



CUSHMAN &  
WAKEFIELD

CRESCO  
Real Estate



PARAN

**FRANKLIN SIMON BUILDING**  
**2720 VAN AKEN BOULEVARD**  
Cleveland, Ohio 44120





## AVAILABLE OFFICE AND RETAIL SPACE FOR LEASE

1,500 SF - 8,000 SF

## RENTAL RATES

OFFICE SPACE: \$17.00/SF Gross

RETAIL SPACE: \$16.00/SF NNN

## PROPERTY HIGHLIGHTS

- Office and retail space available in historic Franklin Simon building in heart of Shaker Square
- Immediately adjacent to forthcoming 135-unit apartment development (construction commencing 2021)
- Office and retail spaces offer excellent window lines/visibility and high ceilings
- Generous improvement packages available
- Ample surface parking on site
- Management/ownership on site





**University Circle**  
• 10 minute drive  
• 20 minutes on Rapid

**Downtown Cleveland**  
• 15 minute drive  
• 20 minutes on Rapid

N MORELAND BLVD

SHAKER BLVD

DREXMORE RD

VANAKEN BLVD

87

2720 Van Aken Blvd

**FUTURE DEVELOPMENT**  
135 APARTMENTS &  
FIRST CLASS AMENITIES

BALATON RESTAURANT  
usbank

BIGGBY COFFEE

CVS pharmacy

SUBWAY

EDWINS

MICHAEL'S DINER  
RTA

DANCE

Senor Tequila

ATLAS

DANCE

SHAKER SQUARE

PNC

MARATHON

Cleveland BREAKFAST CLUB  
Vegan Club





SAMPLE INTERIOR:  
RETAIL SPACE

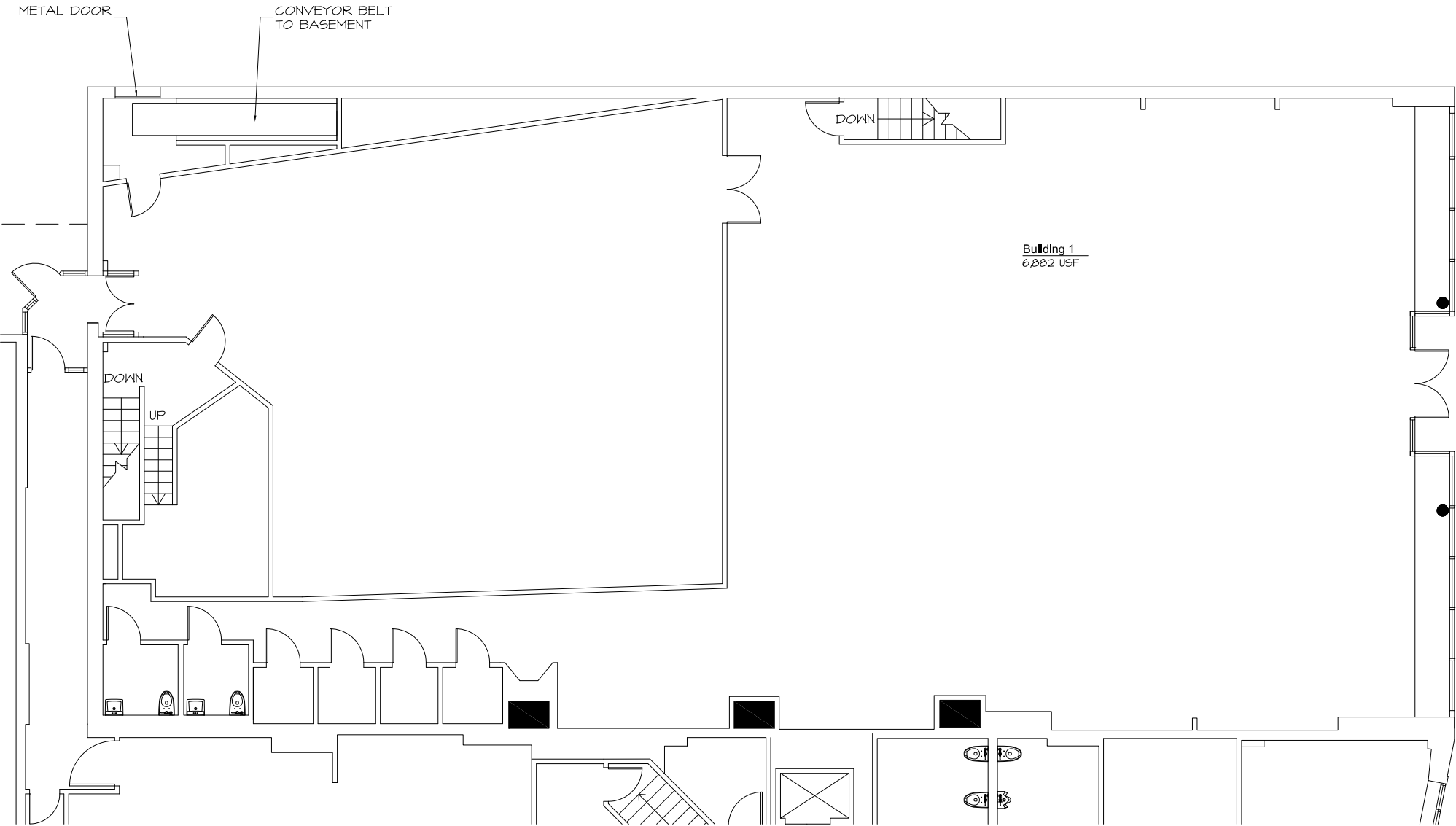




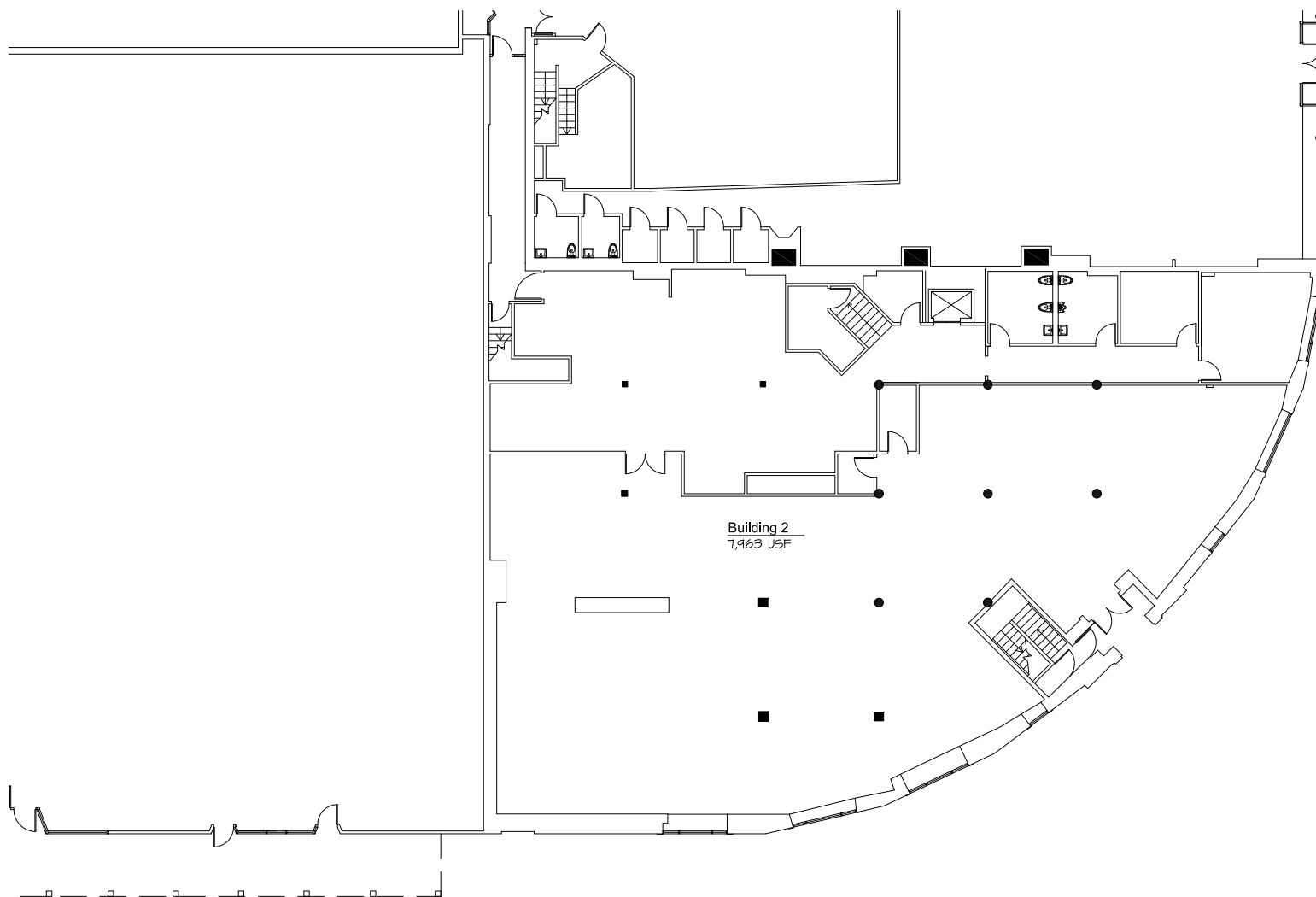
SAMPLE INTERIOR:  
OFFICE SPACE



