



FOR SALE

- LOCATION:** 2554 East 22nd Street, Cleveland, Ohio 44115. Located in the CBD of Downtown Cleveland with easy freeway access to Interstate 77 and Interstate 90. Located next to the Cuyahoga Community College and the VNA (Visiting Nurses Association).
- BUILDING DESCRIPTION:** Set on 2.25 acres, the property is a two-story, brick and stone office building containing 27,368 square feet, built in 1996.
- SPACE AVAILABLE:** Up to 27,368 RSF. Owner would consider leasing back all or a portion of the first floor.
- METHOD OF MEASUREMENT:** Modified BOMA Standard. 10% Factor
- RATE:** ASKING PRICE: \$3,500,000
- TYPE OF LEASE:** Gross plus electric for lights and outlets
- ESCALATION:** Tenant responsible for increases over the base year operating expenses.
- PARKING:** 112 free surface parking spaces.
- VISIBILITY:** Tenants have freeway visibility in a centralized location off the I-77/I-90 interchange.

For more information please contact:

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