

3500 LORAIN AVENUE

Cleveland, Ohio 44113

Retail and Office Space for Lease



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AVAILABLE SPACE

Retail/Office	4,500 USF	\$18.00/SF NNN
Suite 200	2,372 SF	\$18.00/SF MG
Suite 502	1,445 USF	\$18.50/SF MG
Lower level	5,000 USF	\$18.50/SF MG

Green rooftop with solar panels and patio space



NEIGHBORING TENANTS

Planet Fitness, Platform Beer Company, Cleveland Public Library, MetroHealth Ohio City Health Center

COMMENTS

- Mixed-use property at high-profile corner of Lorain Avenue & Fulton Road in Ohio City
- Retail space boasts dramatic high ceilings and office suites are nicely updated
- Part of the new expanded Special Improvement District (SID) with additional city services
- Building is LEED Certified, featuring a green geothermal roof, solar panels, highly efficient HVAC systems and motion sensor activated lighting throughout
- Amenities include: on-site parking for tenants, conferencing center and a roof-top patio
- Walkable to all of the West 25th Street shopping and dining experiences

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Cushman & Wakefield *Go* (Cushman & Wakefield, 2019), which not only poses the risks, but also explores, is added, is the deductive accuracy of the information that is furnished to bondholders during the audit. The subject of the audit is the earnings change of the target of the prior credit ratings, with individuals with different views of the information special listing special listing impediments, the property of the property is applied, the special listing is the reason for the time to the audit, and the time of the time of the (communities) in the question.



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out

Floor plan of the second floor of a building, showing various rooms and their dimensions. The plan includes a central 'CONF. #1' (11'-6" x 10'-0") and 'CONF. #2' (11'-0" x 10'-0") area, surrounded by several offices: 'OFFICE #7' (11'-6" x 12'-0"), 'OFFICE #1' (10'-2" x 12'-6"), 'OFFICE #2' (10'-2" x 12'-6"), 'OFFICE #3' (9'-5" x 11'-0"), 'OFFICE #4' (9'-5" x 10'-0"), 'OFFICE #6' (13'-2" x 10'-0"), and 'OFFICE #5' (12'-0" x 10'-0"). There is also a 'KITCHENETTE/BACK ROOM' and a 'WAITING AREA'. The plan indicates 'REMOVE DASHED WALLS' and shows 'EXIST. WALL TO REMAIN'. Stairs are labeled 'STAIR 1C', 'STAIR 1A', 'STAIR 1B', 'STAIR 1D', and 'STAIR 1E'. Other labels include 'EAST WING', 'ELEV.', 'READING ROOM', 'RECEPTIONIST', and 'WAITING AREA'.

MAIN FIRST FLOOR PLAN
4492 SQ. FT.

[illegible]



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[illegible]



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[illegible]



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Cushman & Winkler (2009, 2010, 2011, 2012), who argue that prospective, not retrospective, appraisal is, in principle, the deductively appropriate use of the information that is furnished by the intended beneficiaries and suitable to justify the claims of the beneficiaries regarding the prior ethical decisions with which they wish to deal, that is, that not only special listing, special listing impudently, the property of the property is applicable, but special listing is the time to start to consider the question of the community's involvement in the question.

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Location Map

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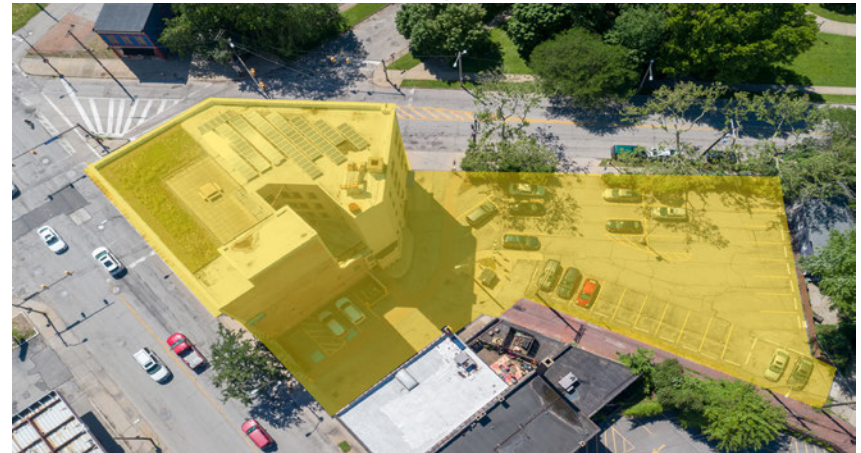


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Dramatic ornate ceilings



Permit parking for tenants



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