

FOR LEASE

3301-3347 ST. CLAIR AVENUE

Cleveland, Ohio 44114



CUSHMAN &
WAKEFIELD



33,000 SF FLEX BUILDING

NEAR THE HEART OF DOWNTOWN CLEVELAND



PROPERTY FEATURES



15,699 SF
TOTAL SPACE SIZE

1.28 ACRES
TOTAL SITE SIZE

\$5.00/SF NNN
LEASE RATE

CURRENT AVAILABILITIES

UNIT 1

| | | |
|---|--|---|
| 15,699 SF TOTAL SPACE AVAILABLE | 1,100 SF EXISTING OFFICE SPACE | 14,599 SF EXISTING INDUSTRIAL SPACE |
| FIVE (5) DOCKS | -0- DRIVE-IN DOOR | 17' CLEAR CEILING HEIGHT |

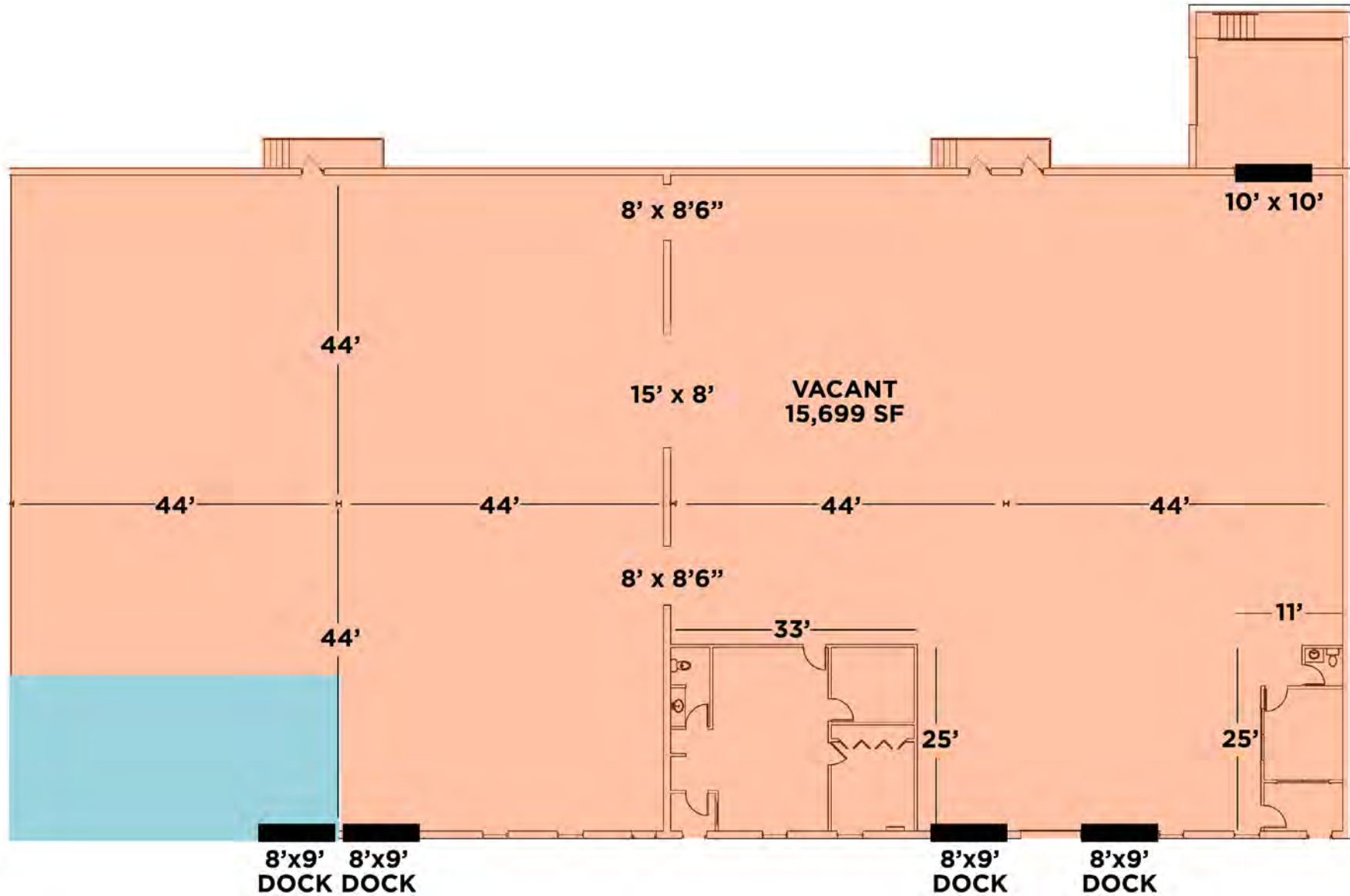
HIGHLIGHTS

| | |
|----------------------|------------------|
| CONSTRUCTED | 1970 |
| CONSTRUCTION TYPE | Masonry |
| LIGHTING | LED |
| HEAT | Overhead Gas |
| AIR-CONDITIONING | Office |
| SPRINKLERED | Yes |
| CLEAR CEILING HEIGHT | 17' |
| PARKING | 50 spaces |
| POWER | 400A / 480V / 3P |

