

1215 SUPERIOR AVENUE

SUPERIOR 1215

CLEVELAND, OHIO

1215



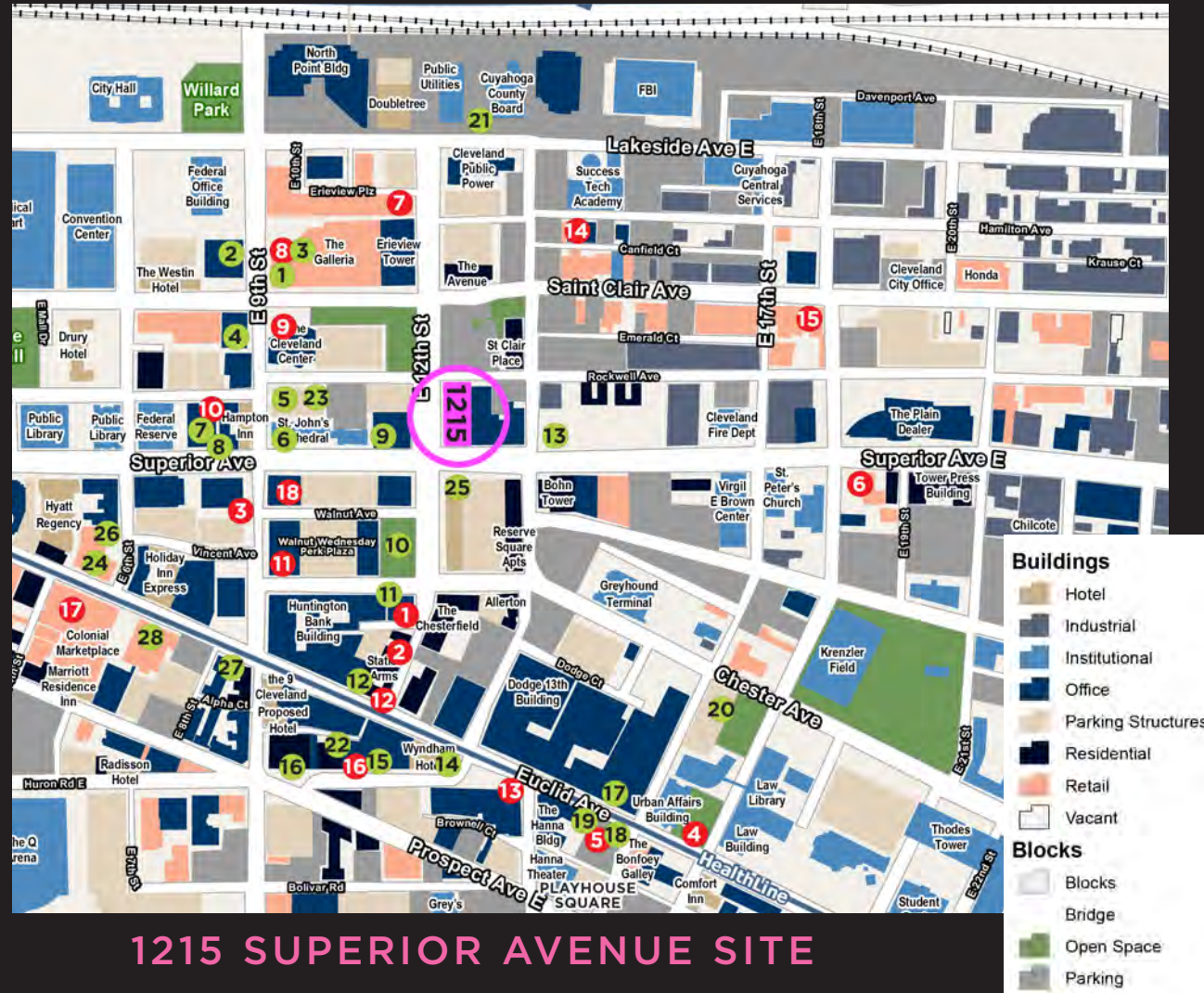
Superior



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

SUPERIOR 1215



1215 SUPERIOR AVENUE SITE

CAFE / DELI

1. Vintage Tea & Coffee
2. The Copper Moon
3. Phoenix Coffee
4. Moko Cafe
5. Starbucks
6. Artefino Art Gallery Cafe
7. Starbucks
8. Stone Oven Bakery Cafe
9. Oasis Urban Cafe
10. Pho Thang Cafe
11. Market Cafe
12. Juji's Cafe
13. Phuel Cafe
14. Barrister's Deli
15. Danny's Deli
16. Restore
17. Pour Cleveland
18. Al's Deli