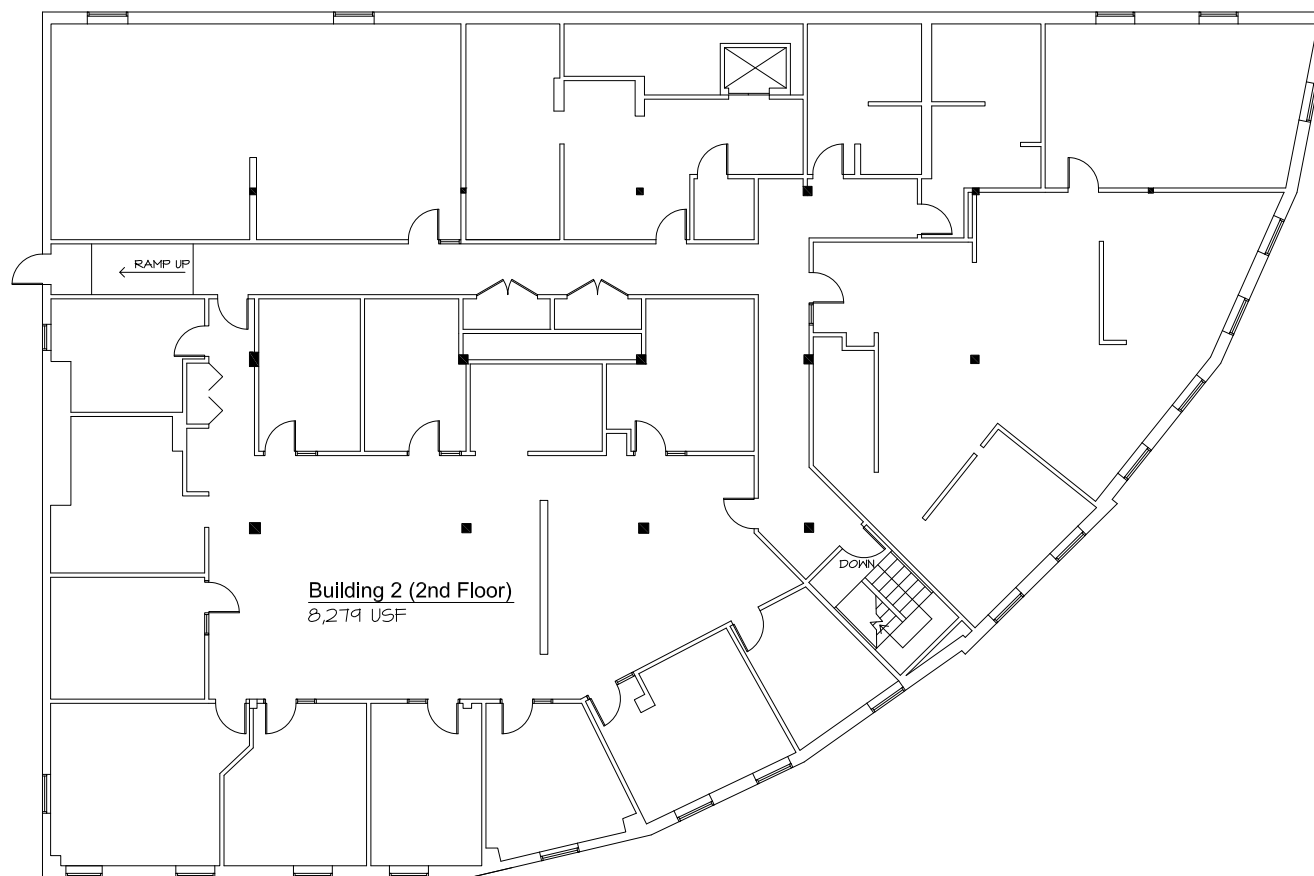
BUILDING 1  
6,882 SF



BUILDING 2 - FIRST FLOOR  
7,963 SF



BUILDING 2 - SECOND FLOOR  
8,279 SF





## MASTER DEVELOPMENT



### 2720 Van Aken Boulevard

- BUILDING 1 (6,882 USF)
- BUILDING 2 GROUND FLOOR (7,963 USF)
- BUILDING 2 SECOND FLOOR (7,963 USF)

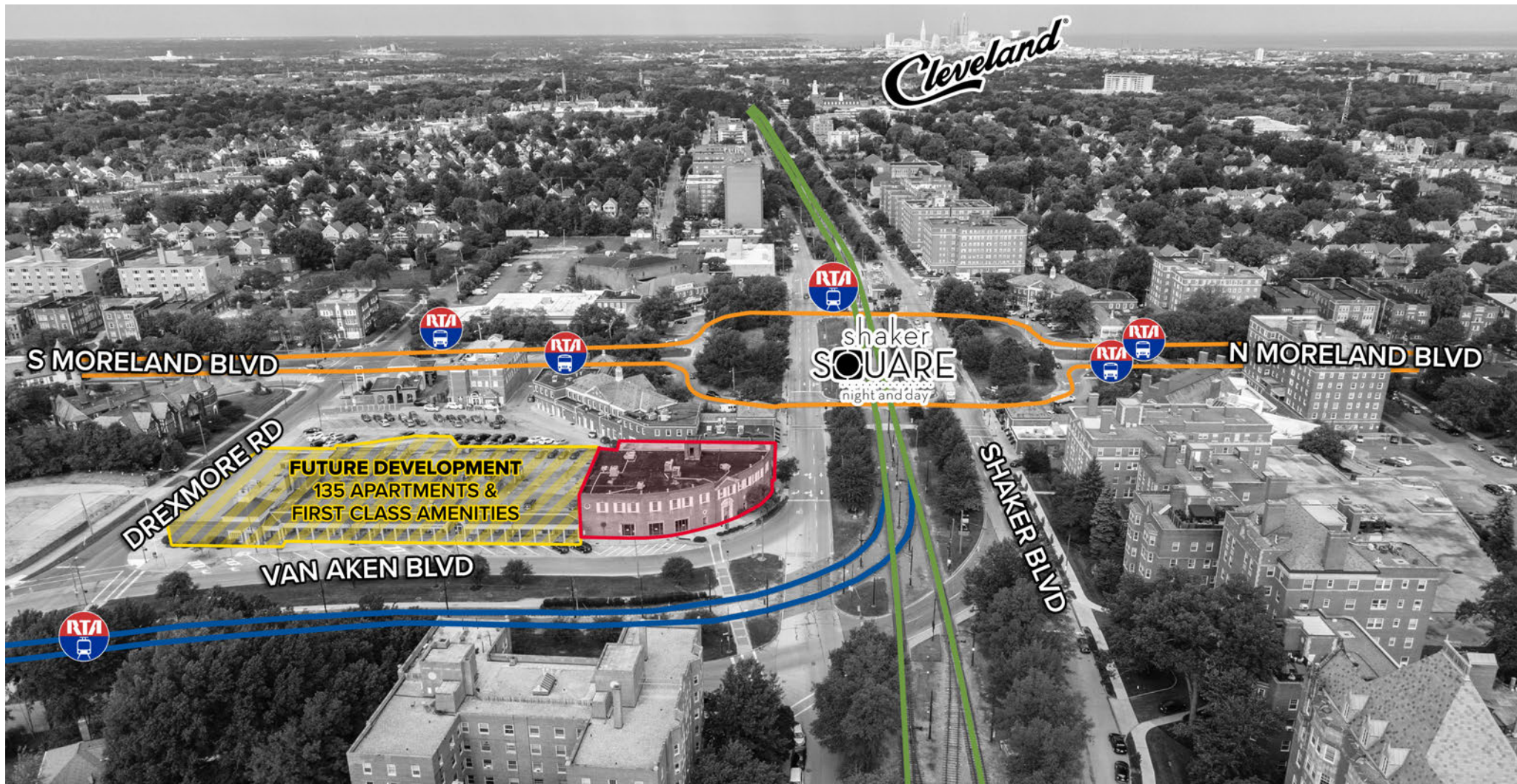
### Future Development

- BUILDING 3 - TO BE DEMO'D (26,000 USF)
- BUILDING 4 - TO BE DEMO'D (8,035 USF)





