

New Ownership — New Management



E THE ELLIPSE
@ 45 E 9TH STREET



L'ages de bistro

The Ellipse represents a **fresh** and integrated new approach to the millennial workforce

Totally Reimagined...

ELLIPSE @ 45 E 9TH STREET

- Open floorplates for creative office space
- Revitalized, gallery-like lobby with lakeside entryway
- Unbeatable views of Lake Erie and downtown Cleveland
- Green space via remarkable updates to outdoor amenities
- Two large rooftop balconies
- Building naming, signage and branding opportunities available
- Live, work, play community with new bike share station
- Upgraded cafeteria and retail space
- Teambuilding collaboration spaces
- State-of-the-art dedicated conference center
- Brand new, on-site fitness center
- High-speed internet infrastructure
- Dedicated executive and economy parking options



The Ellipse

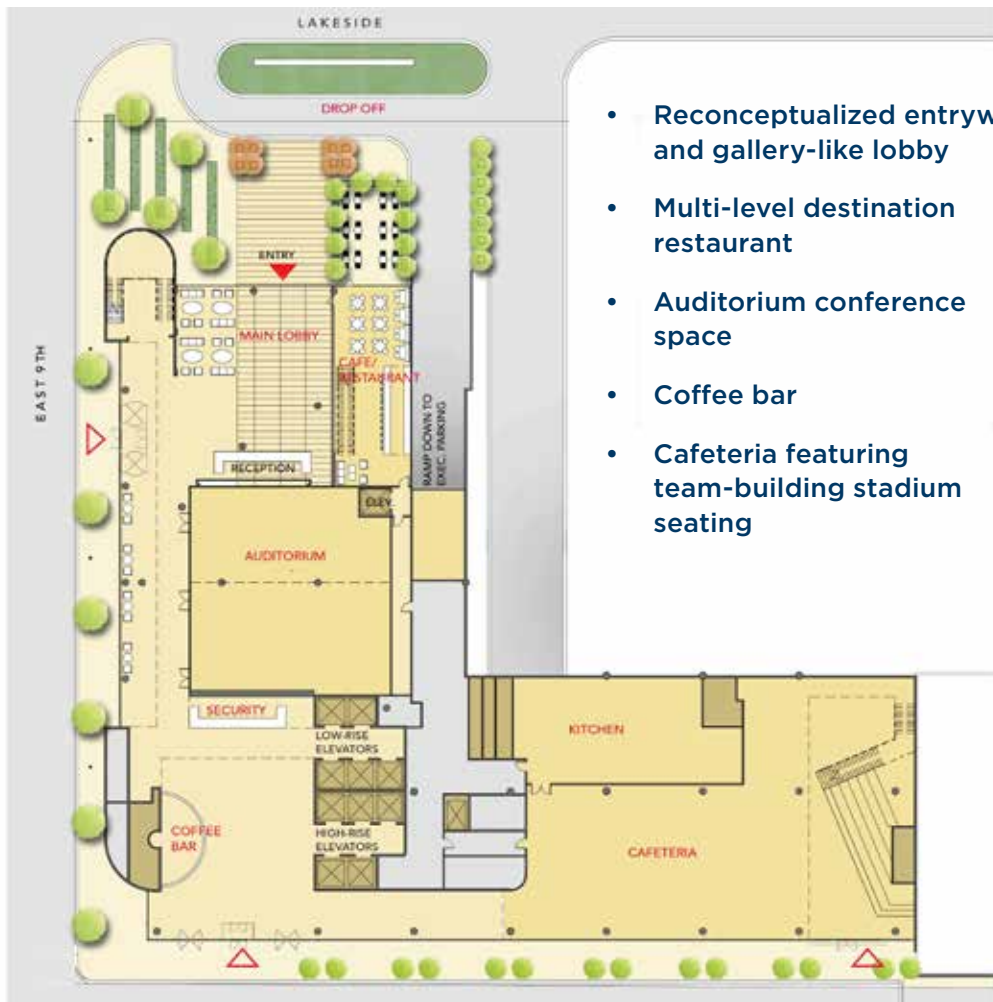
@ 45 E 9TH STREET

Revitalized Space in a Prime Location

- Close proximity to amenity-rich Voinovich Park
- Adjacent to Willard Park
- Unobstructed views of Lake Erie, First Energy Stadium®, Great Lakes Science Center and the Rock & Roll Hall of Fame
- Over 1,300 parking spaces available for nearly 3.0 parking ratio
- 400 parking spaces in owned adjacent garages
- Energy efficient & environmentally friendly mechanical systems
- Brand new, neighbouring 40,000 SF state-of-the-art YMCA fitness facility