RESTAURANTS

1. Great Steak & Potato Company
2. Winking Lizard
3. Mirna Cuisine
4. Manchu Wok
5. Captain Tony's Pizza & Pasta
6. Subway
7. A Better Place Caribbean & American Cuisine
8. Fresh Catch Seafood Express
9. Market Creations Restaurant
10. Walnut Wednesday in Perk Plaza
11. Great Taste Chinese Restaurant
12. Cleveland Pickle
13. Masthead Brewery Cleveland's Steakhouse
14. Cowell & Hubbard
15. Encore Restaurant & Blue Bar
16. Great Lakes Chili
17. Otto Moser's Restaurant
18. Sung's House
19. Cibreo Italian Kitchen
20. Hofbrauhaus
21. Stadium 3
22. Wild Eagle Saloon
23. Tomaydo Tomahhdo
24. Potbelly's
25. Cedarland Express
26. Sapparro Sushi
27. Cleveland Pickle
28. Hodges Cleveland

Centrally Located in the Vibrant NineTwelve District

Greenspace, Streetscapes, and Offices: A Growing Destination

Superior 1215 is located in the NineTwelve District (formerly the Erieview District). The heart of more traditional office space in the Cleveland CBD, the area has also been commonly referred to as Cleveland's financial center due to the historical number of financial institutions along East 9th Street (i.e. Key Bank, Ohio Savings Bank, PNC Bank, and Huntington Bank). The area was renamed the NineTwelve District to better capture the dynamic array of uses and services in this unique geographic hub.

NineTwelve is home to a rapidly growing residential population. Outside of the Warehouse District, East 12th Street has the highest concentration of residents in Downtown, close to 3,000 and growing! The evolution of the neighborhood as a residential district has spurred major investments in recent years designed to cater to this exciting growth, such as the Residences at 1717, the new Parker Hannifin Downtown YMCA and Perk Park at Chester Commons.

SUPERIOR 1215



AREA / NEIGHBORHOOD AMENITIES

- EXCELLENT ACCESS TO ALL MAJOR FREEWAY SYSTEMS AND PUBLIC TRANSPORTATION IS AT YOUR DOORSTEP.
- ONE OF THE MOST CONVENIENT AND ACCESSIBLE EXECUTIVE AIRPORTS.
- GROWING URBAN RESIDENTIAL COMMUNITY AND SUPERIOR HOTEL AMENITIES.
- PROXIMITY TO A DEEP LABOR POOL WITH AN INTERNATIONAL STRENGTH IN THE MEDICAL SCIENCES.
- HIGHEST FIBER OPTIC INTERNET SPEEDS.
- HOME TO 3,200 RESIDENTS WITH OVER 600 APARTMENTS PLANNED OR UNDER CONSTRUCTION AND 500 MORE IN PRE-PLANNING.
- NEW RESTAURANTS: MASTHEAD BREWERY, WINKING LIZARD, URBAN FARMER AND MARKET CAFE.
- PARKER HANNIFIN DOWNTOWN YMCA AT THE GALLERIA.
- 12 HOTELS WITH OVER 3,300 ROOMS CURRENTLY AVAILABLE IN OR ADJACENT TO NINETWELVE DISTRICT.

WITHIN WALKING DISTANCE TO THE FOLLOWING

- PLAYHOUSE SQUARE DISTRICT, HOME TO NUMEROUS ENTERTAINMENT & THEATRE VENUES AND RESTAURANTS.
- RETAIL SHOPS.
- WIDE RANGE OF FOOD ESTABLISHMENTS.
- NEWLY REDEVELOPED CLEVELAND STATE UNIVERSITY CAMPUS.
- THE GALLERIA & THE YMCA.
- PERK PLAZA AT CHESTER COMMONS.
- RESERVE SQUARE.

