

7575 NORTHCLIFF AVE.

Brooklyn, OH 44144



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND

JEREMY STEIGER, SIOR
216.559.9090
jsteiger@lee-associates.com

3601 Green Road, Suite 320, Beachwood, OH 44122 | 216.282.0100 | www.lee-associates.com/cleveland/

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

PREMIER CLASS A OFFICE BUILDING

- 4 story professional building with 60,000 RSF.
- Centrally located just seconds from the I-480 Ridge Road exit.
- Conference facility available free of charge to tenants.
- Close proximity to hotels, restaurants and retail.
- Spaces benefit from ribbon glass windows allowing abundant natural light into tenant spaces.
- Impressive four story atrium.
- Large surface parking area available to tenant's and guests.

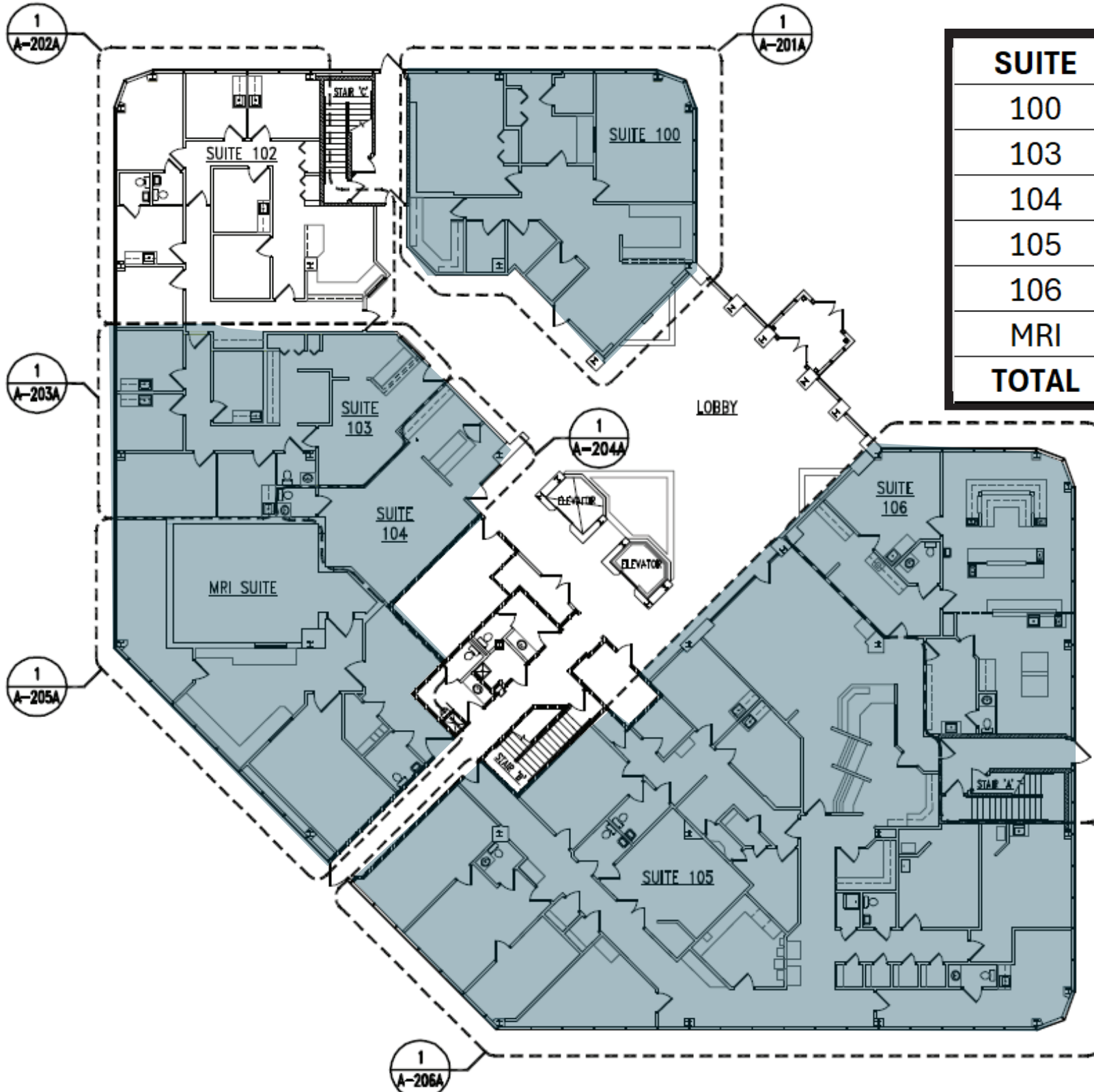
OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | Call For Info |
| Available SF: | 934 - 40,000 SF |
| Building Size: | 60,681 SF |

