

OFFERING SUMMARY

Sale Price	\$1,500,000
Price per SF	\$118.00
Lot Size:	0.16 Ac res
Building Size:	12,625
Building Class:	C
Year Built:	1903
Zoning:	Commercial

PROPERTY FEATURES

- 100 percent occupied multi-tenant office/retail building
- Three floors totaling 12,625 SF of GLA in Downtown Cleveland
- Billboard Revenue
- 10 surface parking spaces directly behind the building included in the sale
- Walking distance to Courthouse, Public Square, Browns Stadium

PROPERTY OVERVIEW

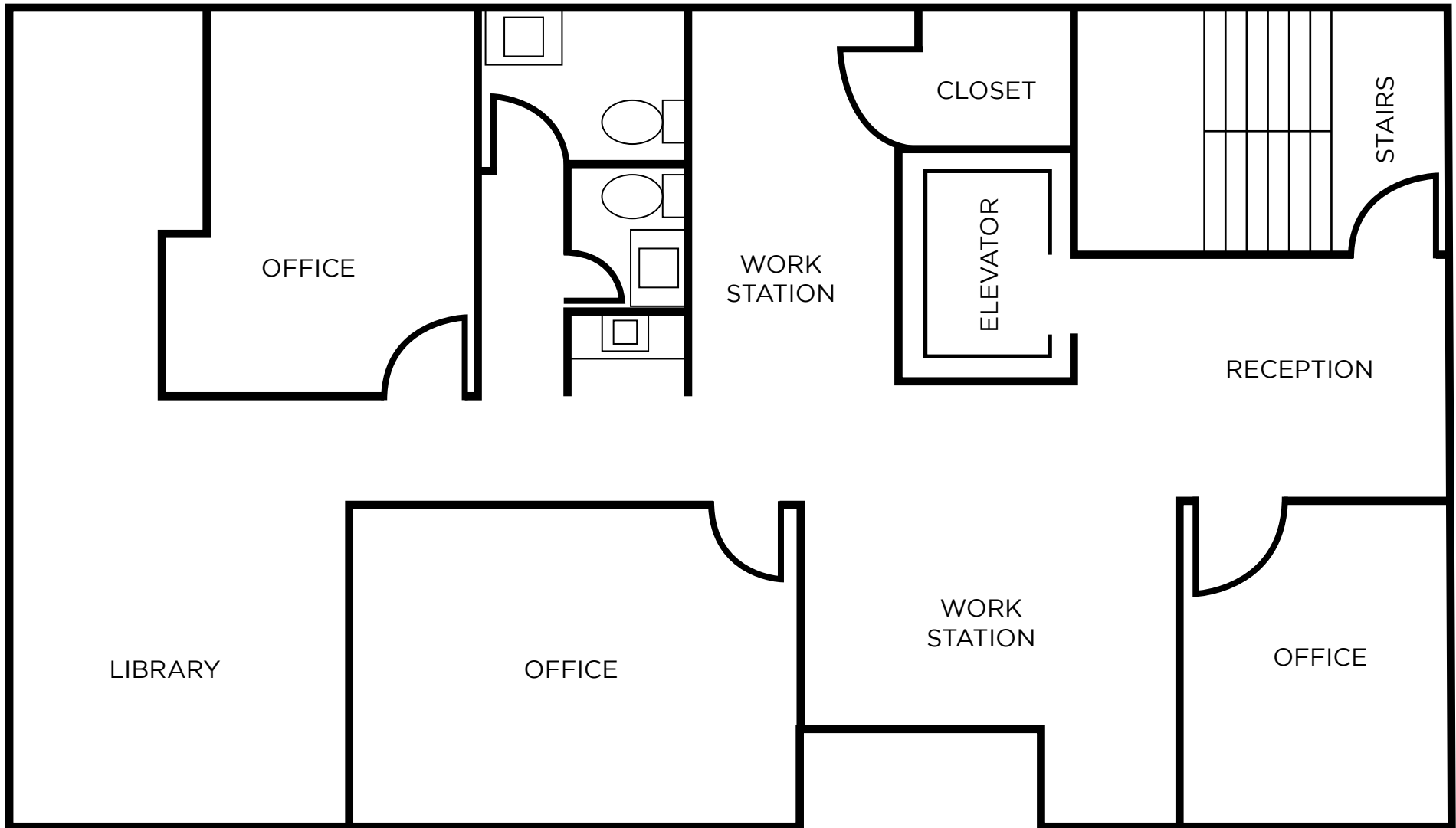
Historic Bertsch Building located in the heart of Downtown Cleveland. The rear of the property has 10 surface parking spaces included in the sale. Across the street from the the County Court House, Old Court house and Justice Center. A number of Multi-Million dollar development projects within walking distance.