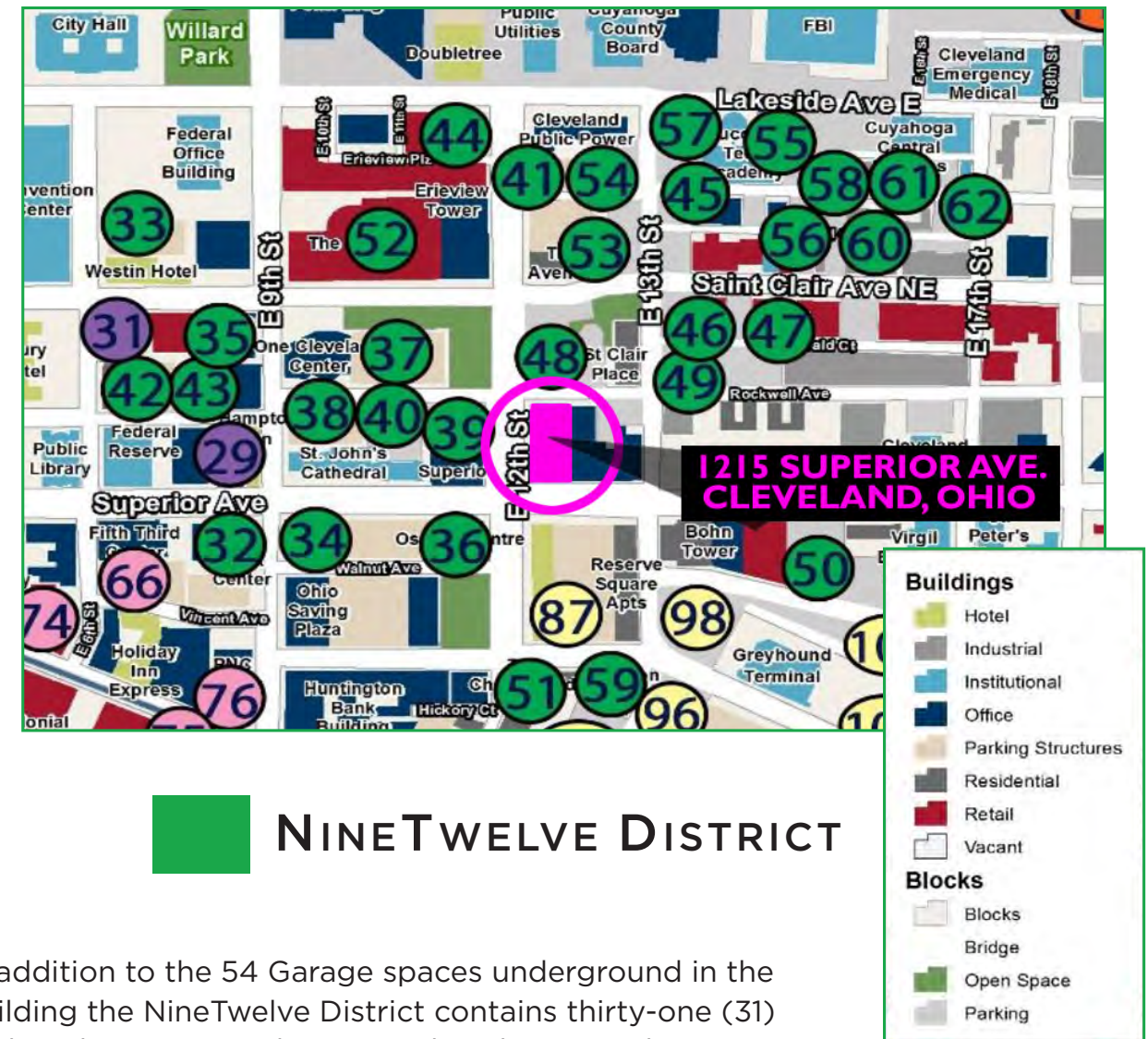
Superior 1215 is a 164,139 SF Class A Office Building located in the heart of Downtown Cleveland, with the Ohio Headquarters of Citizens Bank as its anchor tenant. The Building's dynamic new ownership has completed Phase 1 of an aggressive modernization of the Building, including adding a 3-story "storefront" curtain wall to better highlight the Building's 3-story atrium lobby and an extraordinary makeover of the lobby itself.

