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Property Overview

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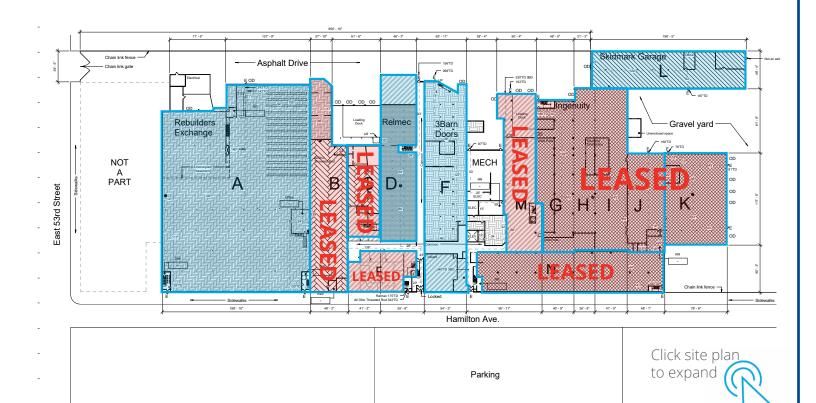
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 10,000 to 48,000 SF Units Available Immediate access to E. 55th Street leading to I-90 (2 Minutes) and the Opportunity Corridor (8 Minutes) 	Building Size	321,239 SF
	First Floor	171,764 SF
	Second Floor	88,875 SF
	Third Floor	40,000 SF
• Less than three (3) miles to Public Square and the Cleveland Clinic Main Campus	Fourth Floor	20,000 SF
	Ceiling Height	12' - 32'
Close to local restaurants (Goldhorn Brewery, Diner on 55th, Noble Beast Brewery)	Docks	8
	Drive-In Doors	12
	Power	3200 KVA
	Sprinklers	Wet and Dry
	Land	7.04 Acres



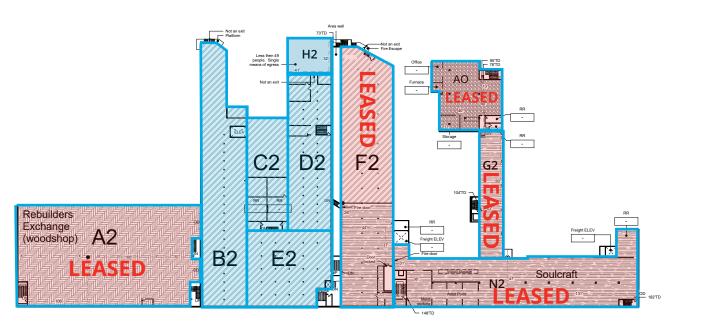
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First Floor



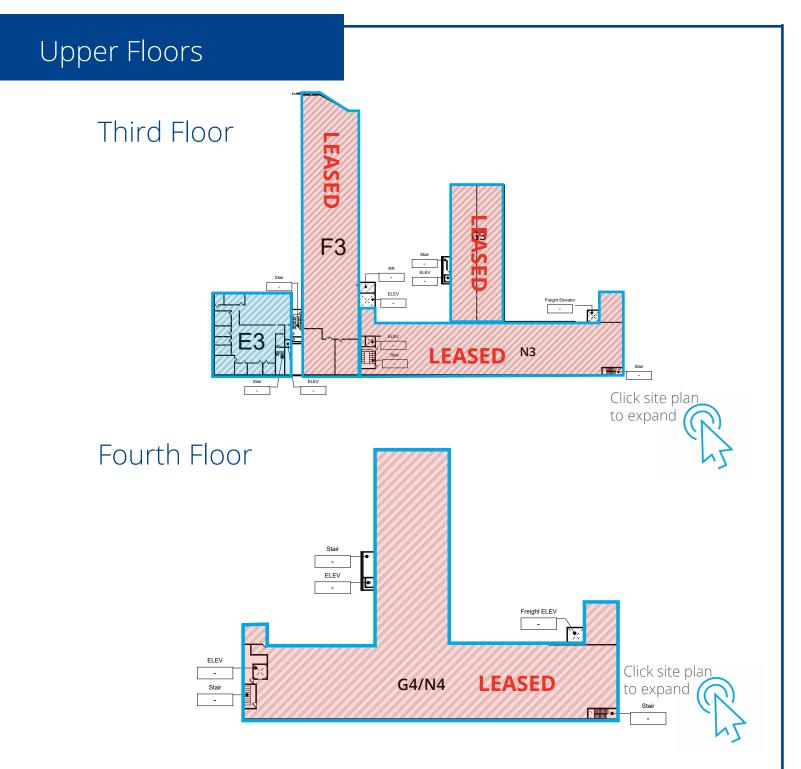
Suite	SF	Asking Rate (MG)	Ceiling Heights	Drive-Ins	Docks
А	48,000	\$2.00/SF	16′	1	To Suit
В	12,164	Leased	12′	Shared	Shared
С	8,200	Leased	12′	Shared	Shared
D	13,500	\$2.00/SF	16′	Shared	Shared
E (Office)	5,000	Leased	-	-	-
F	14,000	\$2.00/SF	12′	1	None
G-H-I-J	30,000	Leased	15'-26'9"	2	1
К	10,000	Leased	20′	2 (12'x14', 12'x12')	3
L	10,000	\$4.00/SF	13'-14'	2	None
М	8,000	Leased	-	1	1
Ν	14,000	Leased	13'9"	To Suit	None

Second Floor

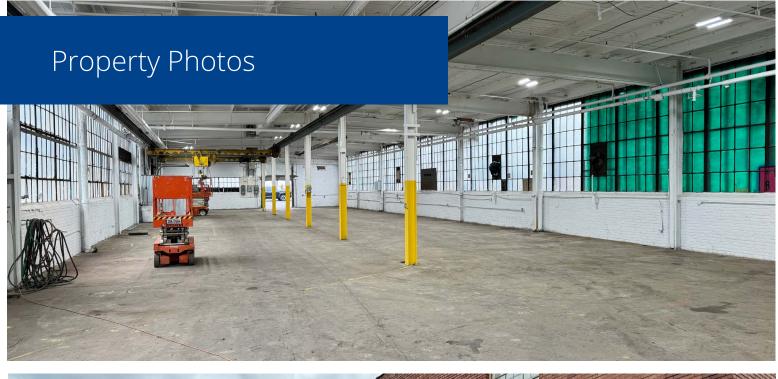


Click site plan to expand

Suite	SF	Asking Rate (MG)	Ceiling Heights	Drive-Ins	Docks
A2	20,000	\$2.00/SF	11′	-	-
B2	11,994	\$0.25/SF	12′	Shared	Shared
C2	4,400	\$0.25/SF	10′	Shared	Shared
D2	9,283	\$0.25/SF	12′	Shared	Shared
E2	6,428	\$0.25/SF	12′	Shared	Shared
F2	14,000	Leased	12′	Shared	Shared
G2/N2	16,500	Leased	-	-	None
AO (Office)	4,270	Leased	-	None	None



Suite	SF	Asking Rate	Ceiling Heights	Drive-Ins	Docks
E3 (Office)	6,500	\$0.25/SF	-	-	-
F3	14,000	Leased	12′	Shared	Shared
G3 (Office)	13,600	Leased	-	-	-
N3	6,500	Leased	13'10"	Shared	Shared
G4/N4 (Office)	20,000	Leased	-	-	-









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