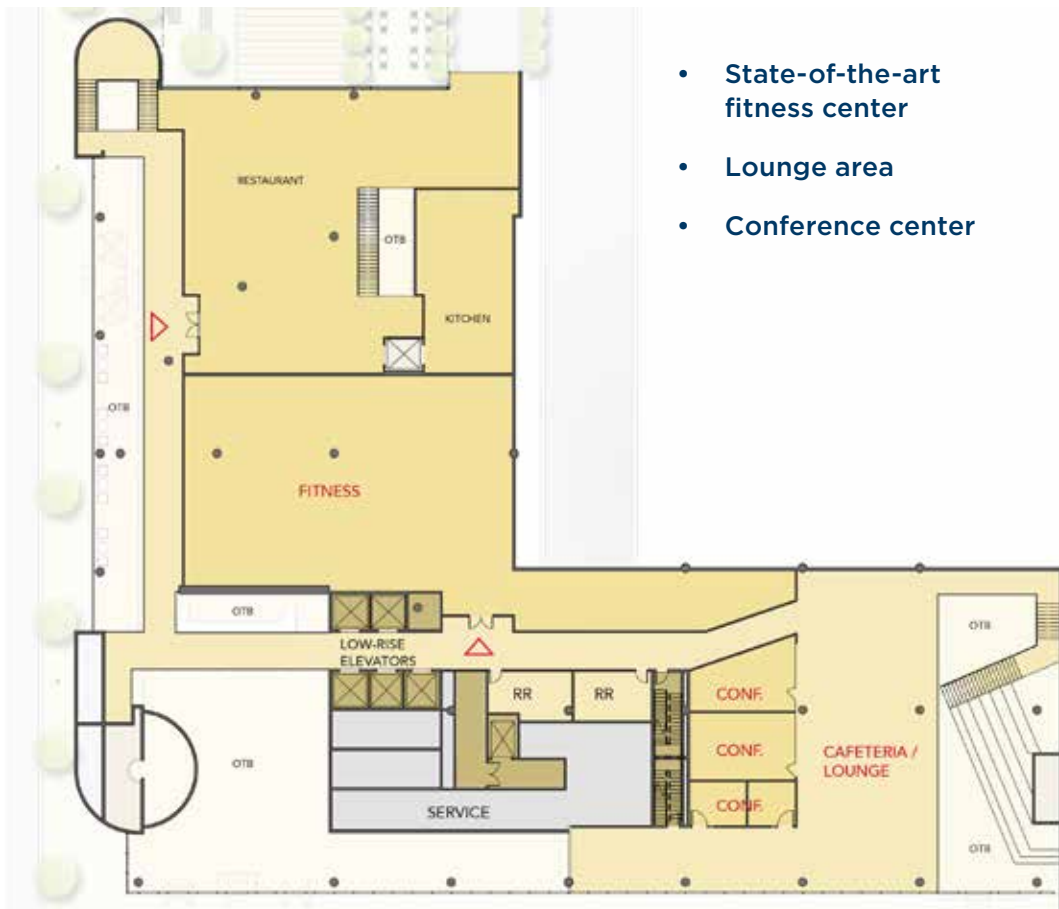


first floor conceptual amenities



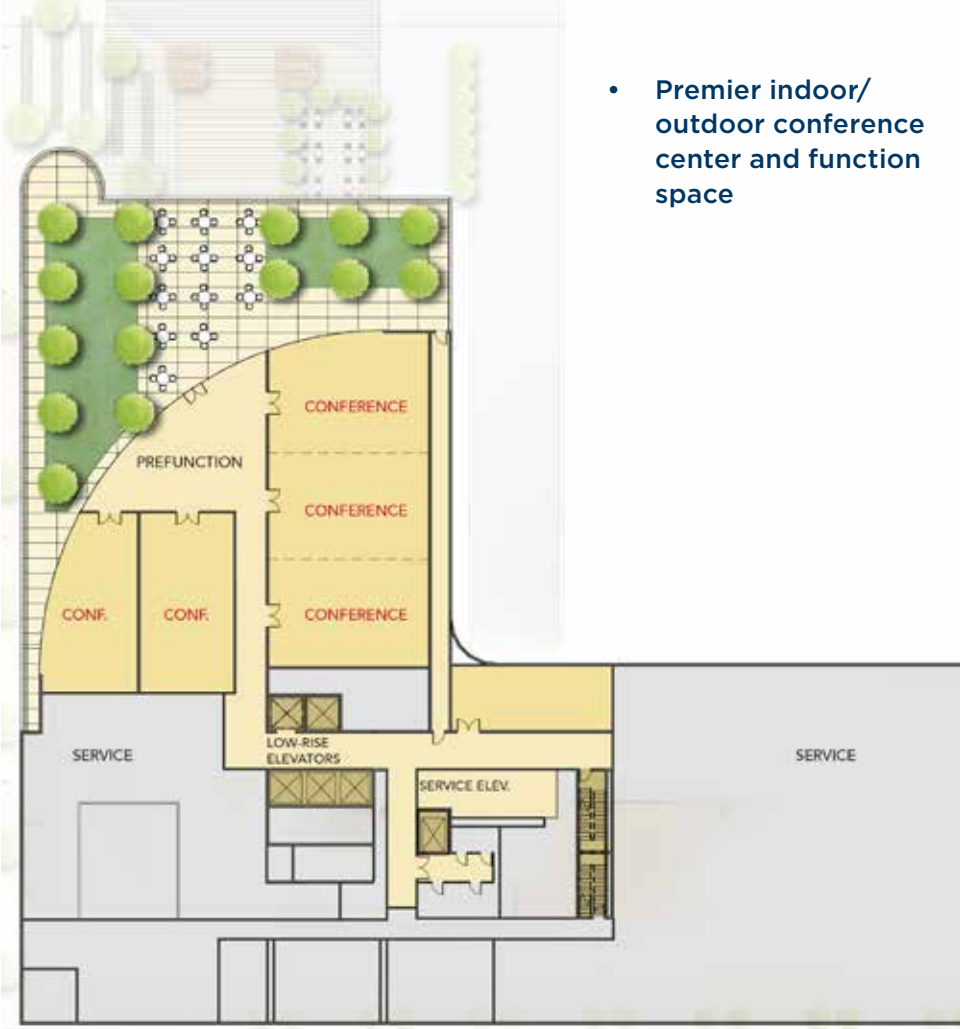
- Reconceptualized entryway and gallery-like lobby
- Multi-level destination restaurant
- Auditorium conference space
- Coffee bar
- Cafeteria featuring team-building stadium seating