SUPERIOR 1215

CLOSER THAN YOU THINK

Parking

WHETHER YOU'RE COMMUTING TO YOUR JOB IN DOWNTOWN CLEVELAND, DRIVING UP FOR A VISIT, OR MOVING INTO YOUR NEW DOWNTOWN APARTMENT, DOWNTOWN CLEVELAND HAS THE TRANSPORTATION AND PARKING OPTIONS TO FIT BOTH YOUR LIFESTYLE AND YOUR NEEDS : PUBLIC TRANSIT, FREE DOWNTOWN TROLLEYS, TONS OF PARKING, BICYCLE COMMUTING AMENITIES AND OTHER TRANSIT OPTIONS.



NINETWELVE DISTRICT

In addition to the 54 Garage spaces underground in the building the NineTwelve District contains thirty-one (31) parking lots, greater than any other district in the CBD.

Key Parking Data Points - NineTwelve District:

- Lots range in cost from \$2.00 to \$16.00 per day and \$45.00 to \$260.00 per month.
- Average daily rate = \$7.95.
- Average monthly rate = \$125.85.
- Early Bird daily prices range from \$2.25 to \$8.00 per day.
- 16 lots are covered garages.
- 12 lots are gated and manned.
- Most garages are in good condition.
- Most of the open lots are ungated, unmanned, and in fair condition.

SLEEK FINISHES



TRANSFORMED LOBBY



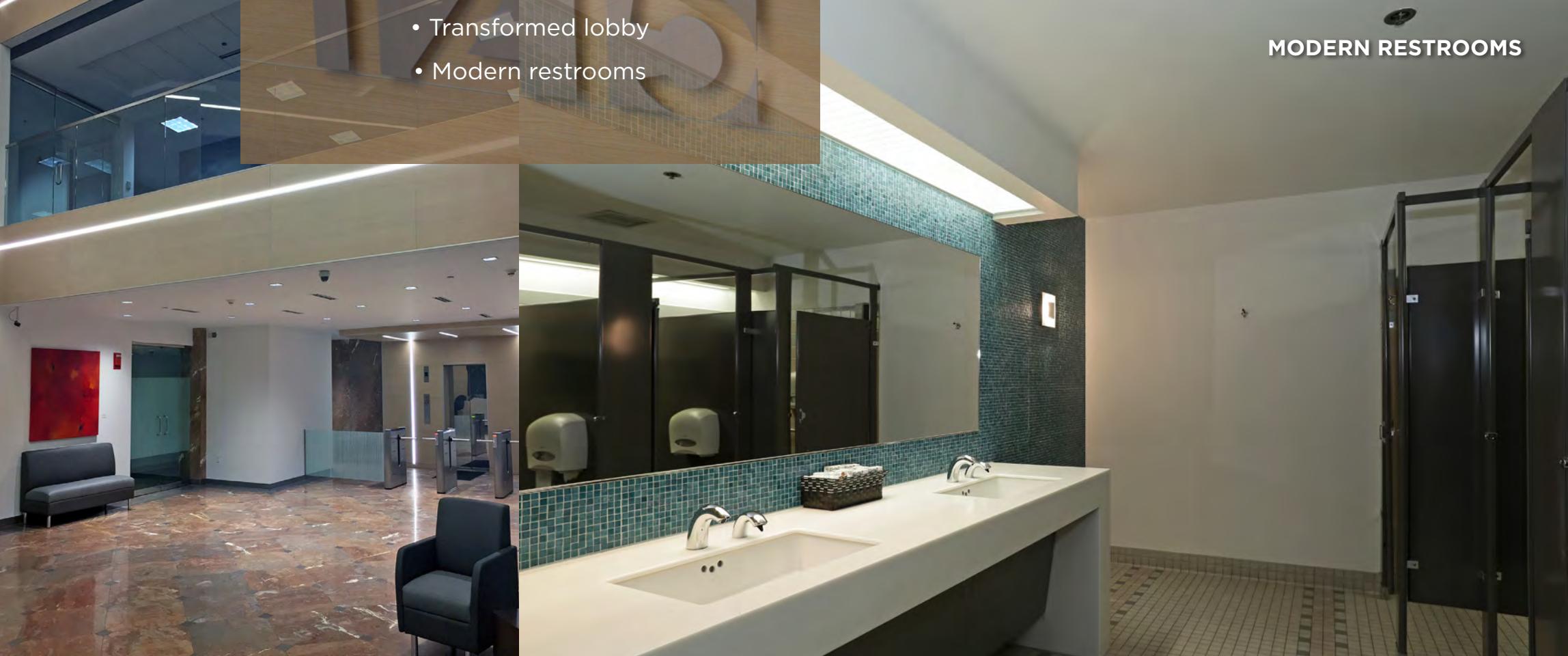
INTERIOR

- Sleek finishes
- New 3-story storefront entrance
- Transformed lobby
- Modern restrooms