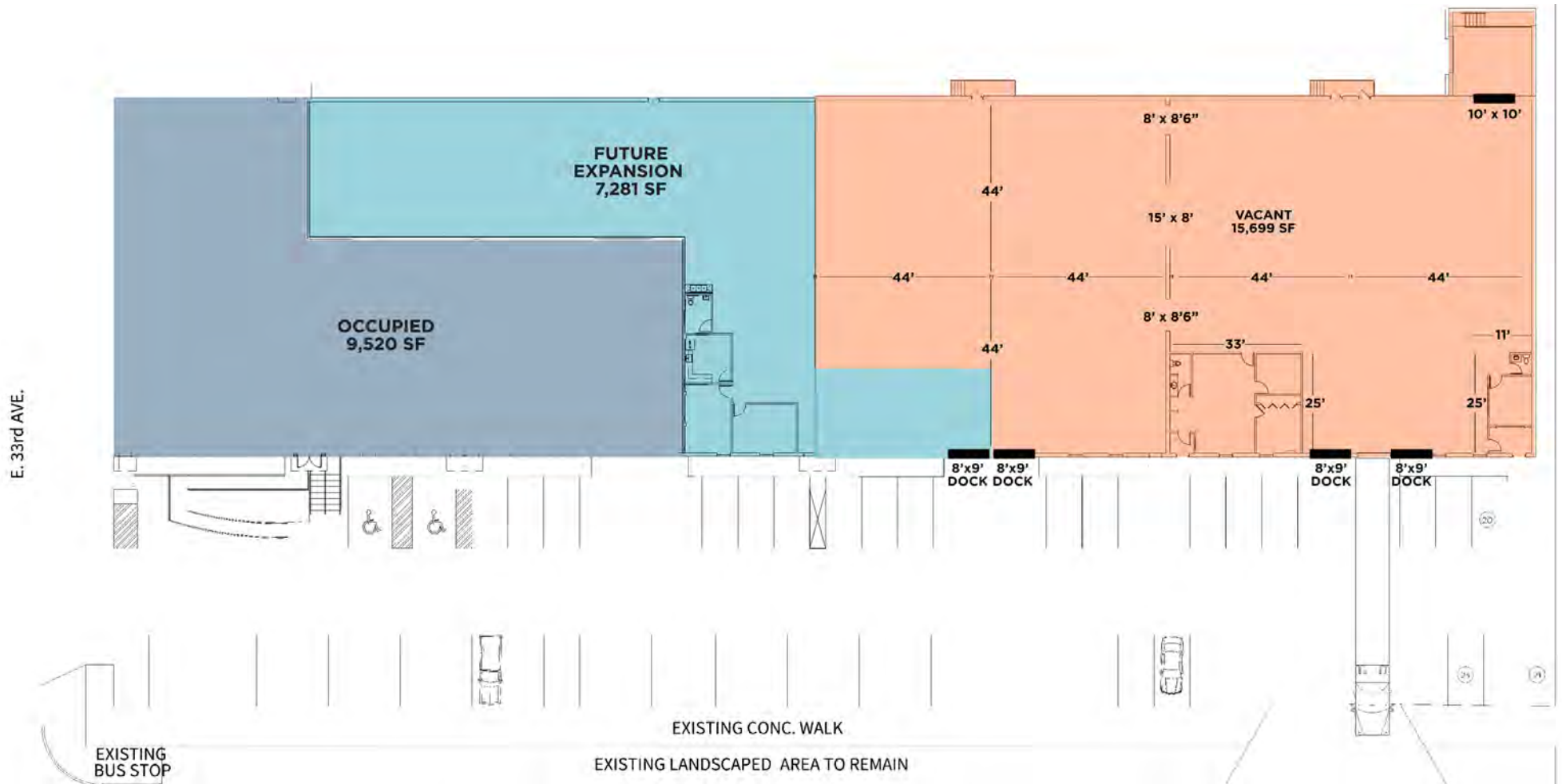
COMMENTS

- Clean warehouse space near the heart of Downtown Cleveland
- Minutes to I-90, SR-2, I-71 and I-77
- New ownership is investing in the building
- Proximity to Burke Lakefront Airport and 20 minutes from Cleveland Hopkins International Airport
- Excellent visibility along the highly trafficked St. Clair Avenue