second floor conceptual amenities



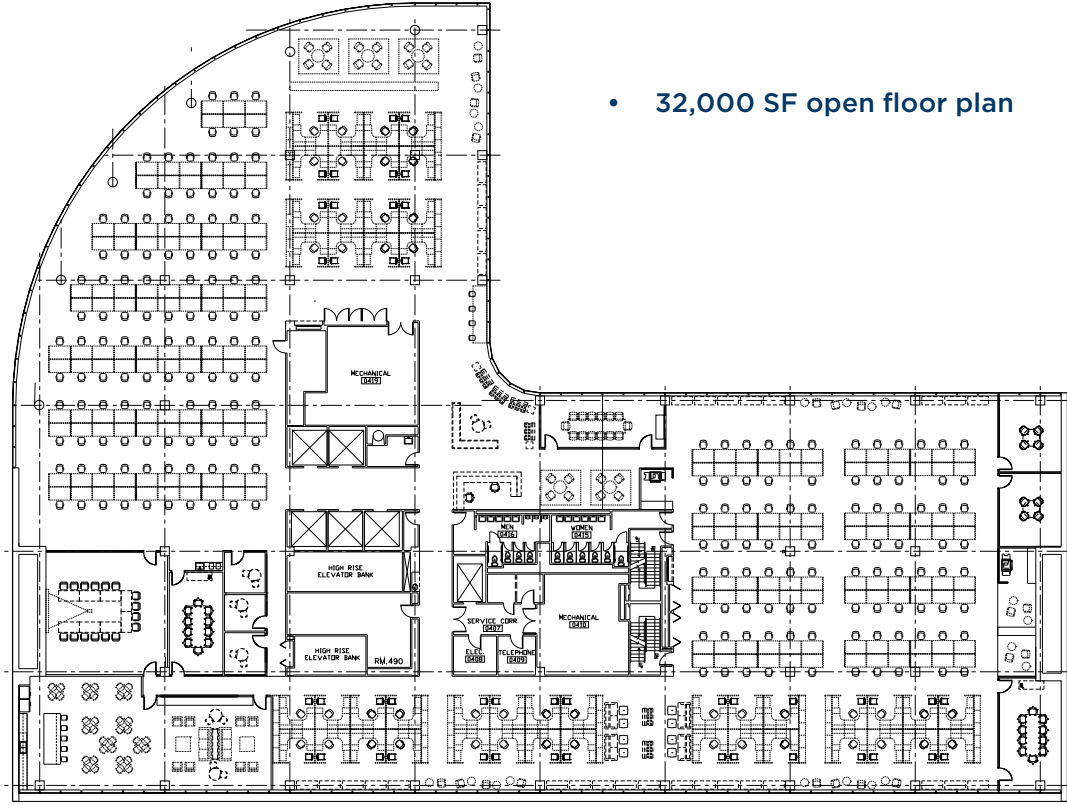
- State-of-the-art fitness center
- Lounge area
- Conference center

third floor conceptual amenities



- Premier indoor/
outdoor conference
center and function
space

typical office floor



- 32,000 SF open floor plan



THE PAPER

Undoubtedly Different on Every Level

- Excellent branding opportunity boasting premier naming rights and exterior signage
- Highly-efficient, open and creative 32,000 SF floor plates
- Sustainable design with live, work, play atmosphere amongst abundant green spaces
- Team building auditorium and conference spaces
- Luminous interior design and natural element finishes
- On-site cafe, lounge, restaurant and coffee shop





The Ellipse

@ 45 E 9TH STREET







Cleveland— Or nowhere.

Situated in the heart of America's hottest city, The Ellipse is poised to be the next best thing in modern office space. Situated in the bustling CBD, this is a prime location to host an impressive roster of discerning tenants.

"We don't want to change who we are. We want to amplify who we are. **We are Cleveland.**"

