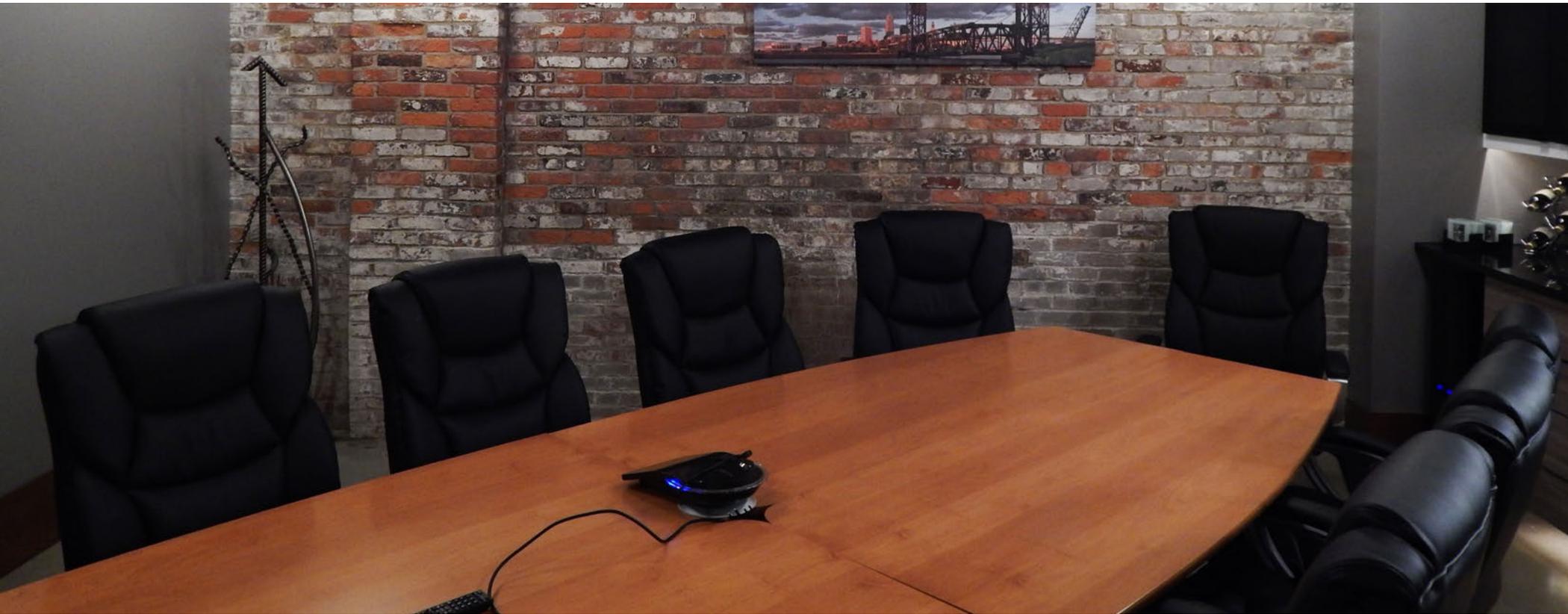




1730-1736 COLUMBUS ROAD
Cleveland, Ohio 44113

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Cleveland, Ohio 44113



OFFICE SPACE

15,300 SF + 4,000 SF outdoor area

RENT

Lease rate: \$15.95/SF NNN

LOT SIZE

0.40 acres

PROPERTY HIGHLIGHTS

