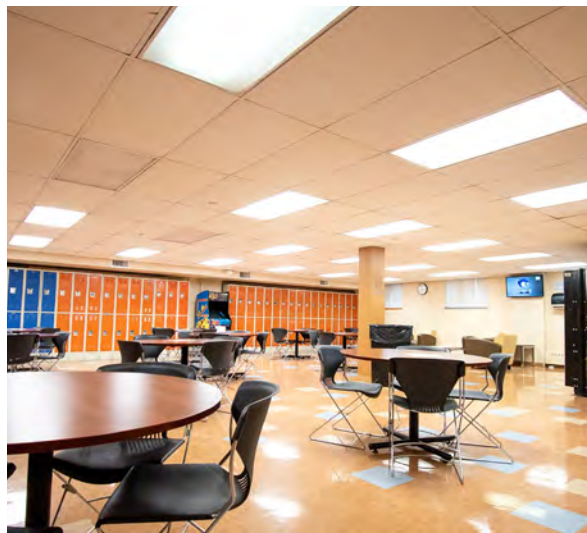


For Sale or Lease

HIGH VISIBILITY PRISTINE BUILDING

3121 Euclid Avenue, Cleveland, Ohio 44115

SIGNAGE OPPORTUNITY



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

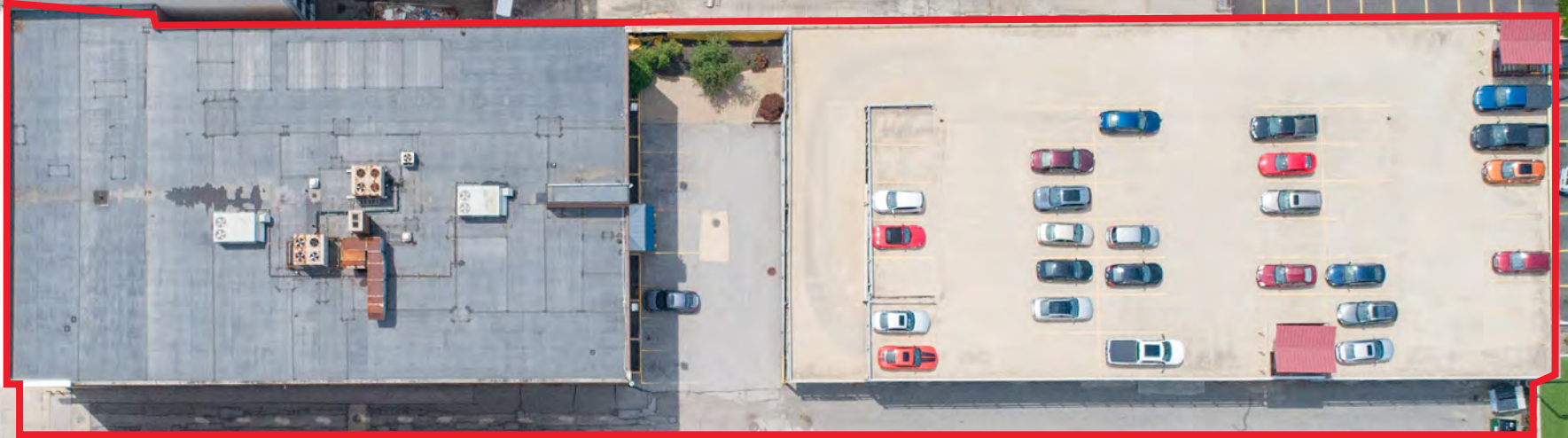
\$12.00/SF NNN

Asking Price

~~\$5,995,000~~ \$5,500,000

[View Property Video](#) 