David Gilbert,
Director of Destination Cleveland

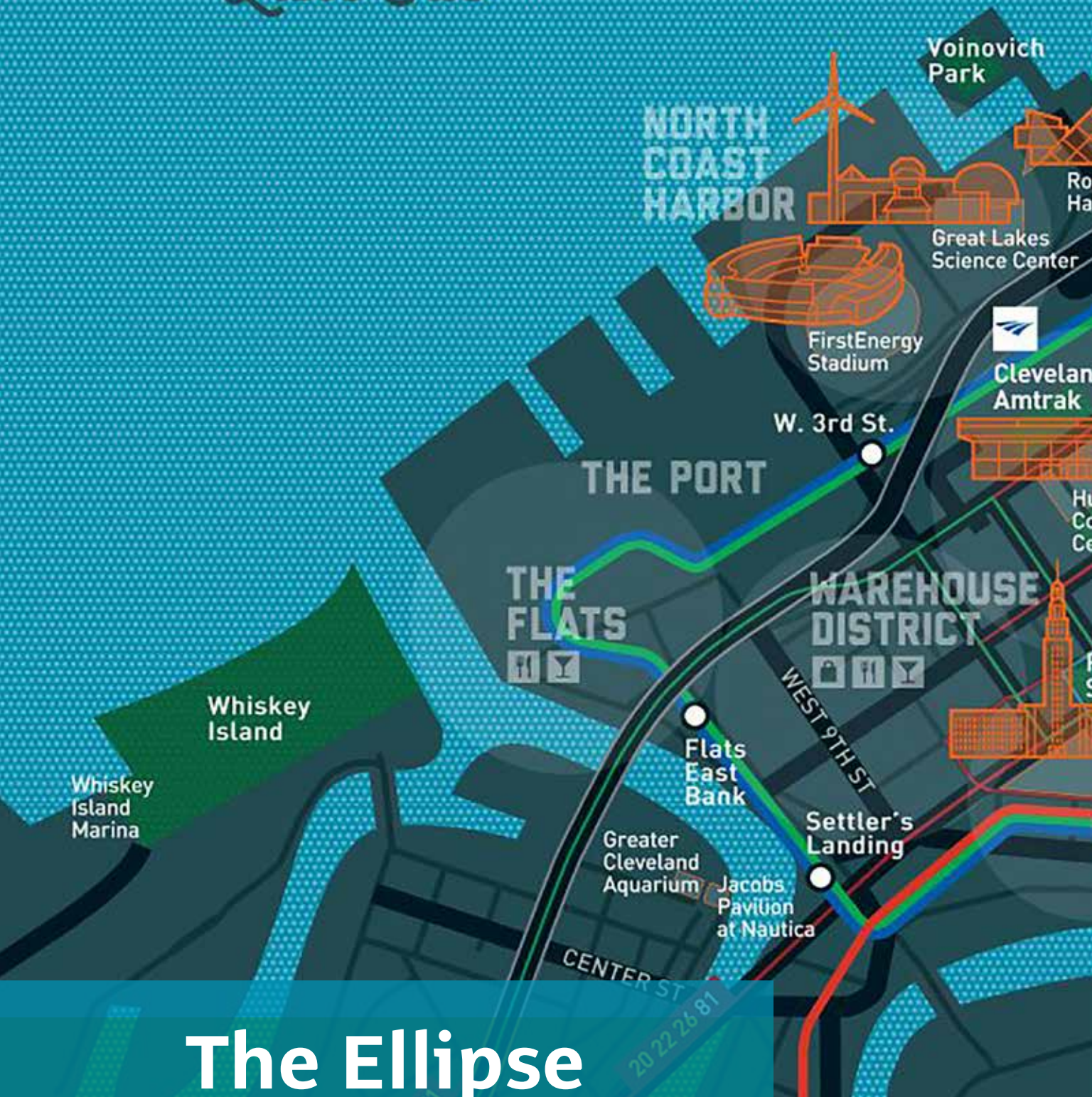


The Ellipse

@ 45 E 9TH STREET



Lake Erie

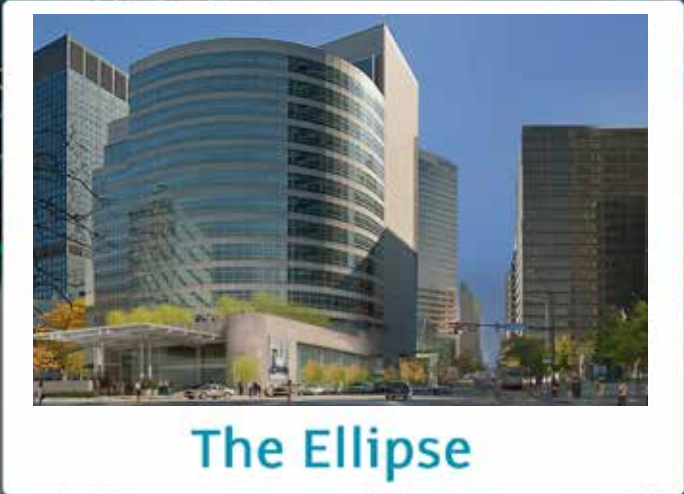