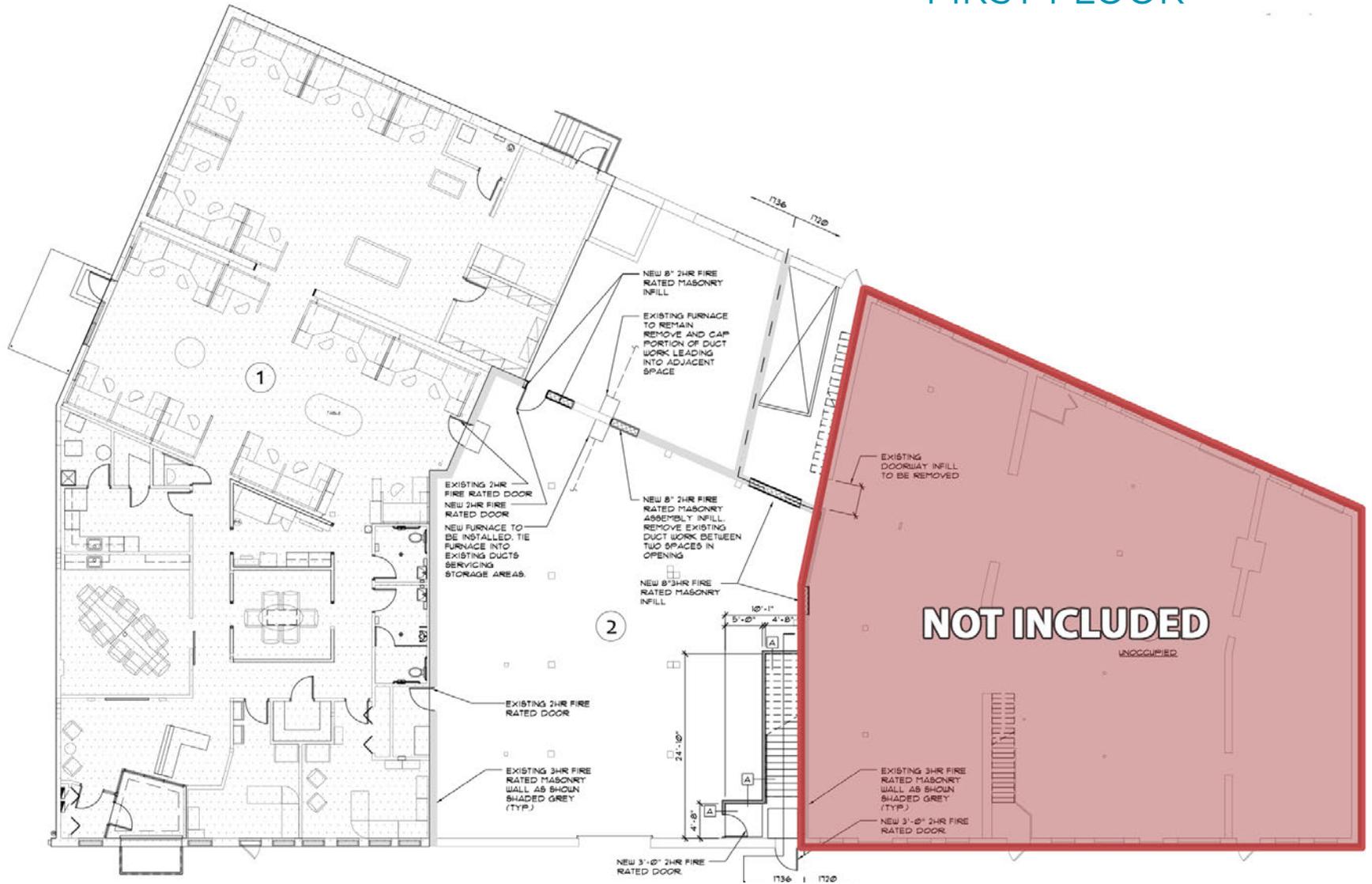
- 15,300 SF office space + 4,000 SF walkout outdoor area
- 10 controlled parking spaces + expansion opportunity at rear of building
- Unfinished second floor for additional offices or apartments
- Close to Irishtown Bend and the Flats South Innovation District

