

1600 EUCLID AVENUE
CLEVELAND, OHIO

The Lumen



CLEVELAND'S HISTORIC PLAYHOUSE SQUARE DISTRICT



OWNED BY PLAYHOUSE SQUARE
Participating in economic development in Greater Cleveland
CRESCOREALESTATE.COM/PLAYHOUSESQUARE

GE CHANDELIER WORLD'S LARGEST OUTDOOR CHANDELIER



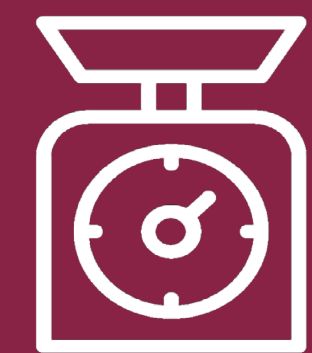
4,200
NUMBER OF
CRYSTALS



MORE THAN
1,000,000 GUESTS
EACH YEAR

1,000+

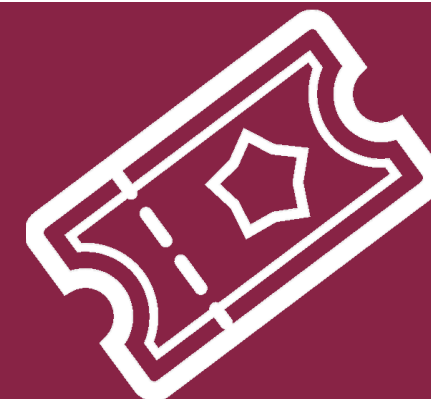
ANNUAL EVENTS TAKE PLACE
IN PLAYHOUSE SQUARE
DISTRICT



8,500
LBS



LARGEST PERFORMING
ARTS CENTER IN
THE COUNTRY
(OUTSIDE OF NEW YORK)



45K+
TICKETHOLDERS
ANNUALLY



20'
TALL



THE LUMEN



ADDRESS

1600 EUCLID AVENUE
CLEVELAND, OHIO 44115

AVAILABLE SQUARE FOOTAGE

UNIT A: 1,135 SF
UNIT B: 805 SF
COMBINED TOTAL: 1,940 SF

BUILDING SQUARE FOOTAGE

602,000 SF

OF APARTMENTS

318 UNITS

OF FLOORS

THIRTY-FOUR (34)