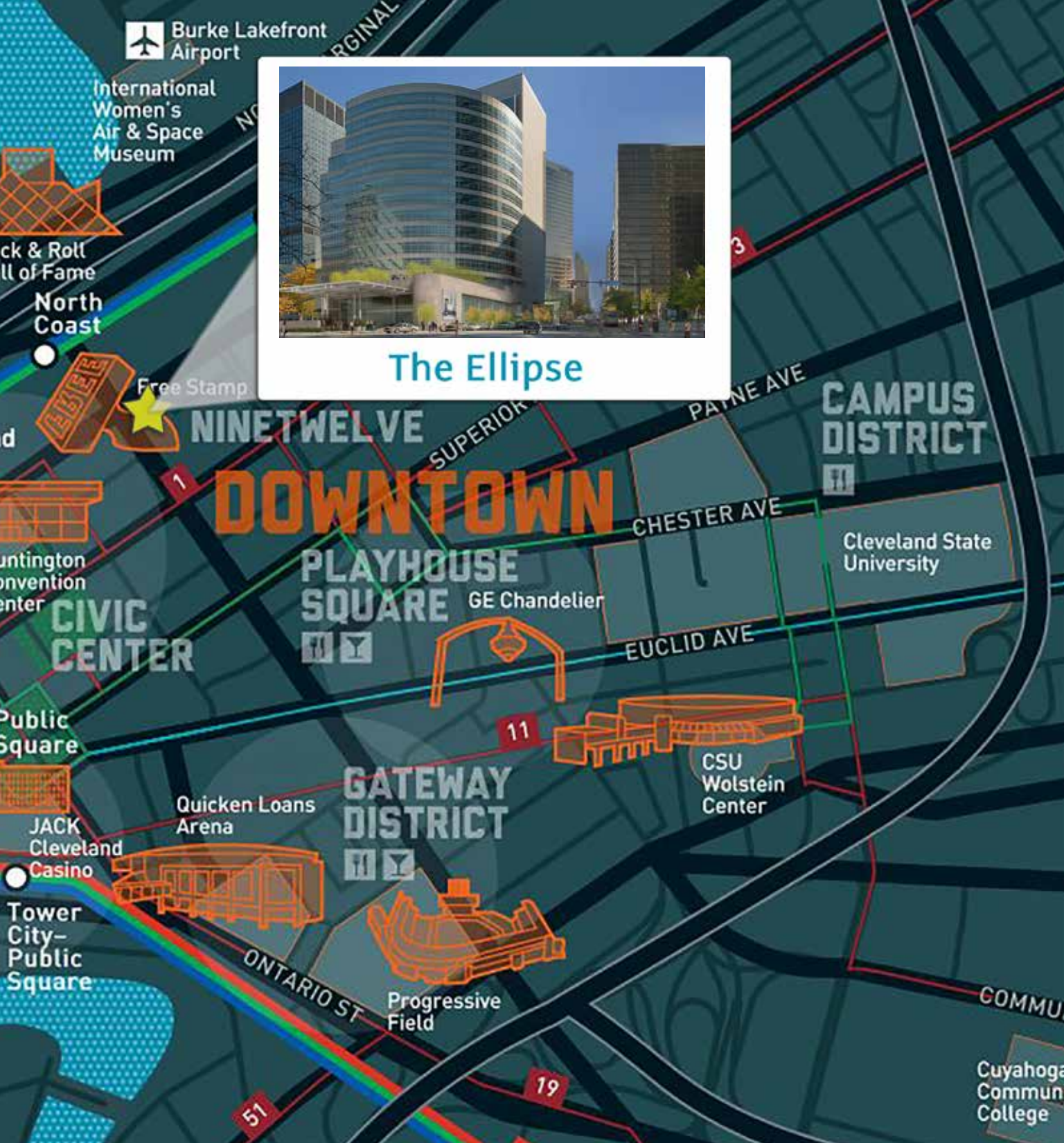


The Ellipse

@ 45 E 9TH STREET

A vibrant setting in the heart of
Downtown Cleveland

The Ellipse is located near Cleveland's
infamous **Theatre District**.