3121 EUCLID AVENUE QUICK STATS



Building Stats

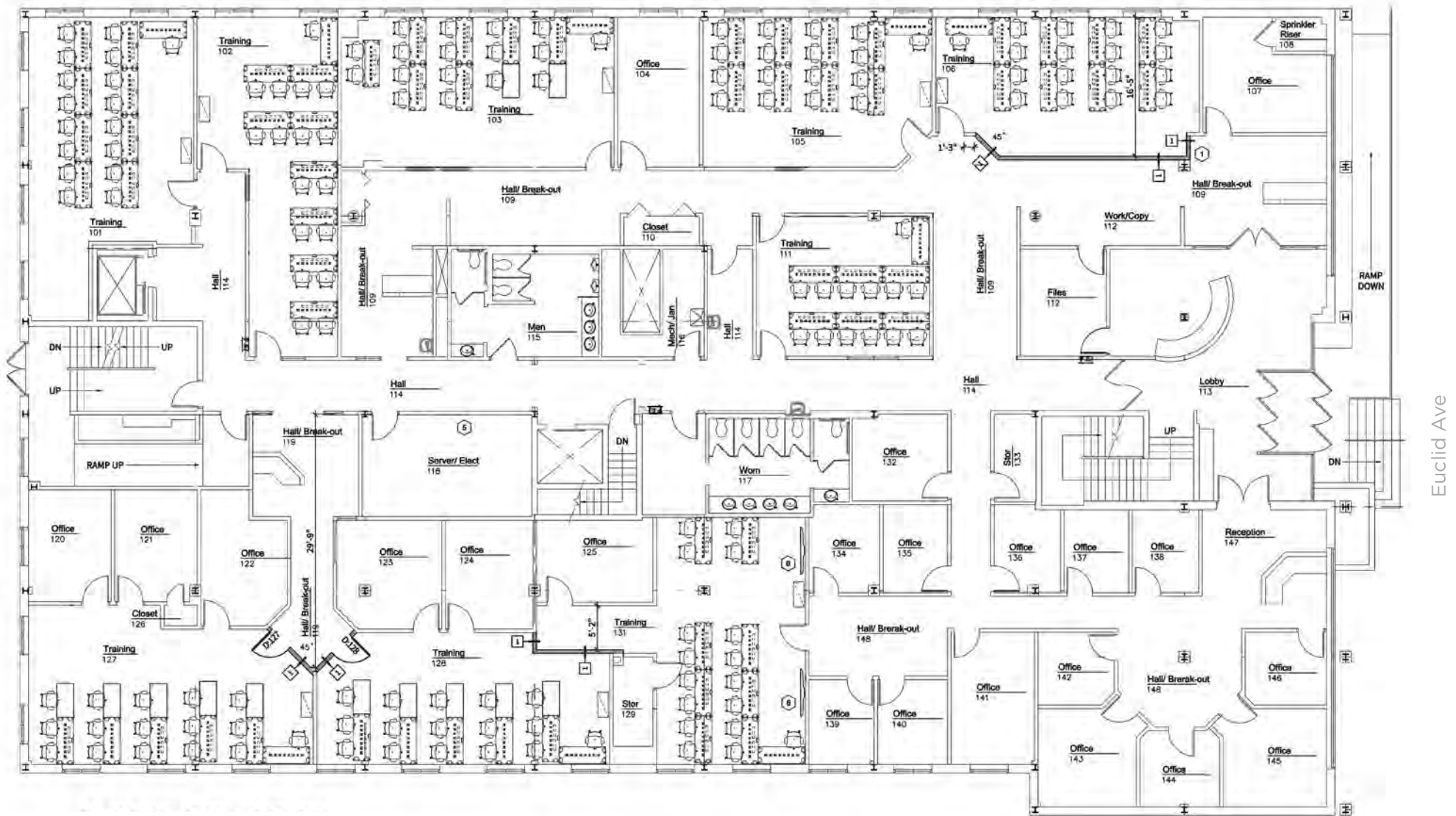
Parcel #:	103-06-026
Built:	1956
Renovated:	2011
Building Size:	50,186 SF
Land Size:	0.981 AC
Stories:	3 plus finished lower level
Structure:	Steel framed with block/brick masonry exterior and 4" concrete slab floors

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"