YEAR BUILT

2020

PARKING

ATTACHED GARAGE
CURB CUT FOR QUICK ACCESS

LEASE RATE

\$25.00/SF NNN

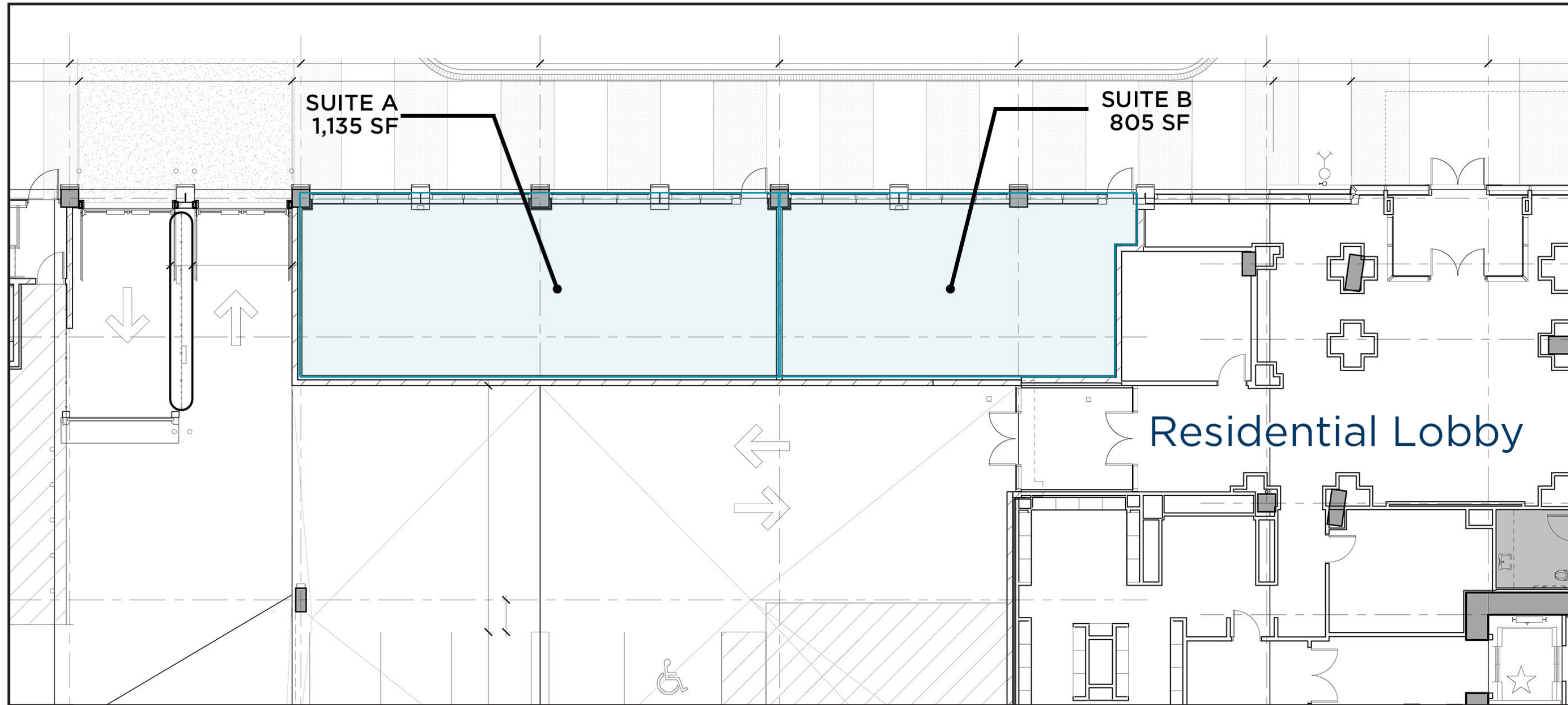


The Lumen is a brand new, first-in-class 318-unit luxury apartment building with excellent visibility along Euclid Avenue, and located immediately across from the historic Playhouse Square theaters.

Come experience this historic neighborhood while working in the most modern apartment building Cleveland has to offer.