NEW 3-STORY STOREFRONT ENTRANCE



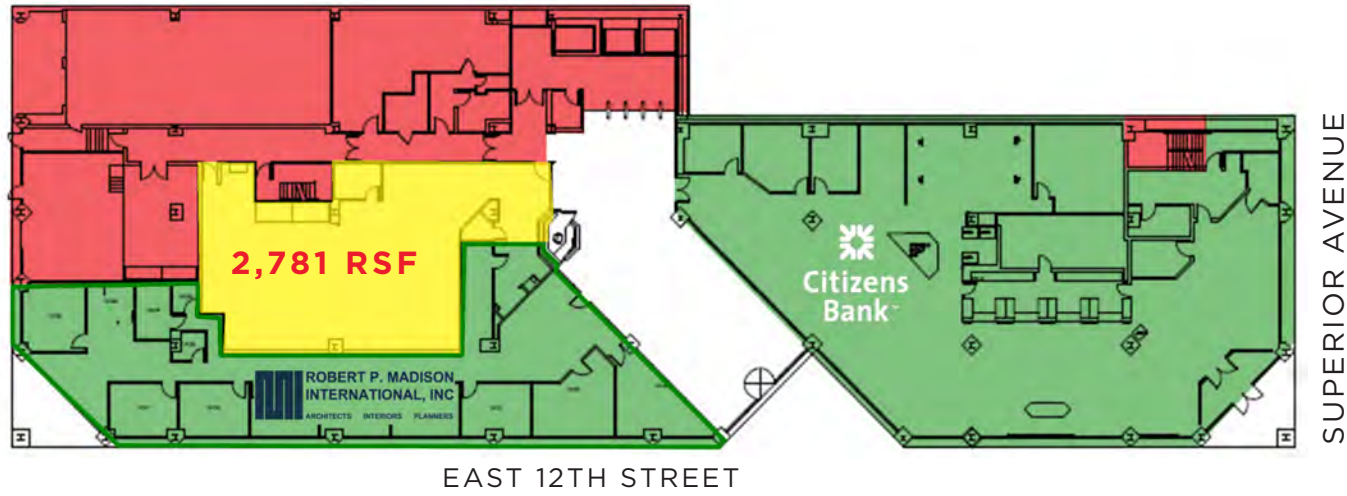
MODERN RESTROOMS



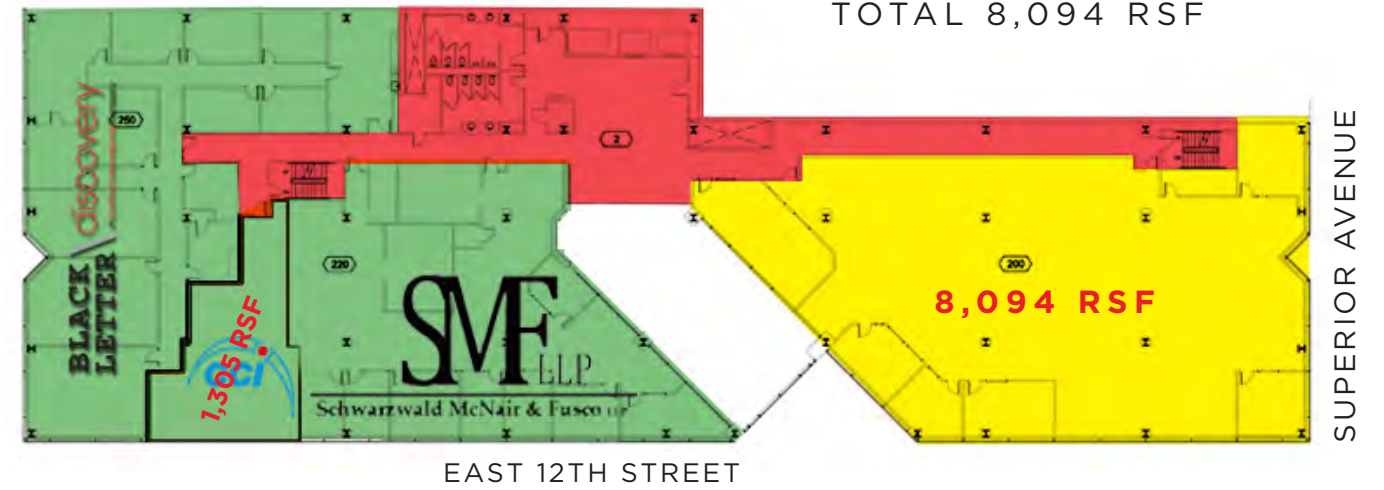
SUPERIOR 1215

FLOORPLANS

FIRST FLOOR • FULLY LEASED



SECOND FLOOR • 8,094 RSF



MEZZANINE FLOOR • 1,156 RSF



THIRD FLOOR • 23,789 RSF

*Sample fit plan for full floor user



SUPERIOR 1215

FLOORPLANS

FOURTH FLOOR • 6,764 RSF | 7,445 RSF | 7,638 RSF

*Sample fit plan for multi-tenant occupancy

TOTAL 21,847 RSF



FIFTH FLOOR • 23,618 RSF



AVAILABLE

COMMON AREA

CUSHMAN & WAKEFIELD

CRESCO
Real Estate

About the Ownership

THE BUILDING'S OWNERSHIP GROUP HAS BEEN IN BUSINESS FOR OVER 75 YEARS, WITH PROPERTIES ACROSS THE U.S. AND CANADA, HAVING DEVELOPED, OWNED AND MANAGED A DIVERSE PORTFOLIO OF REAL ESTATE IN MARKETS SUCH AS MONTREAL (ITS HOME BASE), RALEIGH-DURHAM (ITS U.S. BASE SINCE 1984), NEW YORK, SOUTH FLORIDA, RICHMOND, VA, CALGARY, AB, PITTSBURGH, CHICAGO, INDIANAPOLIS, DALLAS, COLUMBUS, ST. LOUIS, CINCINNATI & CLEVELAND.

THE SNR GROUP

FOR MORE INFO ABOUT BUILDING OWNERSHIP, PLEASE VISIT WWW.THESNRGROUP.COM.





CLEVELAND SKYLINE



S U P E R I O R 1 2 1 5

DOWNTOWN CLEVELAND ALLIANCE (DCA) IS A NOT-FOR-PROFIT ORGANIZATION COMMITTED TO MAKING DOWNTOWN CLEVELAND THE MOST COMPELLING PLACE

[HTTP://WWW.DOWNTOWNCLEVELAND.COM/](http://www.downtowncleveland.com/)

Cleveland

TO WORK, PLAY AND LIVE.

WORK