The Ellipse

The Ellipse is in walking distance to the Playhouse Square, Rock & Roll Hall of Fame, Great Lakes Science Center and the 9th Street Pier, overlooking beautiful Lake Erie.



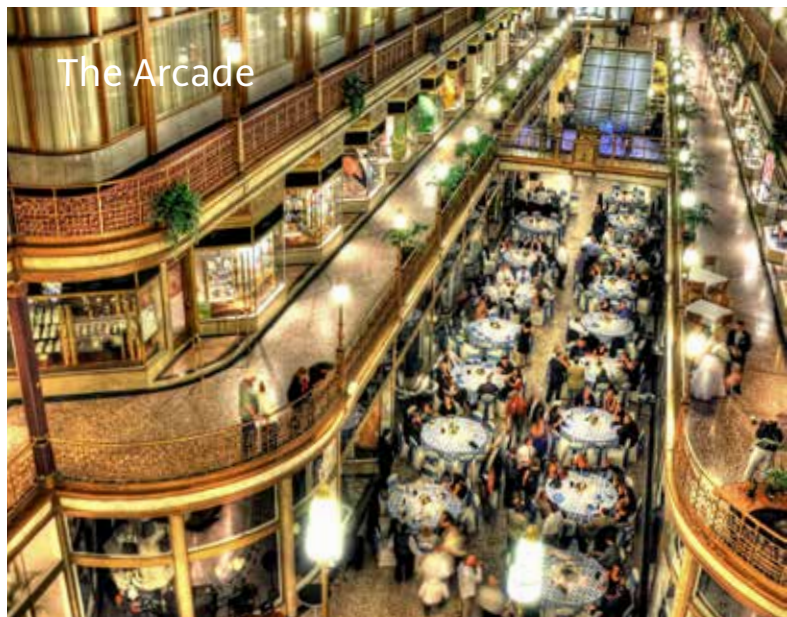
Playhouse Square



Willard Park Free Stamp Statue



Public Square



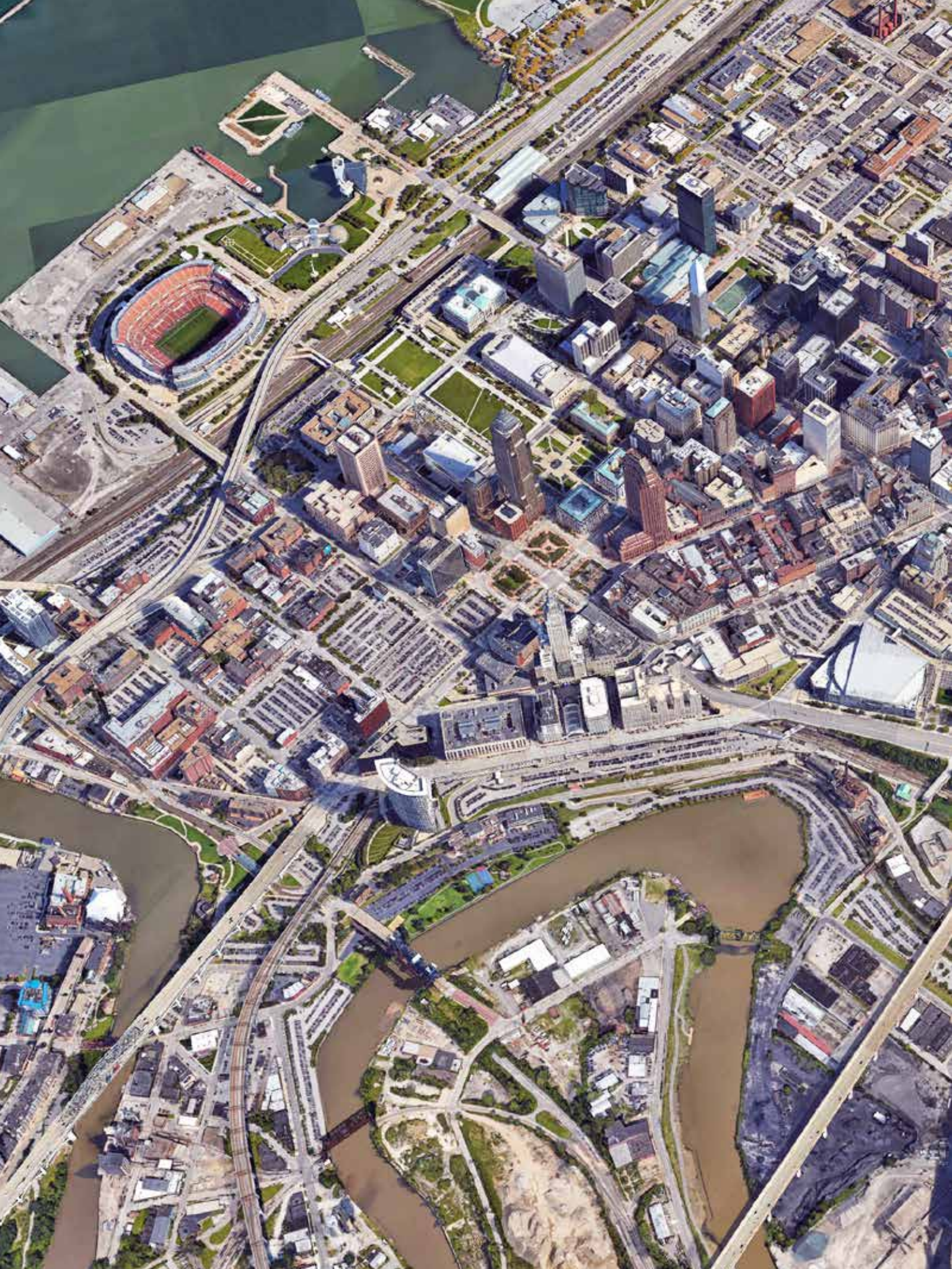
The Arcade

cleveland

The area offers immediate access to Willard Park, famous for the giant Free Stamp statue and stunning Lake Erie Views.

Downtown Cleveland is a pedestrian-friendly area with plenty of shopping, dining and entertainment options, from award-winning restaurants to cafés and local boutiques.





The Ellipse

@ 45 E 9TH STREET



About the New Ownership

Somera Road, Inc. is a New York-based Commercial Real Estate investment platform driven by its partners' passion for revitalizing the urban cores of America's secondary and tertiary cities. Somera takes an entrepreneurial and methodical approach to identifying value-add and opportunistic real estate that caters to the Millennial workforce and a modern vision of urban America.

Somera sources both equity and debt investments through non-traditional and off-market transactions, and generates returns through capital injection, strategic re-positioning and best-in-class management. Our disciplined approach means we only buy assets in markets and neighborhoods that we understand, and we generate investment returns through an aggressive, strategic, but most importantly, a hands-on approach. Over the course of the last cycle, Somera's principals lead the acquisition and repositioning of over \$500 million of real estate, across a variety of asset classes, in over two dozen geographic markets.

Somera targets cities with a trajectory that our team believes in, and focuses on assets that are ripe for recovery. In addition to delivering the necessary property-level investment and repositioning, our boots-on-the-ground approach means we work directly with local policy makers, city planners, and real estate professionals to revitalize assets at the macro level. We aim to be thoughtful, nimble, responsive and responsible in our interactions with all of our counterparties. We assure that in every transaction we take an aggressive approach, are well-capitalized, and true to our word.





La casa de bistro



The Ellipse

Discover a whole
new way to work.

 THE ELLIPSE
@ 45 E 9TH STREET

Rico A. Pietro, SIOR

Principal

+1 216 525-1473

rpietro@crescorealestate.com

Jim Krivanek

Senior Sales Associate

+1 216 525-1498

jkrivanek@crescorealestate.com

3 Summit Park Drive, Suite 200

Cleveland, Ohio 44131

+1 216 520-1200

crescorealestate.com

