



LEASE FACT SHEET (as of 1/1/25)

DESCRIPTION: 10 story multi-tenant office building located at the northeast corner of West Superior Avenue & West 9th Street in downtown Cleveland, Ohio. Built in 1922. Certified historic building. Completely renovated in the mid 80's. Common areas recently redecorated.

TOTAL RENTABLE SQUARE FEET (RSF): Approximately 45,000.

FLOOR SIZE: Approximately 50' x 100'.

AVAILABLE SUITES:	Suite No.	Approximate RSF	Current Description
First Floor	140	1,510	Northwest corner suite next to the building's rear entrance lobby. Non-traditional commercial / office loft space with an open floor area on the first floor and a mostly open area and large office on the mezzanine level. Approximate RSF for the first floor is 760 and the mezzanine level is 750. Approximately 17' high floor-to-ceiling height. Spiral staircase leads to the mezzanine level with metal perimeter railings. Kitchenette counter with a sink and base cabinet. North wall has exposed brick. Large windows that look onto West 9 th Street and the rear parking lot which allows for street level signage.
Second Floor	200	400	Large southeast open office area next to the passenger elevators that look onto West Superior Avenue with views south and west to the Flats and the Cuyahoga River.
Third Floor	300	775	Large southeast open office area next to the passenger elevators that look onto West Superior Avenue with views south and west to the Flats and the Cuyahoga River.
Fifth Floor	500	400	Large southeast open office area next to the passenger elevators that look onto West Superior Avenue with views south and west to the Flats and the Cuyahoga River. Common Kitchen located on the floor.

	520	2,400	Northwest corner suite with a large bullpen area, 1 large corner office and 3 perimeter offices that look onto West 9th Street with views north to Lake Erie and southwest to the Flats. Above Building standard Tenant Improvements including transom windows in the offices. Common kitchen located on the floor. Can be divided down to suites as small as approximately 600 RSF.
Sixth Floor	610	670	Southeast suite next to the passenger elevators with a storage room and 2 perimeter offices. Larger office has built-in bookcases. Both look onto West Superior Avenue with views south and west to the Flats and the Cuyahoga River. Common kitchen located on the floor.
Eighth Floor	810	2,400	Southern suite next to the passenger elevators. Waiting room with pass thru window and 2 interior windows that look into a secretarial area with a closet and a separate kitchenette area with a counter, sink, base and wall cabinets. 1 larger southeast corner office, 1 large southwest corner office and 2 perimeter offices with interior windows that look into the secretarial area. Offices look onto West Superior Avenue and West 9 th Street with views south and west to the Flats and the Cuyahoga River. Common kitchen located on the floor. Can be divided down to suites of approximately 1,800 RSF.

BASE RENT:	Approximately \$16 per RSF annually "As-Is" full-service (includes all Building operating expenses, real estate taxes including daily office / common area cleaning), net of electric and gas (estimated cost annually at \$1.50 per RSF); depending upon credit of Tenant, length of Term and Tenant Improvement work, if any.
ESCALATION:	Pass through of pro-rata share of all Building operating expenses and real estate taxes above the first year of the Term (Base Year).
METHOD OF MEASUREMENT:	BOMA. RSF calculated using an assumed Common Area Factor of 15%.
ELEVATORS:	2 passenger and 1 freight.
HVAC SYSTEM:	Gas boiler in the basement for heating and a water chiller on the roof for cooling. Air handling unit on each floor has Tenant controlled temperature VAV zones. 24-hour use available with no extra after hour charges.
AMENITIES:	Adjacent, fenced, lit rear parking lot; 24-hour Building access; dry, lit, secure lower rent basement storage rooms; large window to floor ratios; on-site owner management; pre-wired for telecom and cable; located in the Warehouse District within walking distance to the Casino, Federal Courthouse, Flats (including Flats East Bank District), Gateway Sport Venues, Justice Center, Public Square, State Office Building and Tower City (includes transit center).

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