Downtown Cleveland is a dynamic work environment that is home to thriving, innovative organizations. As Northeast Ohio's largest jobs center, Downtown Cleveland is full of transportation, entertainment and dining options that attract workers and employers who want to be surrounded by excitement and vibrancy.

Downtown Cleveland's strong talent base and employment growth fuel the office market. The most recently available data indicates that Downtown Cleveland employers increased employment 3.4 percent from 91,583 to 100,439 between 2011 and 2014. The Greater Downtown area experienced similar growth, increasing 5.5 percent from 124,098 to 130,902 during the same time period. This trend continued in 2015, with 53 employers committing to create or retain nearly 5,000 downtown jobs.

PLAY

There's so much going on in Downtown Cleveland!

Downtown Cleveland is an entertainment hub. From concerts at the House of Blues to the Broadway shows in Playhouse Square, dtCLE has it all!

The DCA team also produces a large amount of events that take place year round. From Downtown Cleveland Restaurant Week to Winterfest, Walnut Wednesday to North Coast Namaste, it's all here.

LIVE

Downtown Cleveland has six residential neighborhoods brimming with attractions, world-class restaurant and entertainment options to fit all lifestyles.

As Northeast Ohio's fastest growing neighborhood, Downtown Cleveland has big city amenities and neighborhood communities. Today, a diverse population of more than 14,000 people live in Downtown Cleveland.