1730-1736 COLUMBUS ROAD

Cleveland, Ohio 44113

OWNER-USER OPPORTUNITY
FOR SALE OR LEASE

FIRST FLOOR

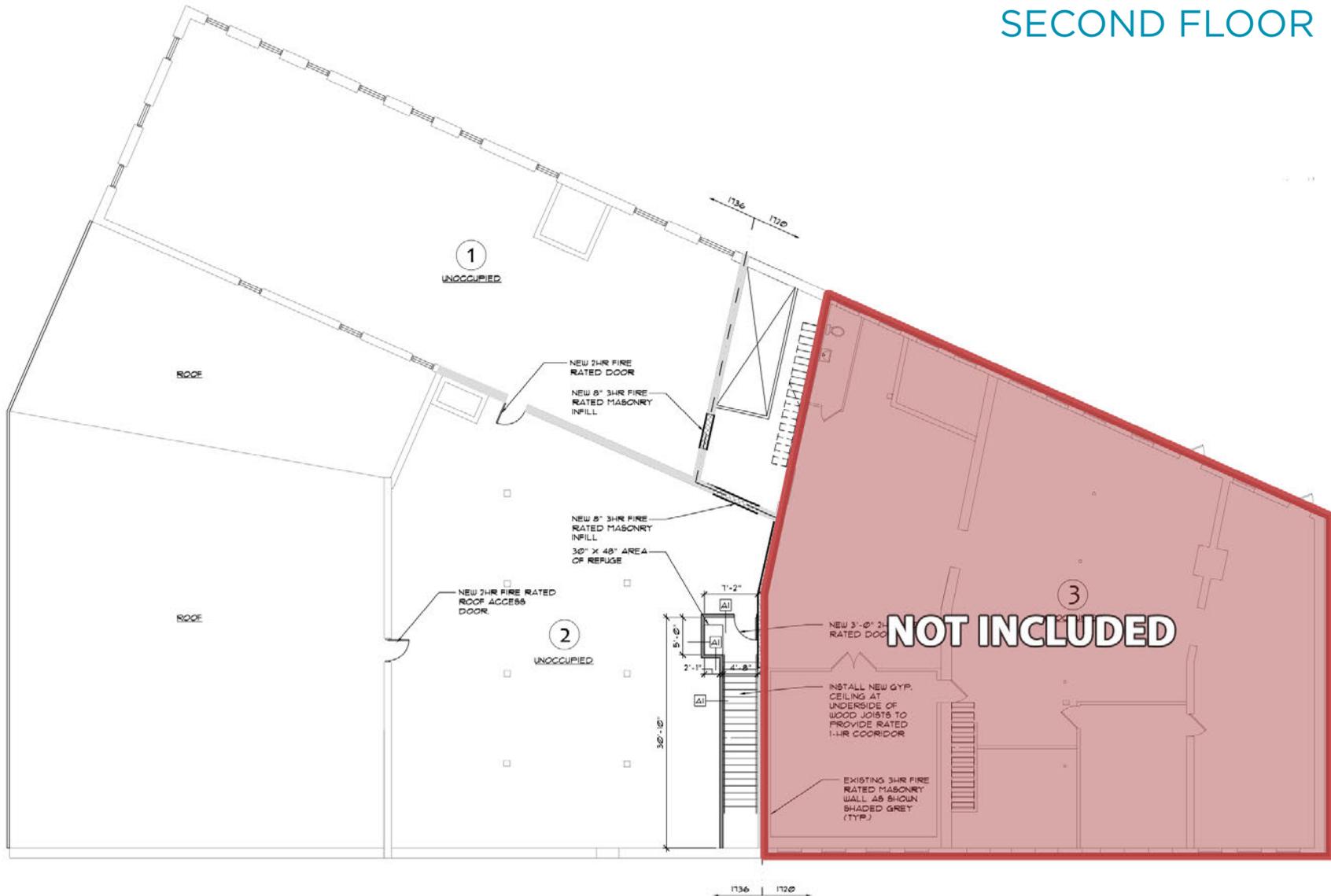


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OWNER-USER OPPORTUNITY
FOR SALE OR LEASE