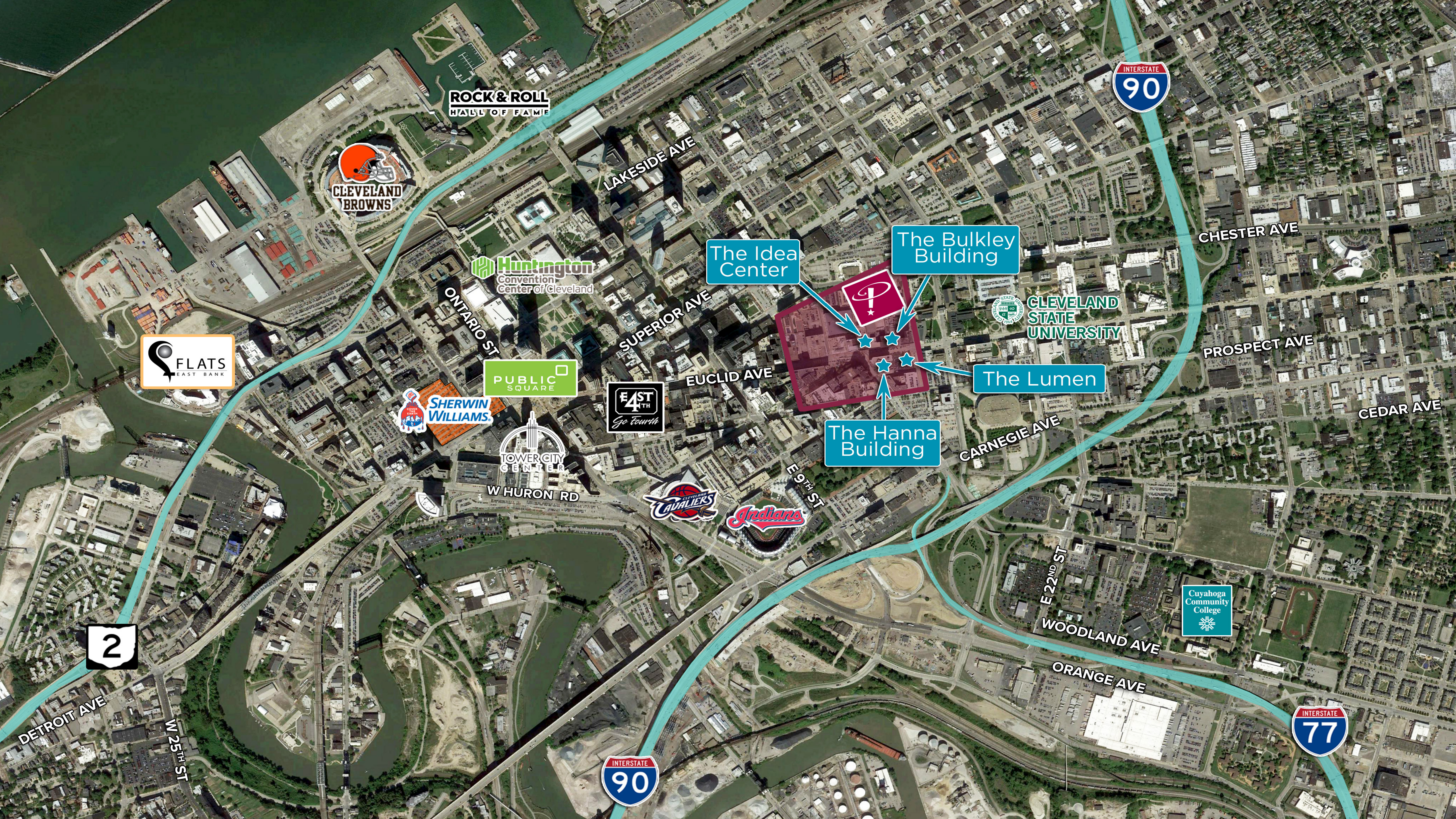
FLOOR PLAN FIRST FLOOR



FIRST FLOOR RETAIL AVAILABILITIES

- Suite A - 1,135 SF
- Suite B - 805 SF
- Combined: 1,940 SF





ROCK & ROLL
HALL OF FAME



LAKESIDE AVE



The Idea Center

The Bulkley Building



CHESTER AVE



ONTARIO ST

SUPERIOR AVE



PROSPECT AVE



EUCLID AVE

The Lumen

CEDAR AVE



The Hanna Building

CARNEGIE AVE



W HURON RD



E 9TH ST



WOODLAND AVE



DETROIT AVE

W 25TH ST



ORANGE AVE

DINING

- BIN216
- CIBREO
- CORBO'S BAKERY
- COWELL & HUBBARD DISTRICT
- GHOST LIGHT RESTAURANT & LOUNGE
- GREEN ROOSTER FARMS
- HOFBRAUHAUS
- PARNELL'S PUB
- PHUEL CAFE
- PUENTE VIEJO
- REPUBLIC FOOD & DRINK
- SITTOO
- STARBUCKS
- SUBWAY
- SUNG'S HOUSE
- YOURS TRULY RESTAURANT
- ZAYTOON LEBANESE KITCHEN

ENTERTAINMENT

- ALLEN THEATRE
- CONNOR PALACE
- HANNA THEATRE
- KENNEDY'S THEATRE
- KEYBANK STATE THEATRE
- MIMI OHIO THEATRE
- THE OUTCALT THEATRE
- THE HELEN
- WESTFIELD STUDIO THEATRE

