

OFFICE SPACE AVAILABLE

3535 Perkins Avenue, Cleveland, OH 44114



OVERVIEW

Brand new 3rd floor office space awaits! Build-to-suit space with an all inclusive price per square foot, based on the popular 2nd floor model. It's a MUST SEE opportunity! New, modern office space just blocks from downtown, in the heart of Midtown. This building is a perfect mix of a modern work space with professional offices, conference room, including an open concept design space and kitchen. First floor has a clean modern industrial feel with light production capabilities. Additionally, the similar third floor space is being renovated with natural wood floors and rare views of Midtown and Downtown. All levels connect via passenger & freight elevator. Be a part of Midtown's Health-tech-corridor; Call today for a walk-through.

HIGHLIGHTS

- Lower Level Expansion is Possible
- Fiber Available
- Keyless Entry and Security Upgrades
- Ground Level Freight Elevator Access
- 1 Dock and Rear Overhead Door
- Includes Off-Street Parking Up to 15 Cars
- Updated HVAC
- Hands On Owner To Manage Buildouts & Upgrades to the Building

**Video
Tour**



Available SF:

18,000



Lease Rate:

\$9.00 SF/yr (MG)



Zoning:

Semi-Industrial

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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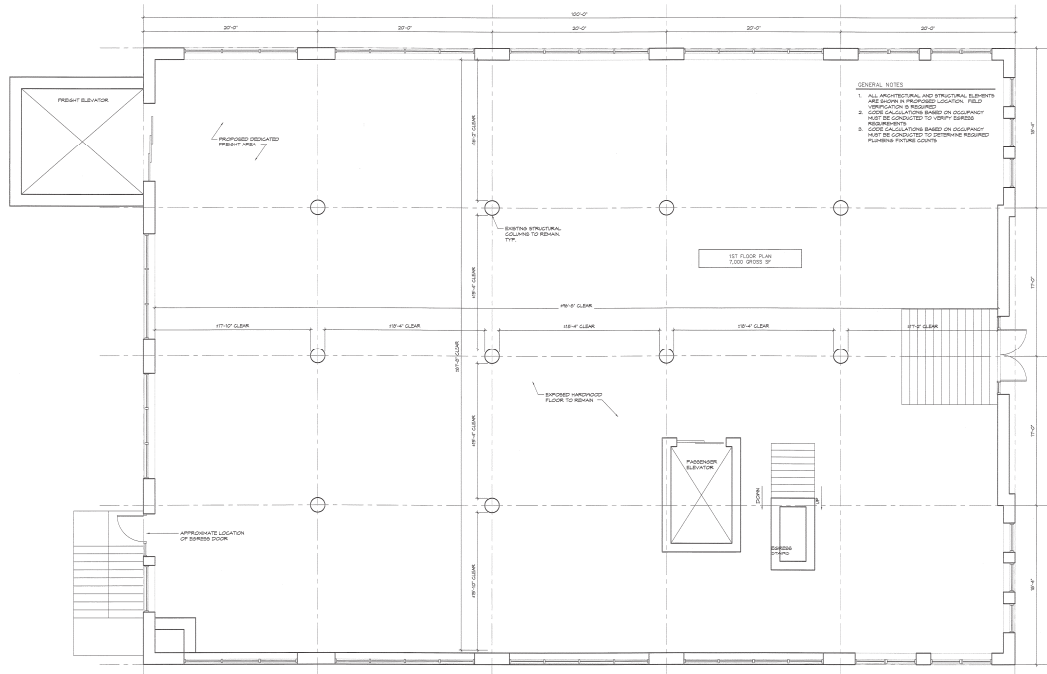
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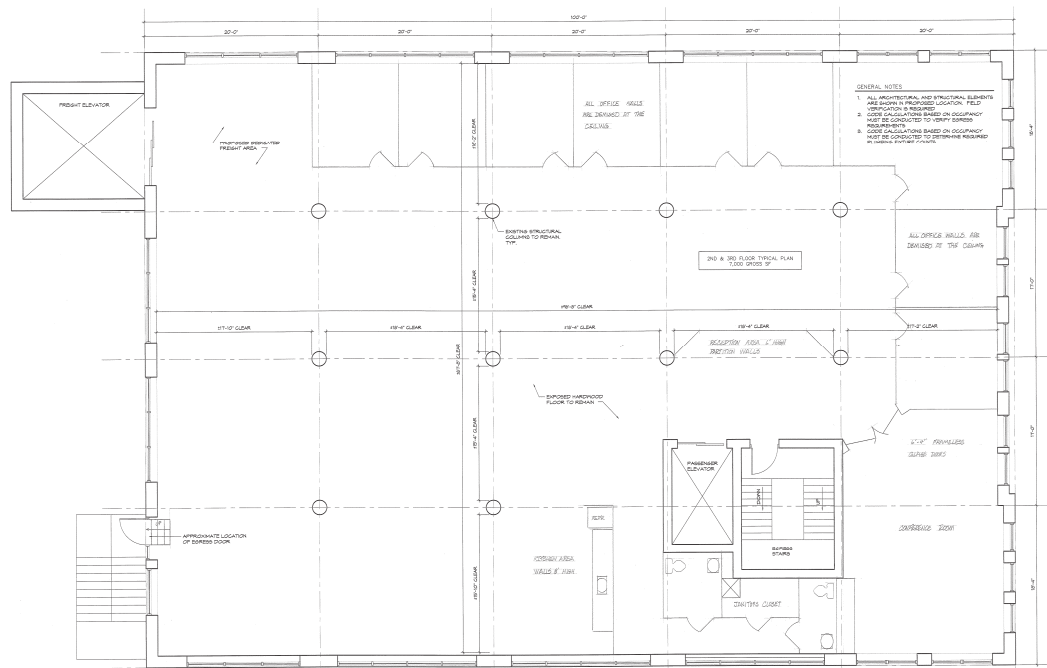
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1st Floor