Garage Stats

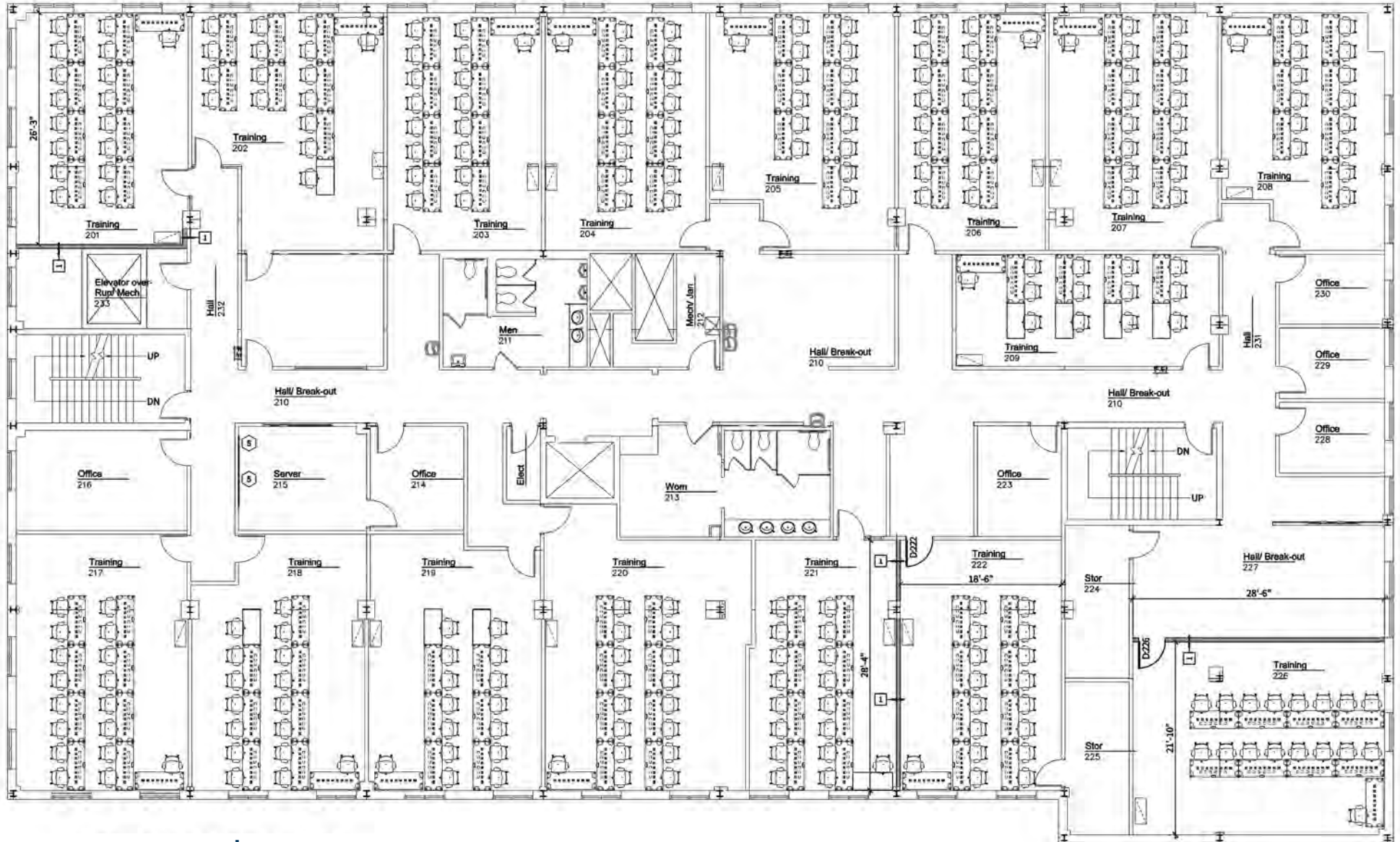
Built:	1966
Parking Levels:	3
Spaces:	142 cars (plus 8 surface lot)
Structure:	Steel framed with reinforced concrete slabs. New slabs installed in 2010.
Maintenance:	Ownership performs routine annual preventative maintenance

