



HOYT BLOCK BUILDING

700 WEST ST. CLAIR AVENUE
CLEVELAND, OHIO 44113

SUITE MAINTENANCE: Maintenance of all heating and air-conditioning systems and base building electrical and plumbing systems is provided by Landlord. Replacement of light bulbs and ballasts is provided and installed by Landlord at Tenant's expense.

HVAC: Building utilizes a water-source heat pump system, with individual thermostatic control in each tenant space. System is operational 24 hours per day, seven days per week.

RESTROOMS: One men's and women's secured restroom on each floor.

ATRIUM: There is an attractive four-story atrium located in the building with table seating.

SIGNAGE: Building standard signage with Tenant's name appears on the lobby directory and at the entrance door to each suite.

TENANT IMPROVEMENTS: Typically, Tenants are provided with office space on a "turnkey" basis constructed by Dalad Construction Company utilizing building standard methods, materials and finishes. Architectural and Engineering services are provided at Landlord's expense.

PARKING: Reserved parking is available in a nearby garage managed by an affiliate of the Lessor.

ACCESS: Building Hours: Monday through Friday 7 a.m. to 6 p.m. and Saturday 8 a.m. to 1 p.m. Pass keys are provided for after-hours access.

AMENITIES: Building features several amenities including first-floor restaurant (Blue Point Grille); on-site management; rich interior detailing including high ceilings, oversized windows and doors, and oak columns with ornate plaster capitols.

MISCELLANEOUS: Recognized for its unique architecture, the building has been placed on the National Register of Historical Places.

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