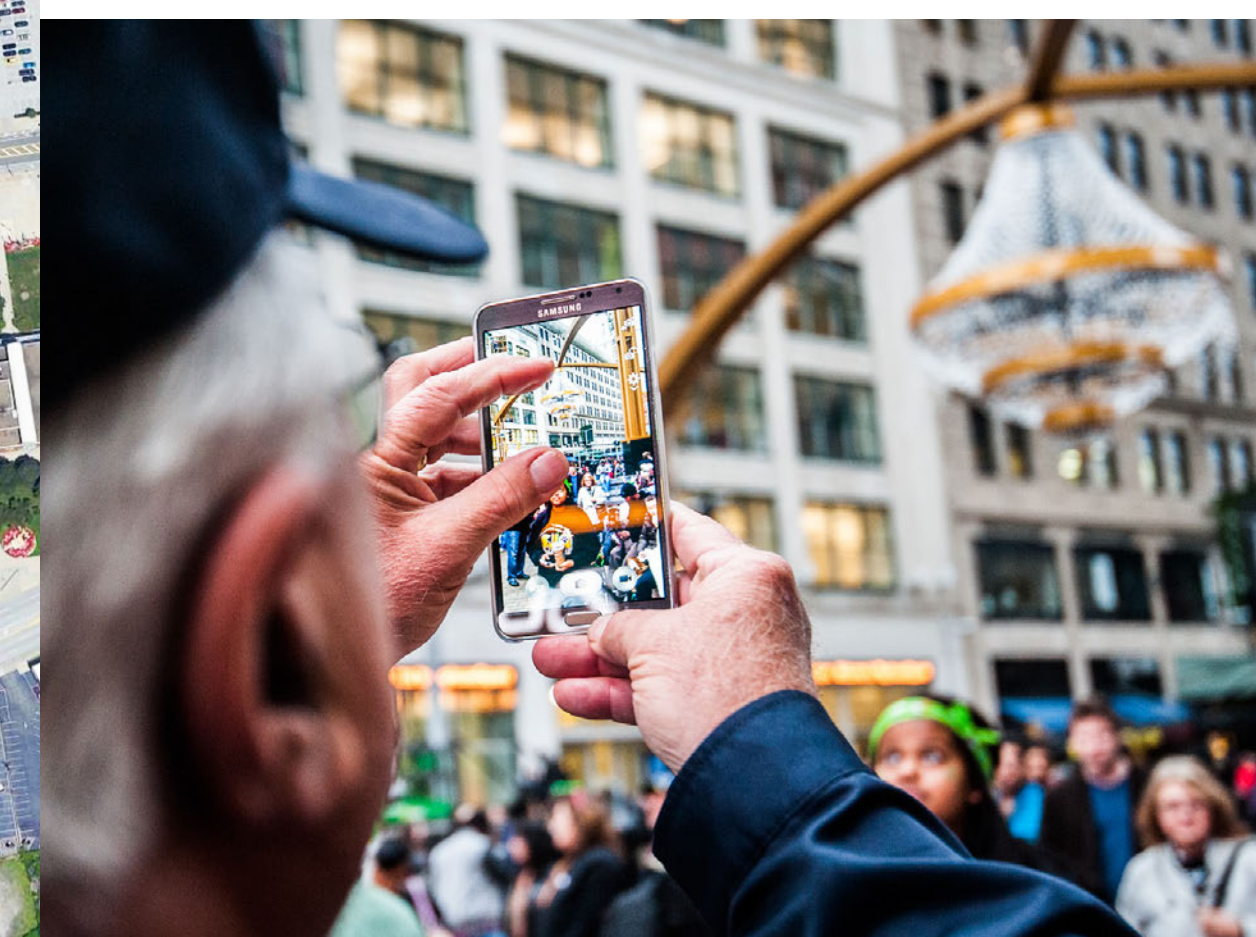