SECOND FLOOR

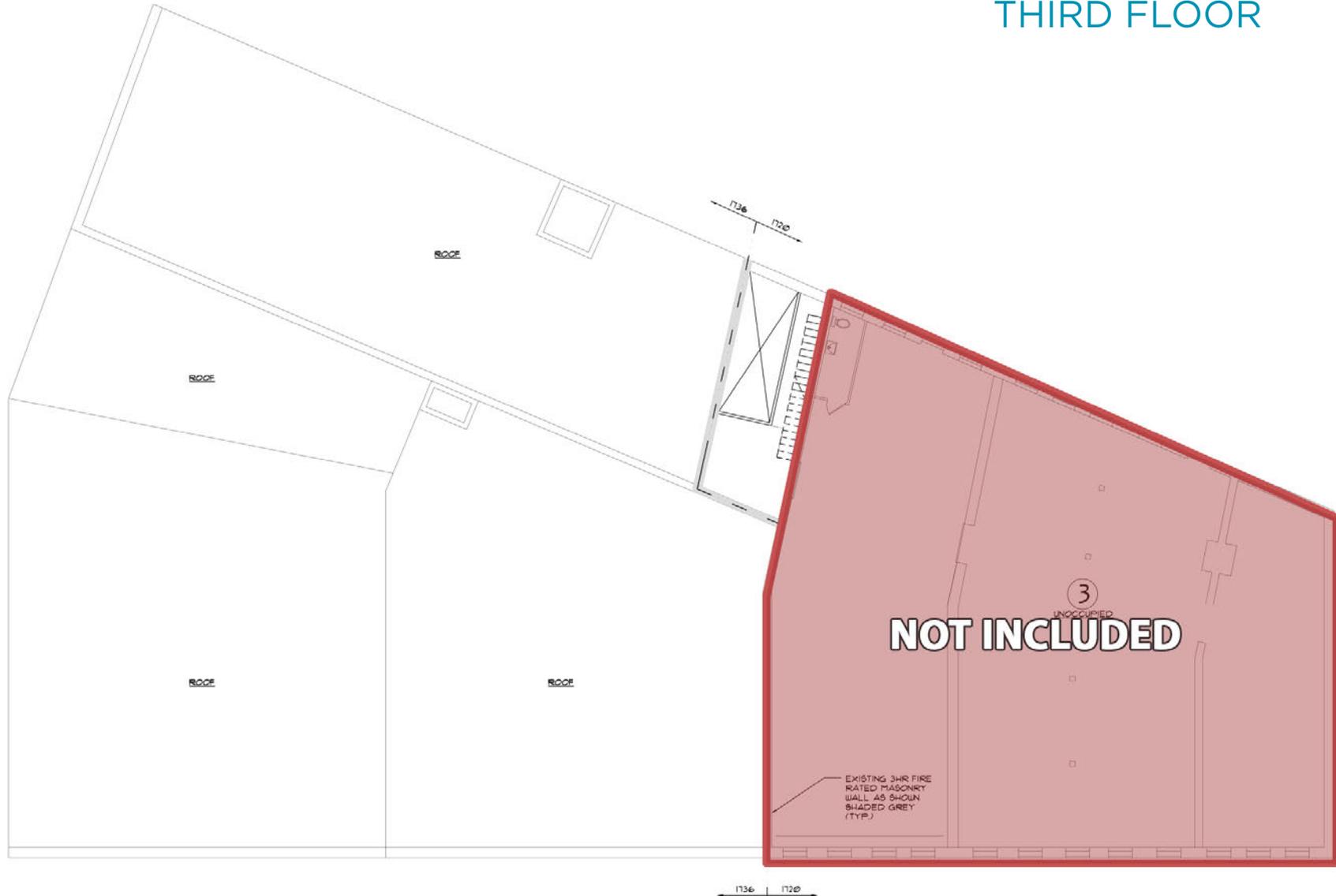


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OWNER-USER OPPORTUNITY
FOR SALE OR LEASE

THIRD FLOOR



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OWNER-USER OPPORTUNITY
FOR SALE OR LEASE

PROPOSED LAYOUT: FIRST FLOOR

	EASEMENT GRANTED FROM 1730 TO 1732-36
	EASEMENT GRANTED FROM 1732-36 TO 1730
OFFICES	
1ST FLOOR: 6	CUBICLES 1ST FLOOR: 14
2ND FLOOR: 15	2ND FLOOR: 7
TOTAL: 21	TOTAL: 21
G.S.F.	
1ST FLOOR OFFICE: 6676 G.S.F.	
2ND FLOOR OFFICE: 5551 G.S.F.	
TOTAL OFFICE: 12227 G.S.F.	
GARAGE: 2103 G.S.F.	
TOTAL: 14330 G.S.F.	

PROPOSED 1ST FLOOR
LAYOUT - SHARED ACCESS
SCALE 3/32" = 1'-0"
N



1730-1736 COLUMBUS ROAD

Cleveland, Ohio 44113

OWNER-USER OPPORTUNITY
FOR SALE OR LEASE

PROPOSED LAYOUT: SECOND FLOOR

	EASEMENT GRANTED FROM 1730 TO 1732-36
	EASEMENT GRANTED FROM 1732-36 TO 1730
OFFICES	
1ST FLOOR: 6	CUBICLES: 14
2ND FLOOR: 15	2ND FLOOR: 7
TOTAL: 21	TOTAL: 21
G.S.F.	
1ST FLOOR OFFICE: 6,676 G.S.F.	
2ND FLOOR OFFICE: 5,551 G.S.F.	
TOTAL OFFICE: 12,227 G.S.F.	
GARAGE: 2,129 G.S.F.	
TOTAL: 14,356 G.S.F.	

PROPOSED 2ND FLOOR
LAYOUT - SHARED ACCESS

SCALE 3/32" = 1'-0"

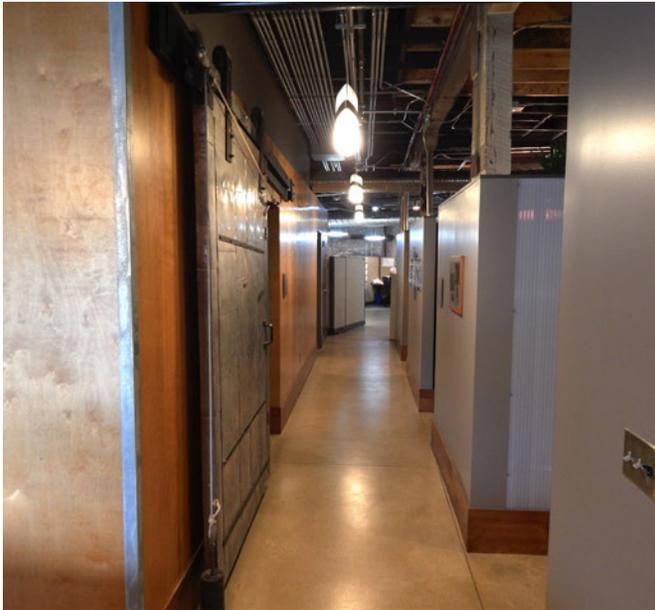
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Cleveland, Ohio 44113

OWNER-USER OPPORTUNITY
FOR SALE OR LEASE



RICO A. PIETRO, SIOR / Principal / +1 216 525 1473 / rpietro@crescorealestate.com



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