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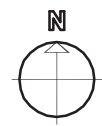


| SUITE | RSF |
|--------------|---------------|
| 100 | 1,832 |
| 103 | 1,393 |
| 104 | 652 |
| 105 | 5,908 |
| 106 | 1,673 |
| MRI | 2,011 |
| TOTAL | 13,468 |

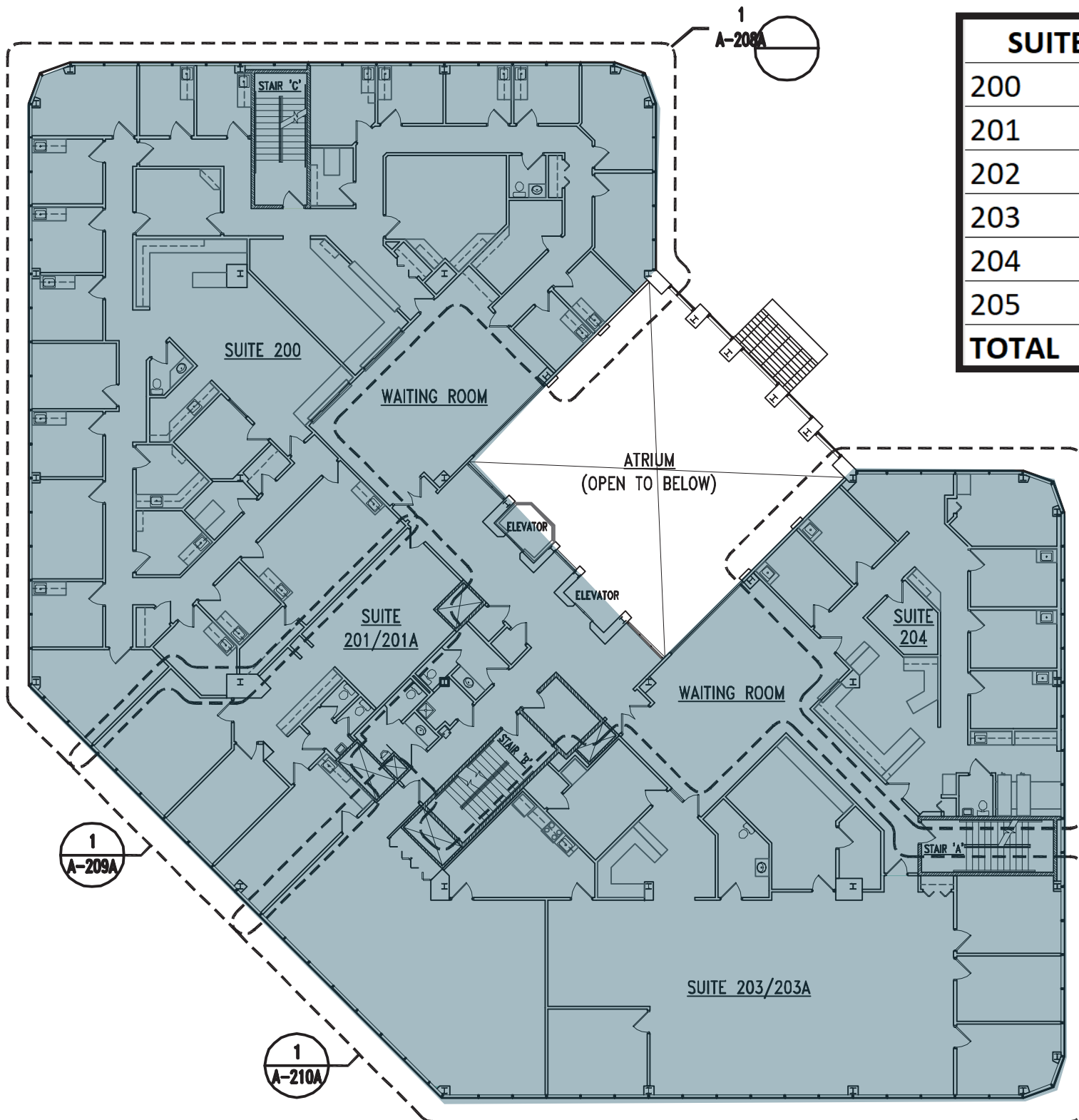


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For location purposes only. Not to scale.