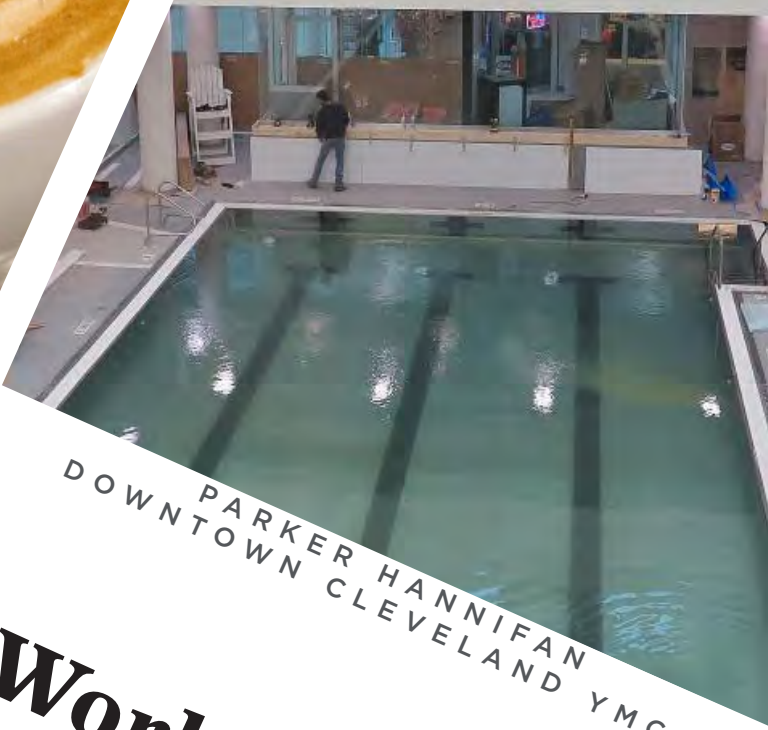
CLEVELAND METROPARKS



THE MARKET CAFE & WINE BAR



VINTAGE TEA & COFFEE



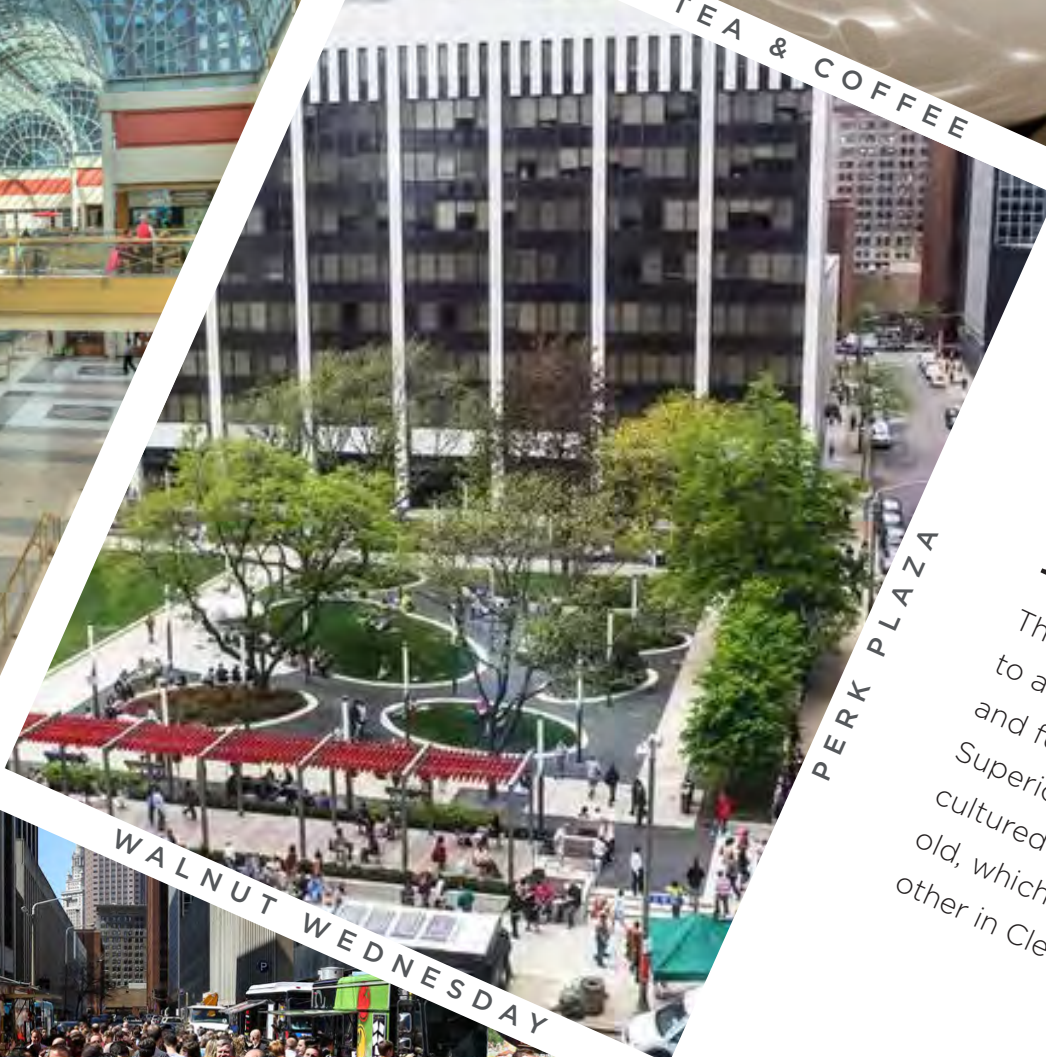
PARKER HANNIFAN
DOWNTOWN CLEVELAND YMCA



PLAYHOUSE SQUARE



THE GALLERIA



PERK PLAZA

Work. Play.

The NineTwelve District offers tenants access to an eclectic mix of food, fashion, fitness and fun, all within walking distance of the Superior1215 building. The district offers a cultured and distinctive blend of both new and old, which provides an environment unlike any other in Cleveland.



CONFERENCE AVAILABILITY



MASTHEAD BREWERY



WALNUT WEDNESDAY

SUPERIOR 1215

Everything you need, on and off the clock.

At Superior1215, everything you need is at your fingertips. You can work, eat, shop, and relax, all within the neighborhood. Here's what your average weekday might look like.

8:00a



COFFEE AT VINTAGE TEA & COFFEE
Right around the corner from Superior1215, Vintage Tea & Coffee is conveniently located so you can grab your morning cup on the way into work.

8:30a



CONFERENCE CENTER