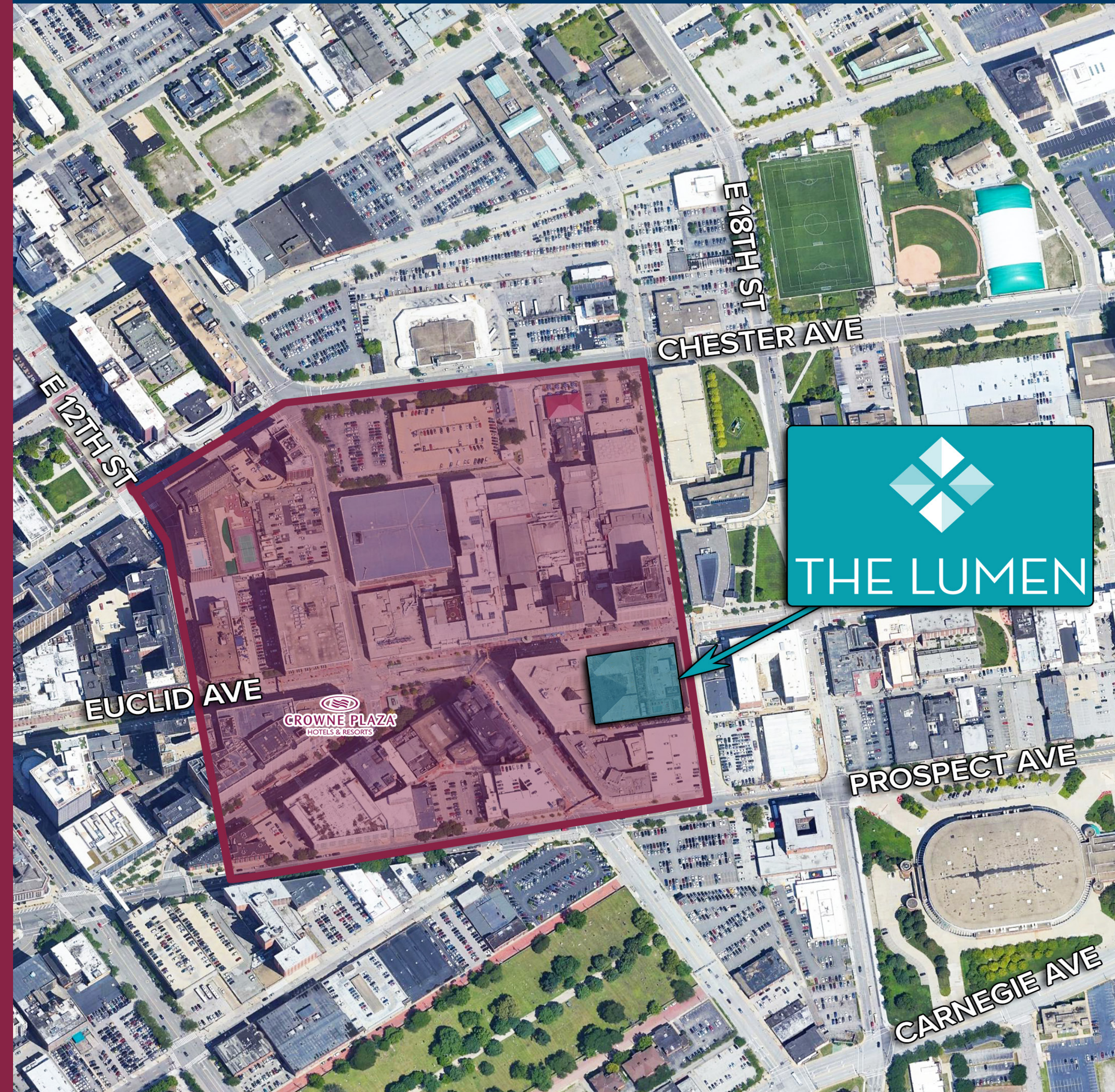
BANKING