The property is between the 55 Public Square Building and the Marion Building, both being redeveloped as mix use. Perfect opportunity for a law firm or an investor to add to their portfolio.

TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile	12,714	\$80,225	79,283
3 Miles	76,235	\$53,229	146,072
5 Miles	237,263	\$47,952	319,621
7 Minute	230,768	\$47,735	320,549

QUICK LINKS (click to view)



THIRD FLOOR - FLOOR PLAN

BERTSCH BUILDING - OFFICE FOR SALE CLEVELAND, OH

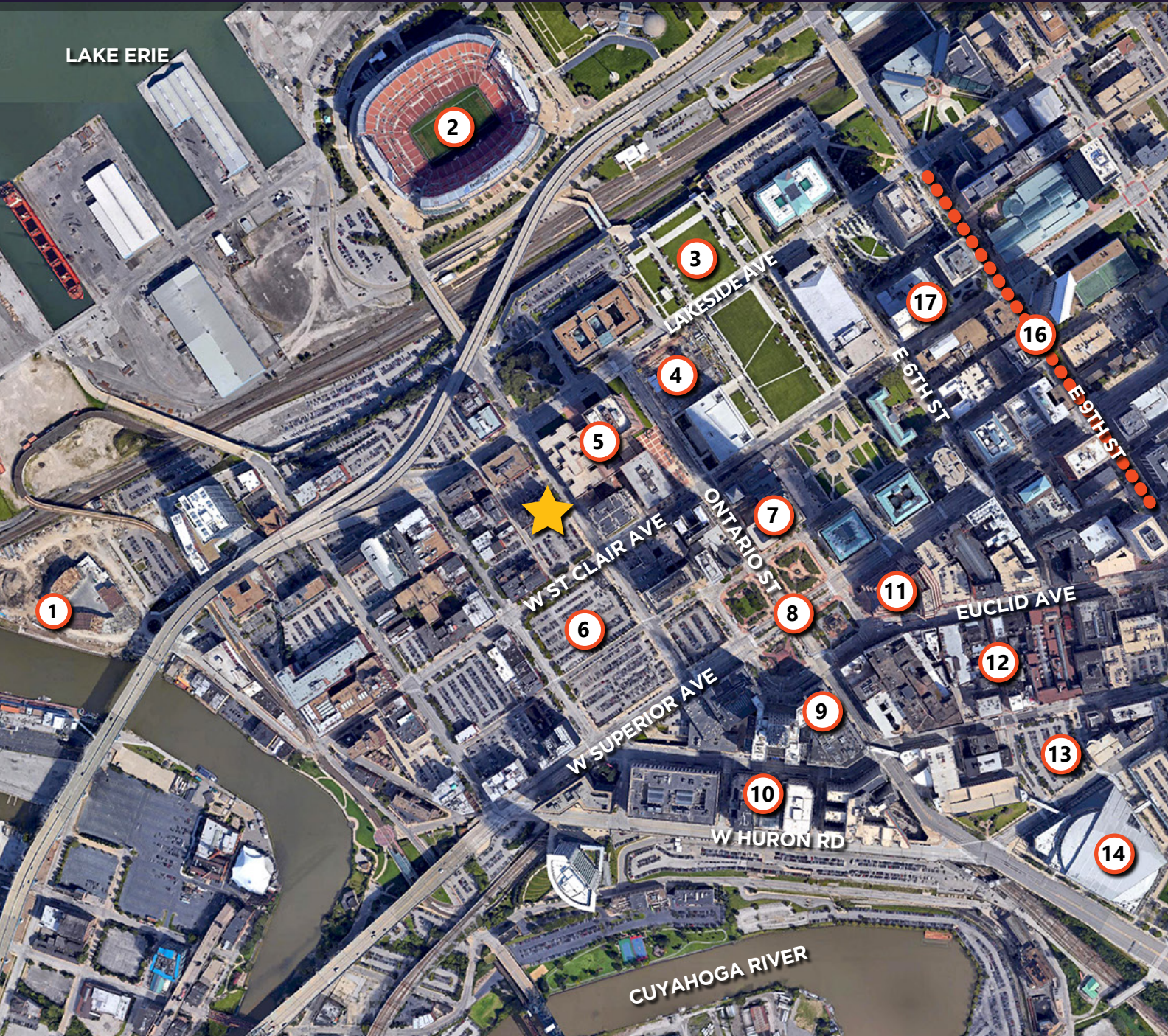
TRADE AERIAL



BERTSCH BUILDING - OFFICE FOR SALE CLEVELAND, OH

WALK TIMES - TRADE AERIAL

LAKE ERIE



CENTRALLY LOCATED IN THE HEART OF DOWNTOWN CLEVELAND, OHIO



BERTSCH BUILDING

1. East Bank of the Flats..... 9 Minute Walk
2. FirstEnergy Stadium 8 Minute Walk
3. Convention Center..... 6 Minute Walk
4. The Hilton Hotel..... 4 Minute Walk
5. County Common Pleas 1 Minute Walk
6. Proposed Mixed Use 2 Minute Walk
7. Key Tower 4 Minute Walk
8. Public Square 5 Minute Walk
9. The JACK Casino..... 8 Minute Walk
10. Tower City 11 Minute Walk
11. Huntington Building..... 9 Minute Walk
12. East 4th Street 12 Minute Walk