PROPERTY FLOOR PLAN



PROPERTY FLOOR PLAN



PROPERTY PHOTOS



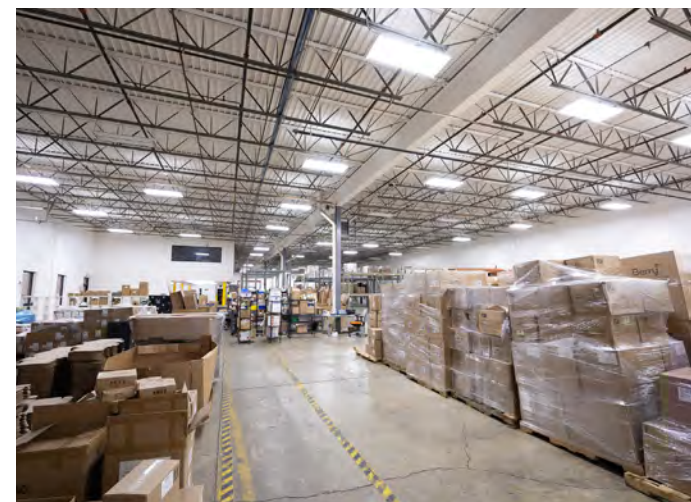
Office



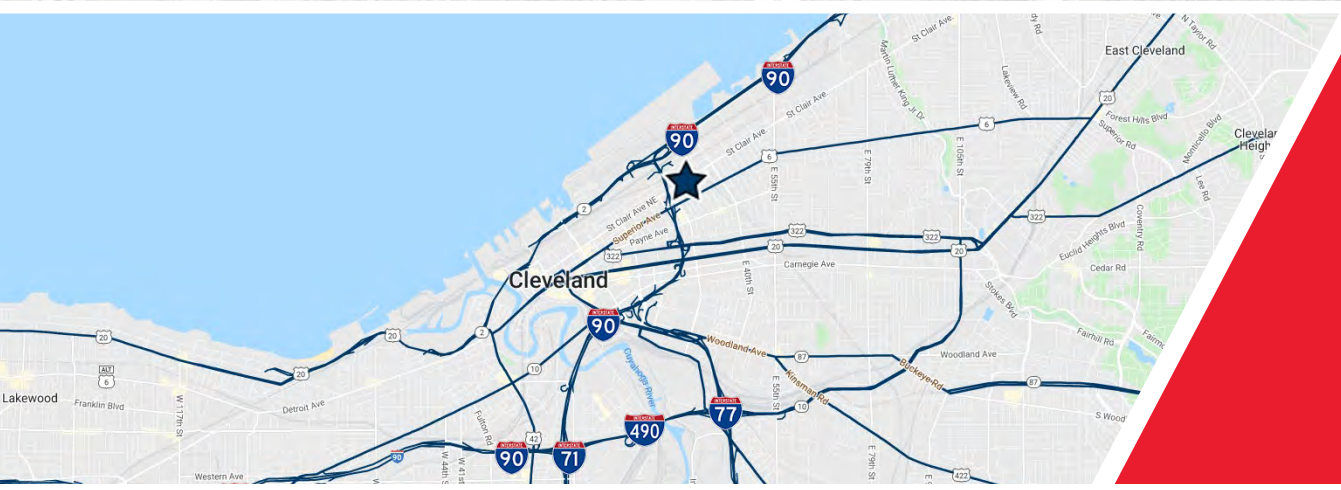
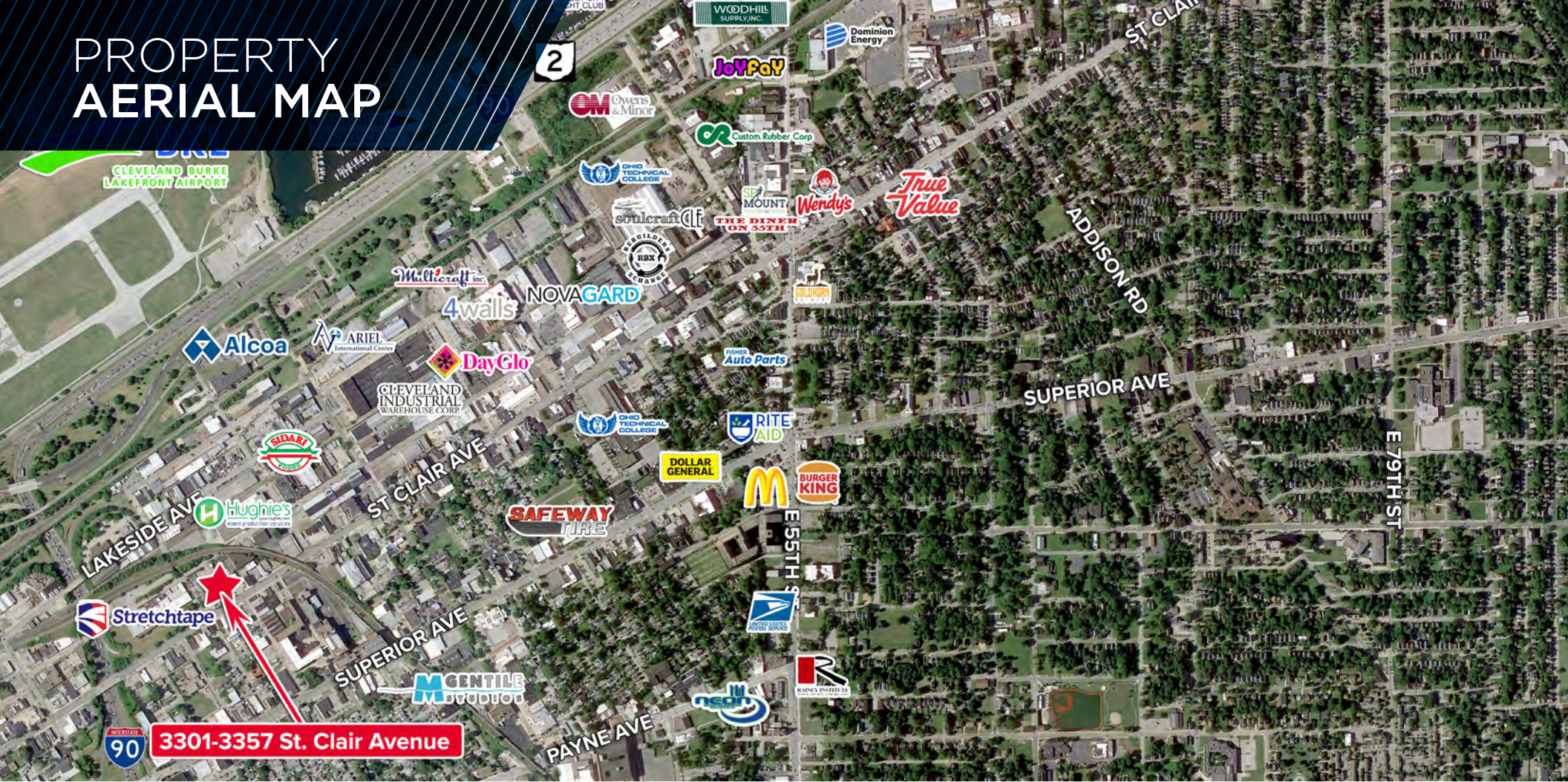
PROPERTY PHOTOS