| SUITE | RSF |
|--------------|---------------|
| 200 | 6,531 |
| 201 | 1,147 |
| 202 | 3,331 |
| 203 | 4,156 |
| 204 | 1,973 |
| 205 | 1,169 |
| TOTAL | 18,307 |



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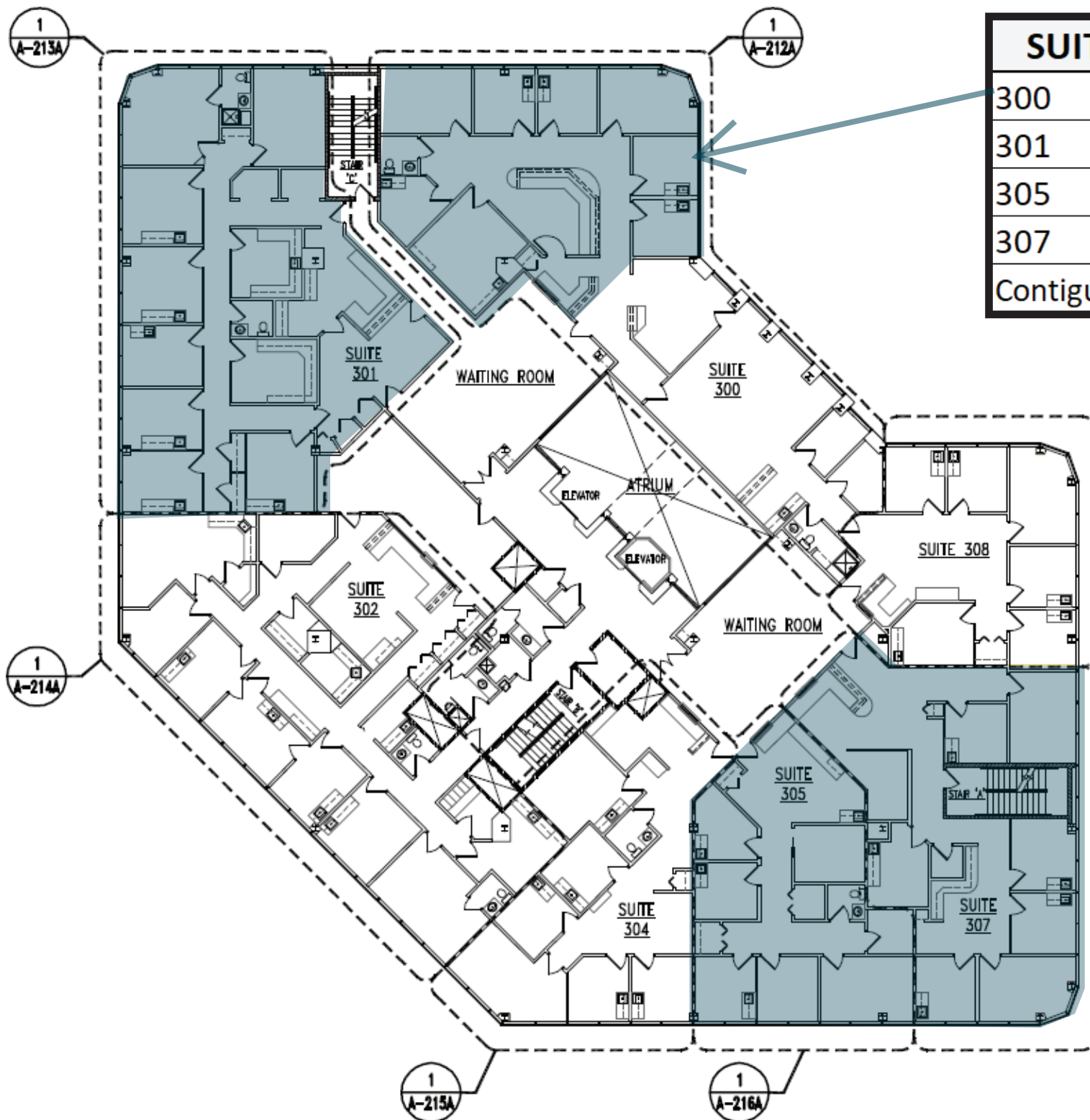
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| SUITE | RSF |
|------------|-------|
| 300 | 2,068 |
| 301 | 3,026 |
| 305 | 1,490 |
| 307 | 1,914 |
| Contiguous | 5,094 |