Many conference centers are located conveniently within and close for hosting your client meetings.

10:30a



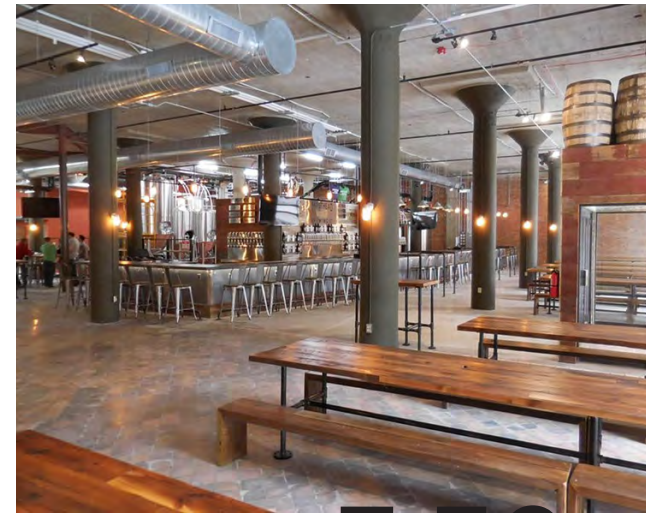
ALPHAGRAPHS
Get your printing needs at Alphagraphics which includes the latest marketing channels; e-mail, online, mobile, ePublications & more.

11:30a



LUNCH AT WALNUT WEDNESDAY
Just 2 blocks away from Superior1215, Walnut Wednesday serves lunch from Food Trucks 11:30a - 1:30p at Perk Plaza, East 12th and Walnut Streets, just south of Superior Avenue in Cleveland.

5:30p



DINING AT MASTHEAD BREWERY CLEVELAND'S STEAKHOUSE
Located near adjacent to Superior1215, Masthead Brewery will soon be the perfect place to enjoy fine dining at the end of the day.

7:30p

WORK OUT AT THE "Y"
2 blocks from Superior1215 at the Galleria, gives you time to swim or do an intense workout to relieve stress from your day.

7:00p



PATIO DRINKS AND APPETIZERS
Wind down from the workday with cocktails & appetizers on the patio or in the dining room.



Expansive views of NineTwelve District.

**Discover a whole
new way to work.**

S U P E R I O R 1 2 1 5

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