2nd Floor



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Architectural floor plan of the second floor of a building. The plan shows various rooms including a Loading Dock, Electrical Storage Room, Overhead Garage, Storage Room, Zoller Room, Ladies Restroom, Mens Restroom, and a "YOU ARE" Room. It also features a Main Elevator, a Fire Escape, and a Fire Alarm Control Unit. A "REWORKED DELETED" area is indicated near the Main Elevator. The plan includes dimensions for the overall footprint and room sizes. A "GENERAL NOTES" section is located in the top right corner.

GENERAL NOTES

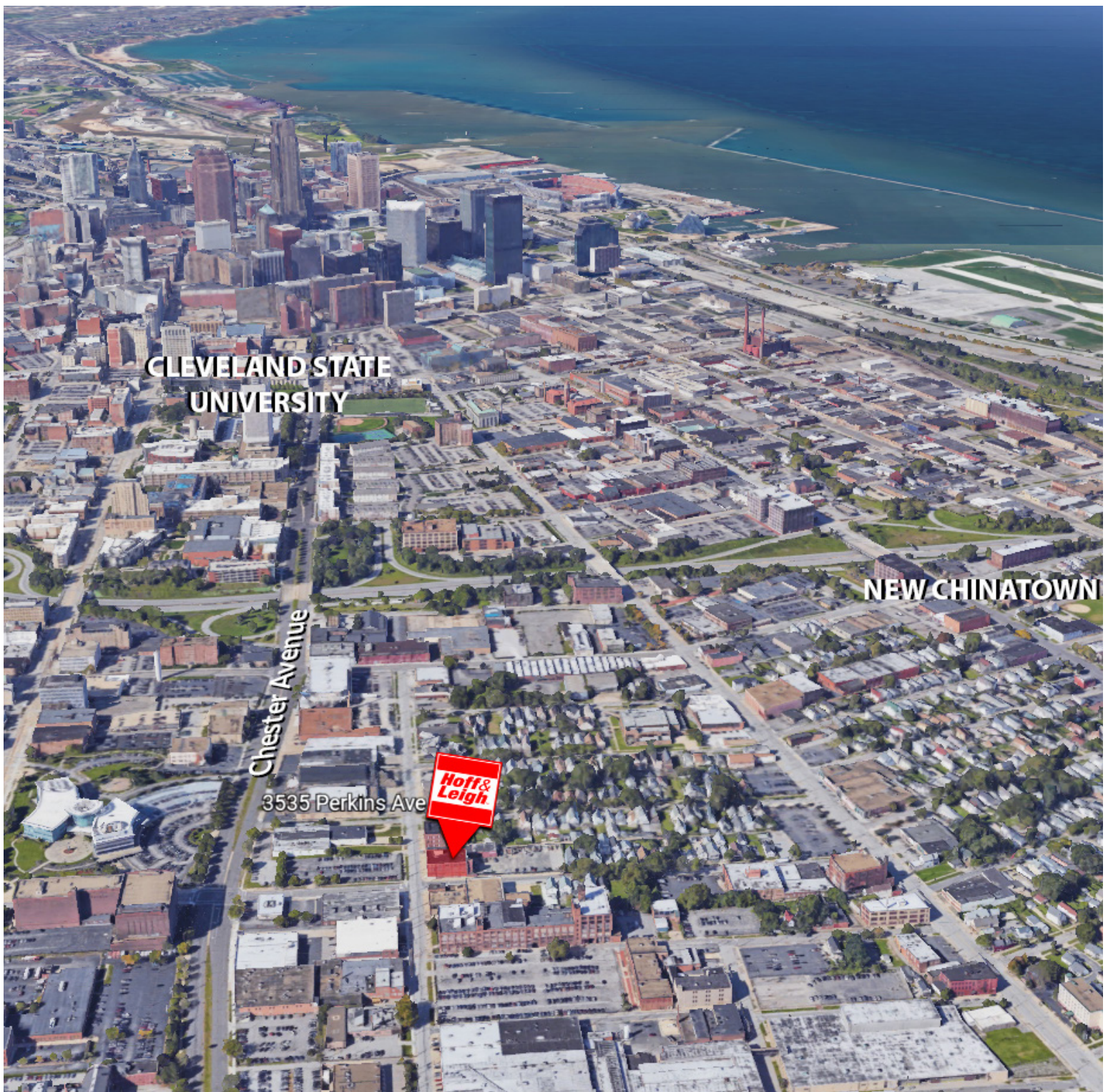
1. ALL ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE SHOWN IN PROPOSED LOCATION. FIELD
2. GOOD CALCULATIONS BASED ON OCCUPANCY
3. GOOD CALCULATIONS BASED ON OCCUPANCY
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