13. Proposed nuCLEus..... 13 Minute Walk
14. Quicken Loans Arena..... 14 Minute Walk
15. Progressive Field..... 19 Minute Walk
16. E 9th Business District..... 15 Minute Walk
17. The Westin Hotel..... 8 Minute Walk



CENTRALLY LOCATED IN THE HEART OF DOWNTOWN CLEVELAND, OHIO

Parking Near The Bertsch Building

1. Key Tower/Marriott Hotel.....4 minute walk
2. W St. Clair/W 3rd St.....1 minute walk
3. W St. Clair/W 3rd St.....1 minute walk
4. Hilton Cleveland Downtown.....4 minute walk
5. 1280 W 3rd St.....0 minute walk
6. W 3rd St/Lakeside.....1 minute walk
7. W 3rd St/Frankfort Ave.....2 minute walk

BERTSCH BUILDING - OFFICE FOR SALE CLEVELAND, OH

TRADE AERIAL

*Source: Miller, J. (2018, June 28). UPS Store at Global Center for Health Innovation sets July 2 opening. Retrieved June 29, 2018, from <http://www.crainscleveland.com/article/20180627/news/166511/ups-store-global-center-health-innovation-sets-july-2-opening>



THE MARRIOTT



THE HILTON



THE BURNHAM
THE LOBBY BAR
THE NOSHERY
BAR 32

CLEVELAND CONVENTION CENTER



THE CONVENTION CENTER HOSTS
MORE THAN 250 EVENTS ANNUALLY*

SITE

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