- PNC
- US BANK
- CHASE BANK

LIVE

- RESIDENCES AT HANNA
- THE LUMEN AT PLAYHOUSE SQUARE
- CROWNE PLAZA HOTEL

PLAYHOUSE SQUARE DISTRICT MAP



DOWNTOWN CLEVELAND DEMOGRAPHICS



+1,000
new residents in 2019



45%
residents in downtown
Cleveland are advanced
degree holders



96

WALK SCORE



2,480+
retail businesses in downtown



+3,095
jobs added or
retained in 2019



62

BIKE SCORE



30,000+
residents projected to live in
downtown Cleveland by 2030



79%
of creative jobs are located
in downtown Cleveland



84

TRANSIT SCORE



PLAYHOUSE SQUARE DISTRICT AMENITIES



BIKE SHARE
PROGRAM



CROWNE
PLAZA
*OFFICIAL HOTEL OF
PLAYHOUSE SQUARE

LIVE . WORK . PLAY
ENVIRONMENT
BRINGING NEW LIFE TO
DOWNTOWN CLEVELAND



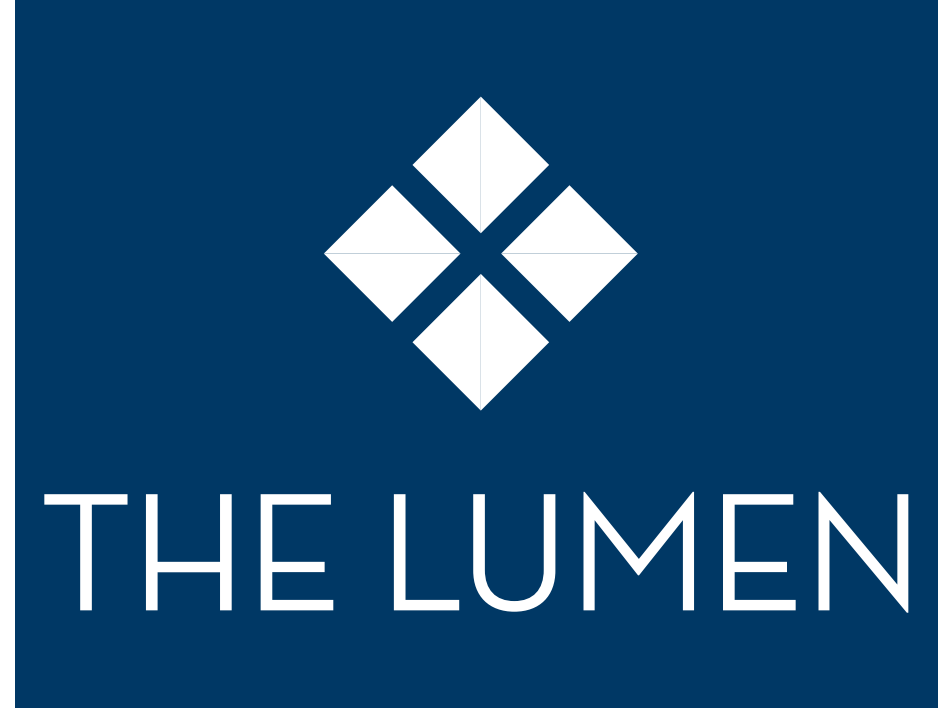
THE
LUMEN
AT
PLAYHOUSE
SQUARE



20+
RESTAURANT
OPTIONS



ADEGA, CIBREO ITALIAN KITCHEN, CORBO'S
BAKERY, GHOST LIGHT RESTAURANT
& LOUNGE, GREEN ROOSTER FARMS,
HOFBRAUHAUS, YOURS TRULY



THE LUMEN AMENITIES

318 LUXURY APARTMENTS



LOCATED CLOSE TO I-77,
I-90 & THE SHOREWAY



RTA HEALTHLINE
& BUS STOP

22,000 SF OF ATTACHED AMENITIES
ON-SITE PROPERTY MANAGEMENT

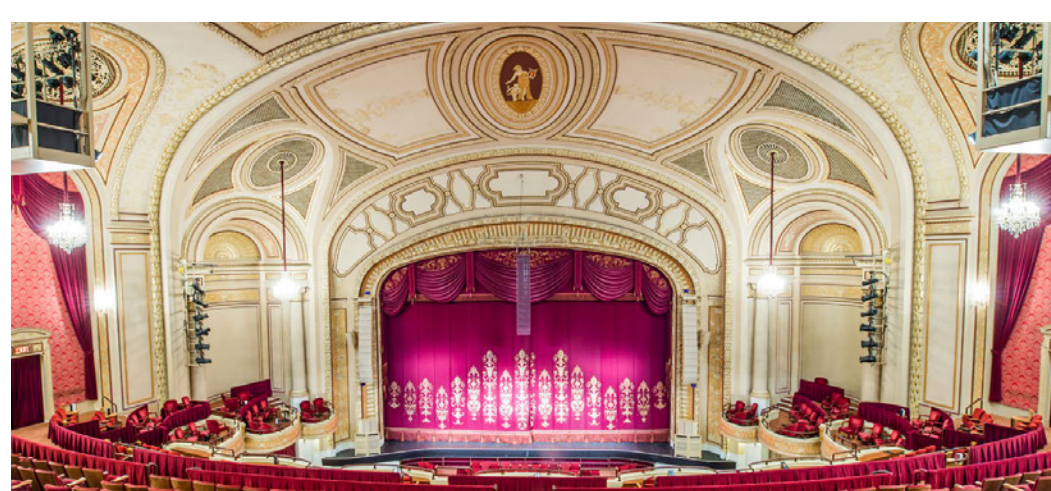


The Playhouse Square “blade” sign replaced the similarly shaped “Playhouse Square Center” sign on the Loews building. This version, though larger, is much more energy efficient. It runs off the same amount of energy as two (2) toasters.