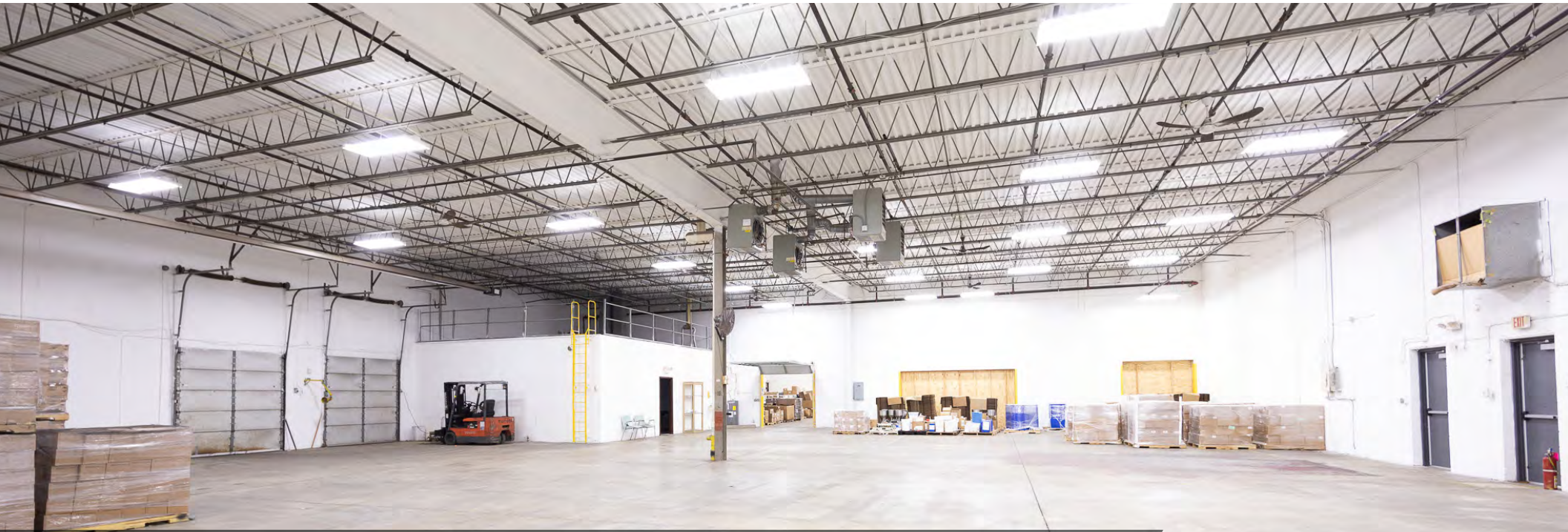
Warehouse



PROPERTY AERIAL MAP



Minutes to I-90,
SR-2, I-71 and I-77



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