FLOOR PLANS



FIRST FLOOR | 9 CLASSROOMS

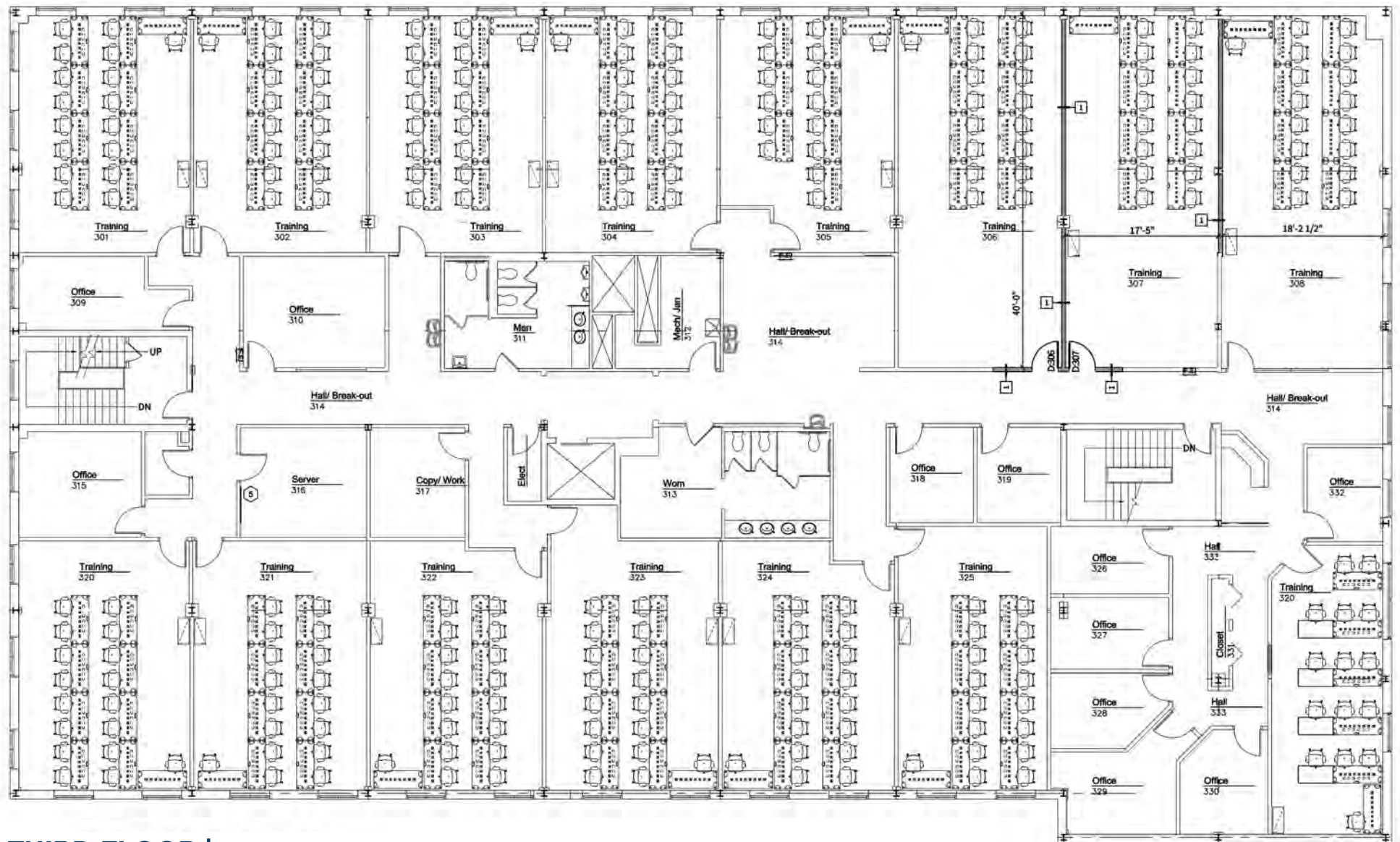
FLOOR PLANS



Euclid Ave

SECOND FLOOR | 16 CLASSROOMS