## TRANSIT-ORIENTED DEVELOPMENT



- RTA Rapid Transit Green Line - Shaker Boulevard
- RTA Rapid Transit Blue Line - Van Aken Boulevard
- RTA Bus Line #48/48A - South/North Moreland Boulevard



Rapid Transit stop/station

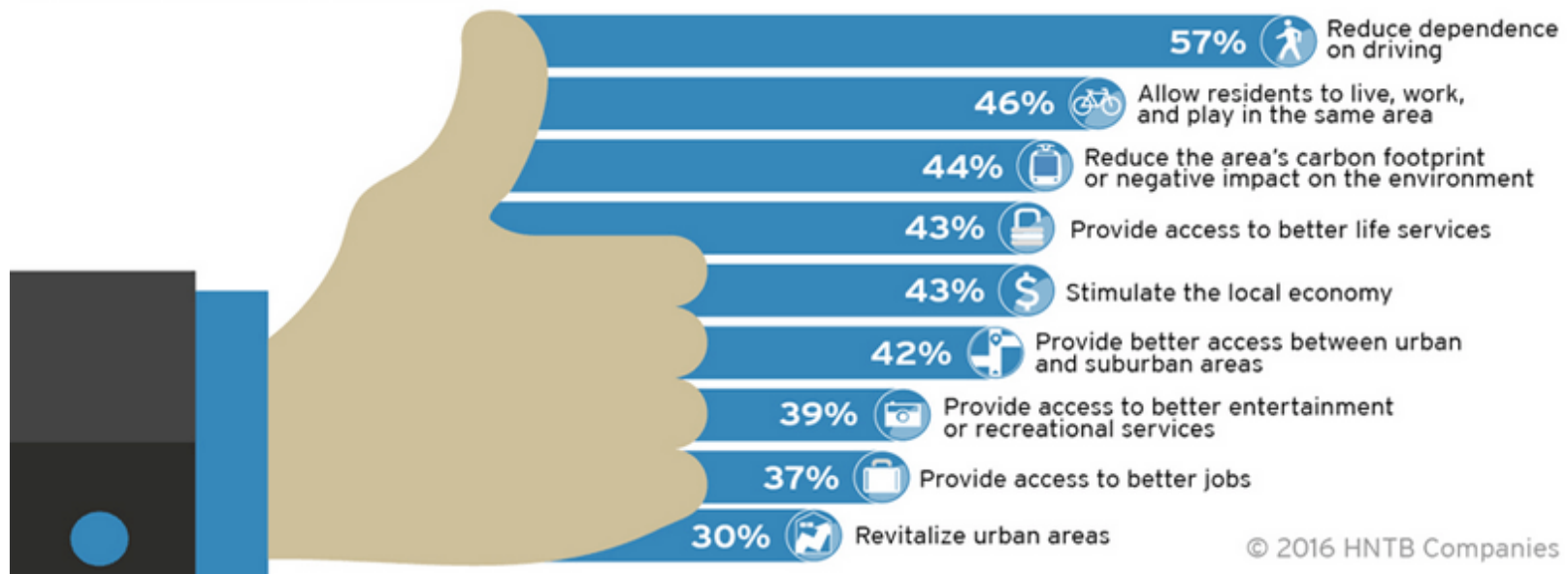


Bus Stop



## BENEFITS OF TRANSIT-ORIENTED DEVELOPMENT

- Higher quality of life with better places to live, work, and play
- Greater mobility with ease of moving around
- Increased transit ridership
- Reduced traffic congestion, car accidents and injuries
- Reduced household spending on transportation, resulting in more affordable housing
- Healthier lifestyle with more walking, and less stress
- Higher, more stable property values
- Increased foot traffic and customers for area businesses
- Greatly reduced dependence on foreign oil, reduced pollution and environmental damage
- Reduced incentive to sprawl, increased incentive for compact development
- Less expensive than building roads and sprawl
- Enhanced ability to maintain economic competitiveness





## AROUND SHAKER SQUARE





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