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1
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| SUITE | RSF |
|------------|--------|
| 400 | 6,018 |
| 401 | 1,716 |
| 402 | 2,307 |
| 405 | 1,678 |
| Contiguous | 10,041 |



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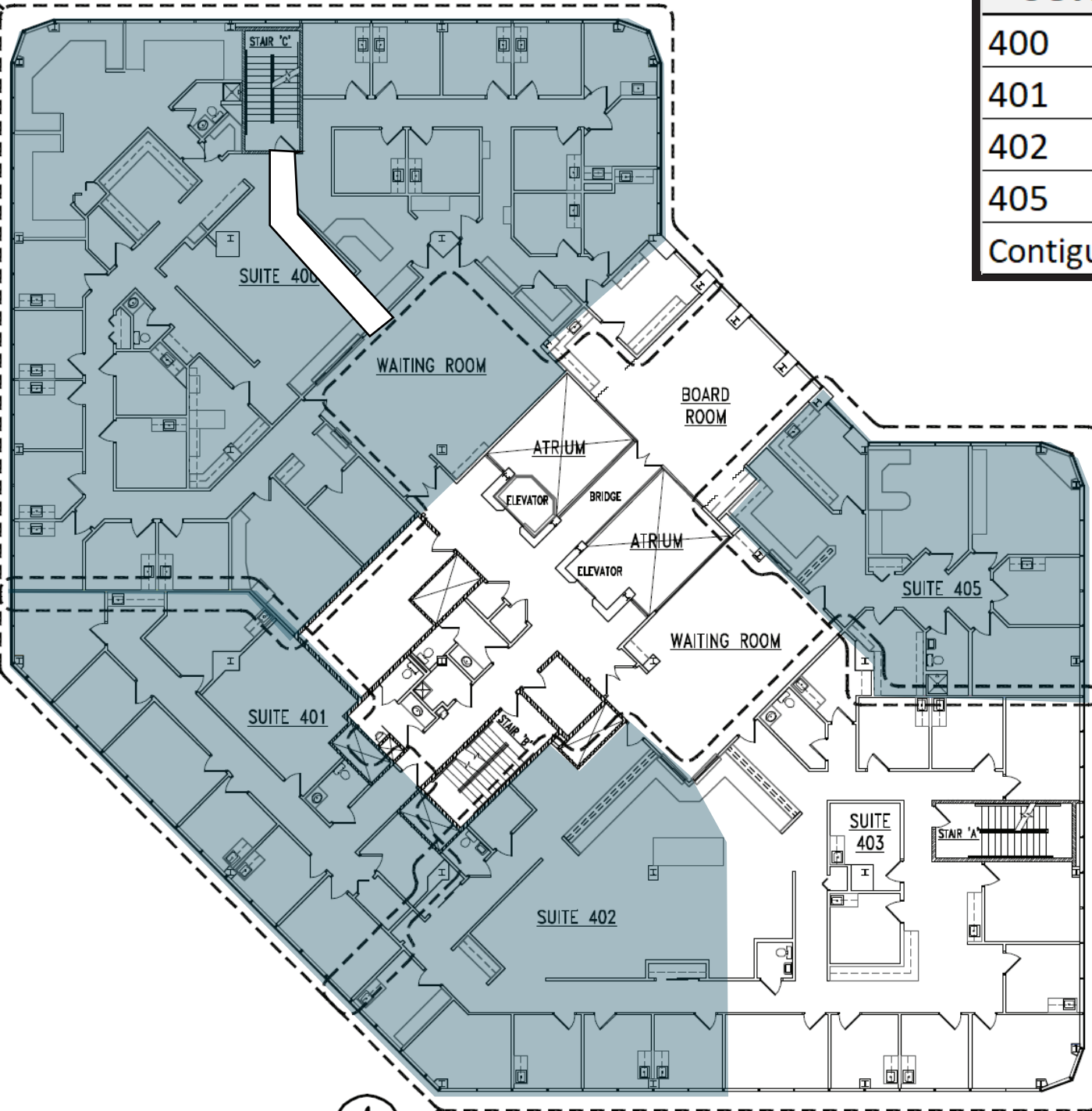
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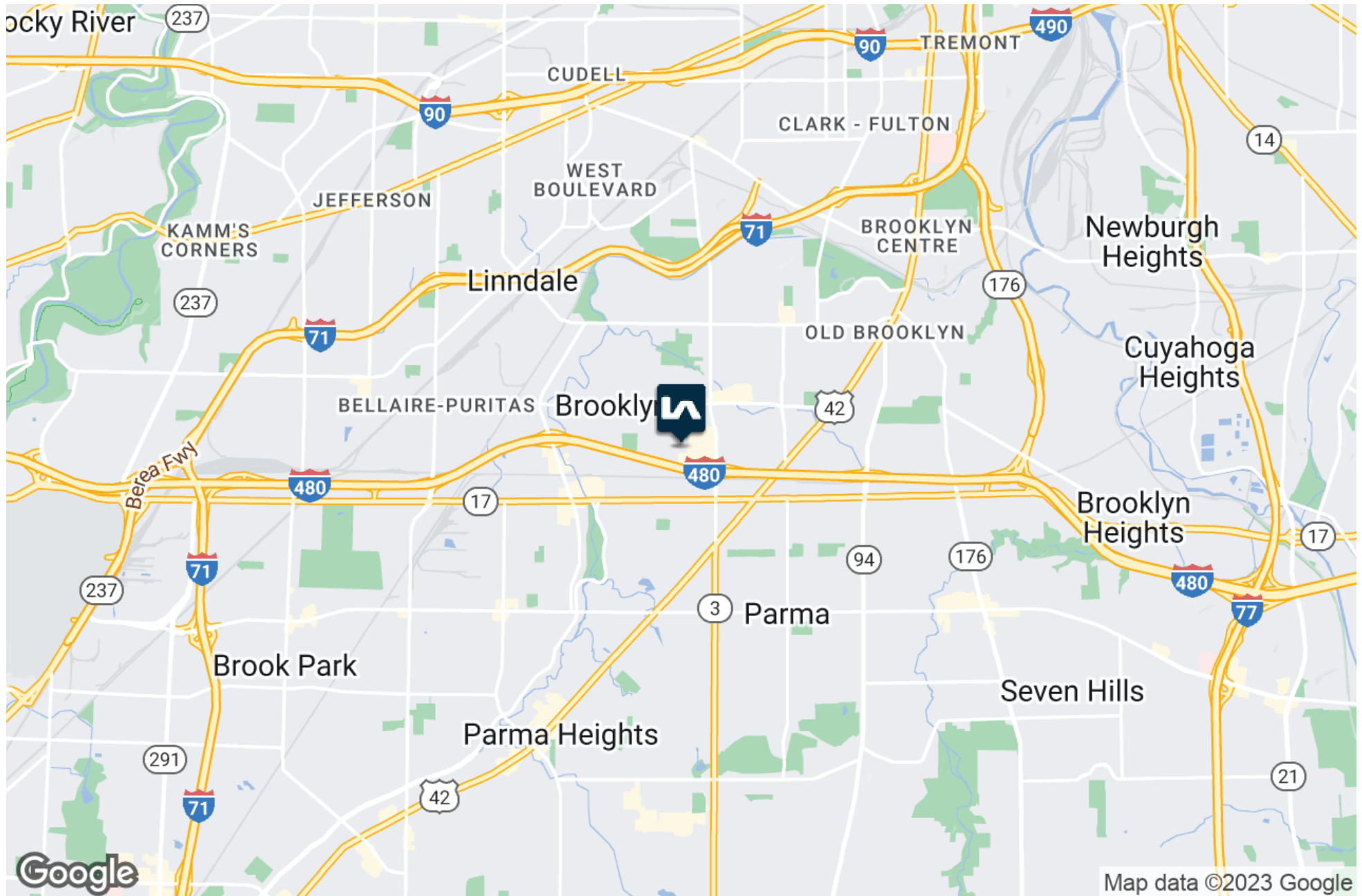
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LOCATION MAP