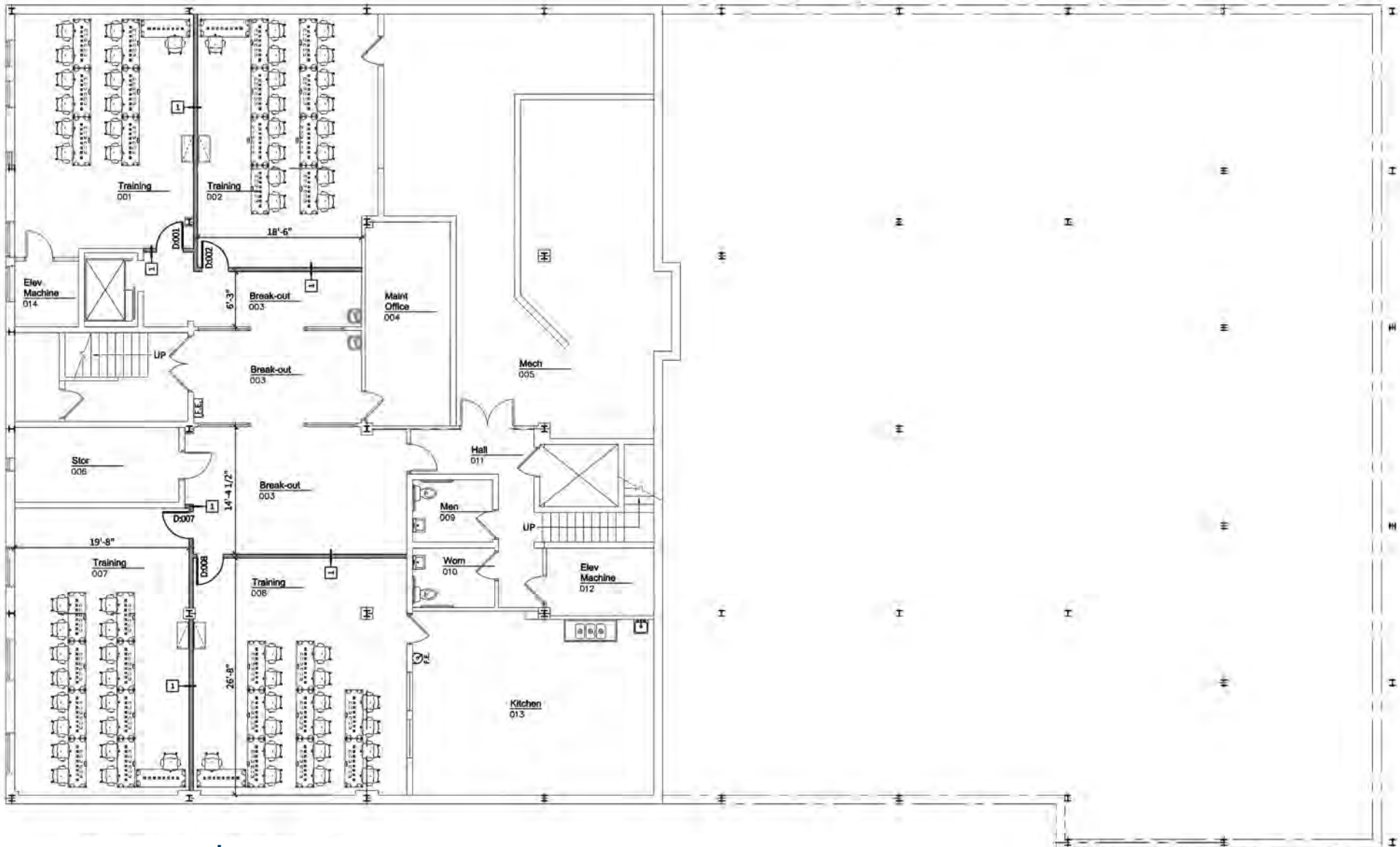
FLOOR PLANS



THIRD FLOOR | 15 CLASSROOMS

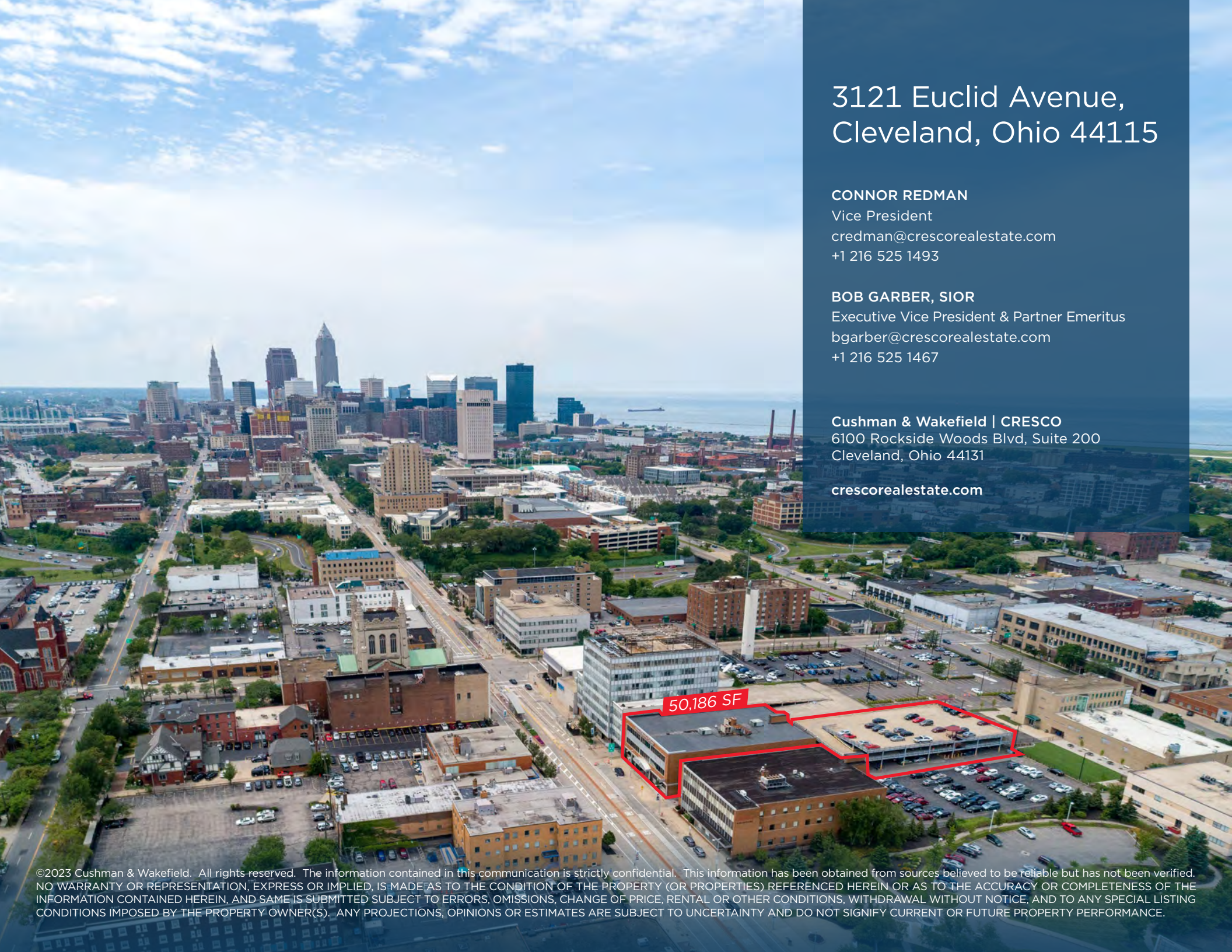
Euclid Ave

FLOOR PLANS



Euclid Ave

LOWER LEVEL | 4 CLASSROOMS



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50,186 SF