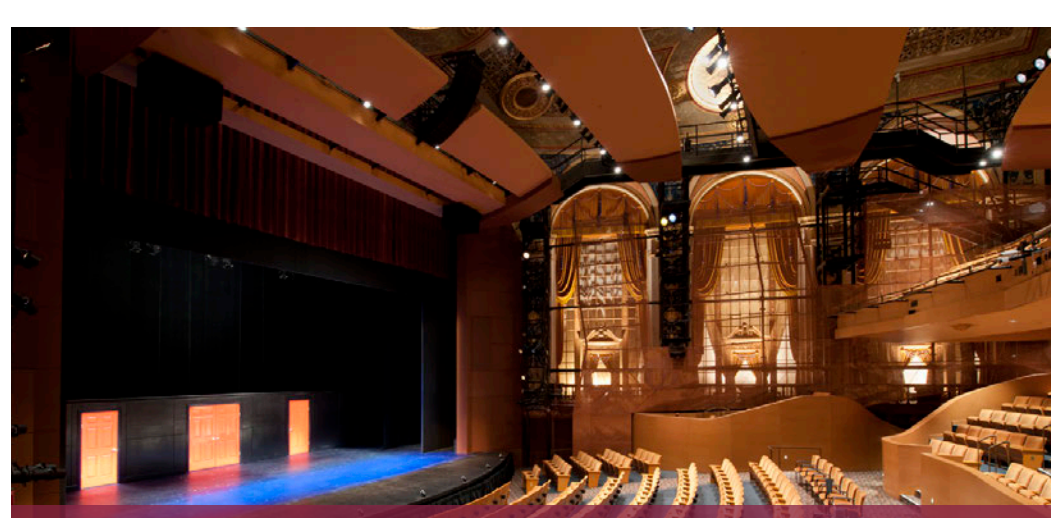
KEYBANK STATE THEATRE

KEYBANK STATE THEATRE
Purpose: Movies & Vaudeville
Style: Combines Roman, Greek & European Baroque
Features: Four 50-foot murals by American Modernist James Daugherty (1890-1974). Fifth mural by Arnold Englander. Total length of lobby from street to theatre is 320 feet (said to be the longest in the world)
First Show: Movie- A Polly with a Past & Buster Keaton short, Neighbors. Hyman Spitalny and his orchestra
Originally Opened: February 5, 1921



CONNOR PALACE

CONNOR PALACE
Purpose: Vaudeville (B.F. Keith);(Modified for movies, 1926)
Style: French Imperial
Features: Grand Hall, Czechoslovakian crystal chandeliers, blue urn made in Serves, France before WWI. Seven floors of dressing rooms backstage
First Show: Vaudeville- Elsie Janis, the Cansinos, and Grace Hayes, several additional acts and a big band. (Orch. seat was \$1.65)
Originally Opened: November 6, 1922



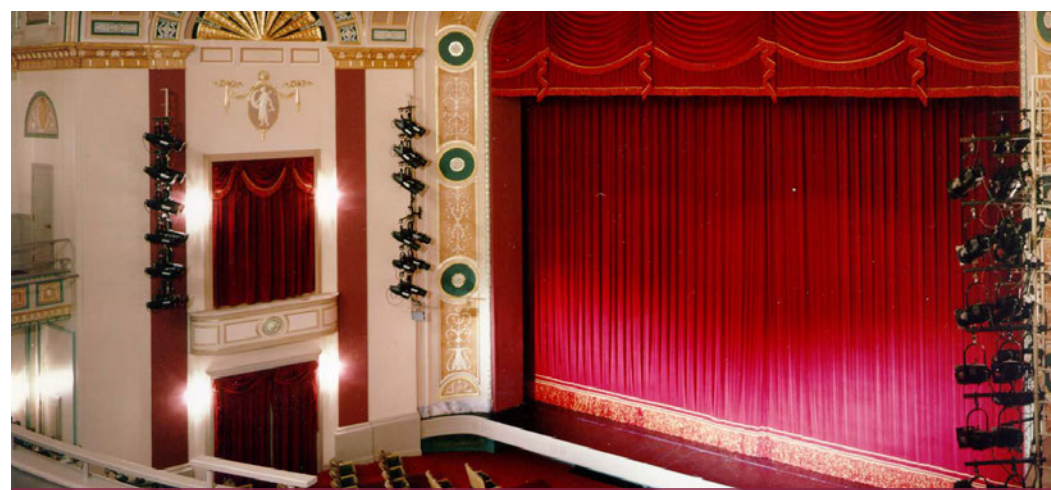
ALLEN THEATRE

ALLEN THEATRE
Purpose: Movies
Style: Italian Renaissance
Features: One of the few “daylight atmospheric” theaters in the country. Side boxes decorative only
First Show: Silent movie- The Greatest Love- Phillip Spitalny and 35 piece orchestra
Originally Opened: April 1, 1921