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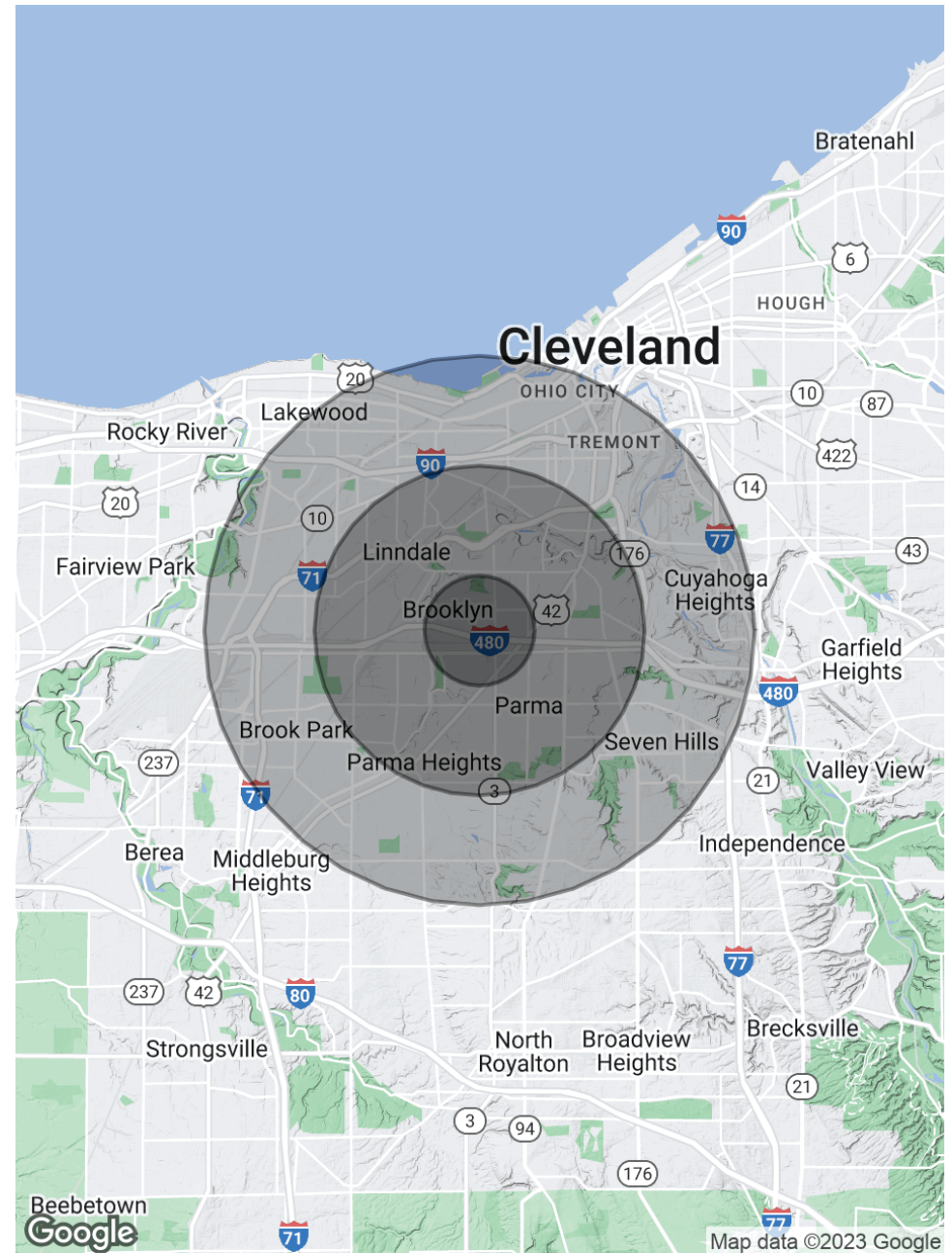
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,963 | 153,934 | 378,223 |
| Average Age | 39.6 | 37.8 | 38.5 |
| Average Age (Male) | 38.3 | 36.4 | 36.9 |
| Average Age (Female) | 41.8 | 38.9 | 39.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,951 | 62,766 | 158,183 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$50,960 | \$48,419 | \$47,085 |
| Average House Value | \$135,482 | \$115,777 | \$121,019 |

* Demographic data derived from 2020 ACS - US Census



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For additional information, contact:

Jeremy Steiger, SIOR

Principal

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