HANNA THEATRE

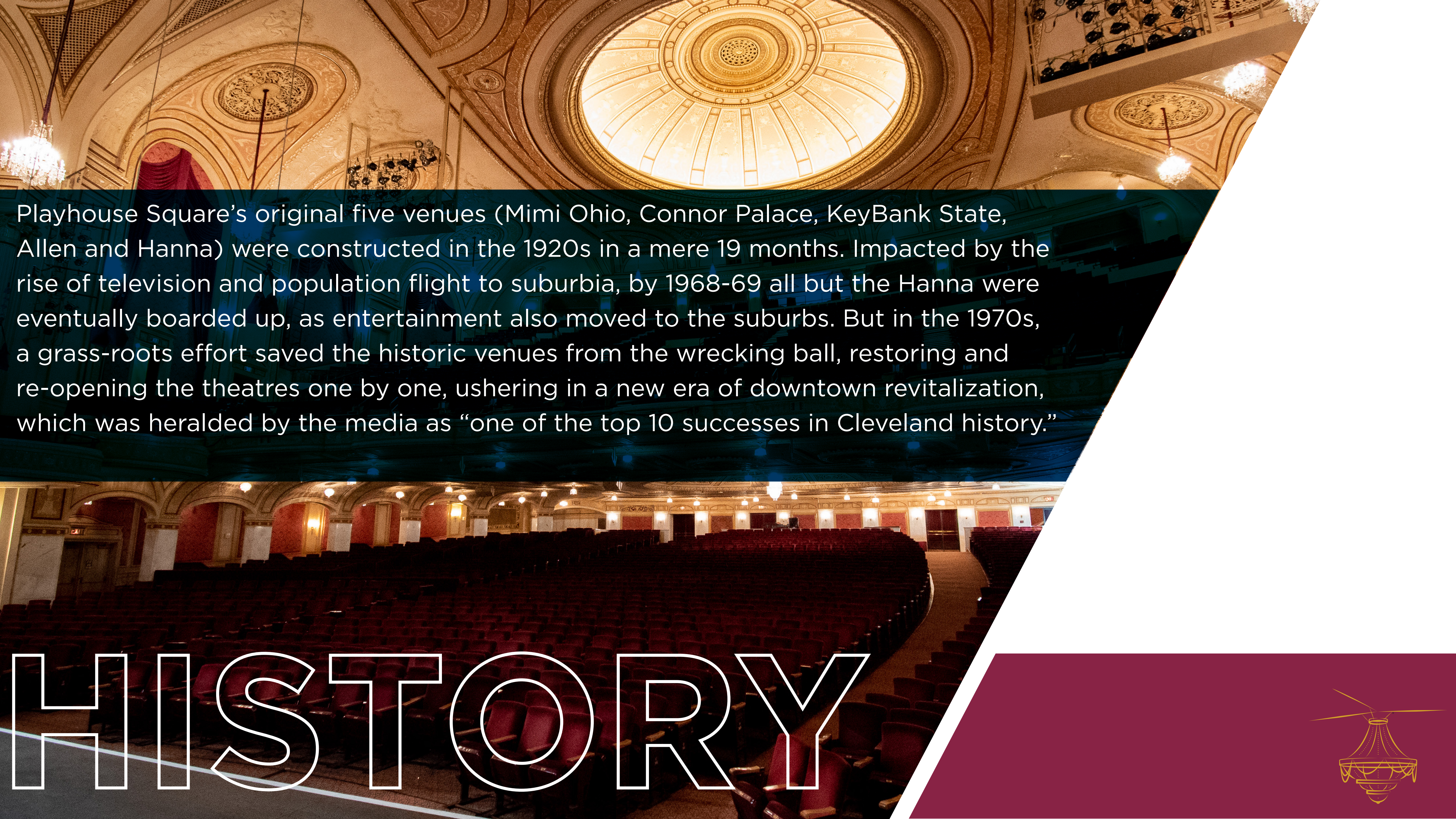
HANNA THEATRE
Purpose: Legitimate Theater
Style: Italian Renaissance
Features: Interior features bronze trimming and marble corridors. Original ceiling- coffered Roman- remains today
First Show: Play- Mark Twain’s The Prince and The Pauper starring William Haversham
Originally Opened: March 28, 1921



MIMI OHIO THEATRE

MIMI OHIO THEATRE
Purpose: Legitimate Theater
Style: Italian Renaissance
Features: Italian Renaissance lobby contained 3 murals by Sampitrotti, entitled “Cycle of Venus.” Two paintings by P. Pizzi, in balcony of 14th century Venetian designed auditorium (All lost in lobby fire of 1964)
First Show: Play- The Return of Peter Grimm with David Warfield
Originally Opened: February 14, 1921





Playhouse Square's original five venues (Mimi Ohio, Connor Palace, KeyBank State, Allen and Hanna) were constructed in the 1920s in a mere 19 months. Impacted by the rise of television and population flight to suburbia, by 1968-69 all but the Hanna were eventually boarded up, as entertainment also moved to the suburbs. But in the 1970s, a grass-roots effort saved the historic venues from the wrecking ball, restoring and re-opening the theatres one by one, ushering in a new era of downtown revitalization, which was heralded by the media as "one of the top 10 successes in Cleveland history."

HISTORY





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[CRESCOREALESTATE.COM/PLAYHOUSESQUARE](https://crescorealestate.com/playhousesquare)

*OWNED BY PLAYHOUSE SQUARE
Participating in economic development in Greater Cleveland

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