



HOYT BLOCK BUILDING

700 WEST ST. CLAIR AVENUE
CLEVELAND, OHIO 44113

LOCATION: 700 West St. Clair Avenue, Cleveland, Ohio, located at the northwest corner of St. Clair Avenue and West 6th Street.

BUILDING: A four-story Historic Restoration property featuring original sandstone masonry curtainwall and windows, and four-story atrium. Building contains approximately 56,000 sq. ft. of rentable area.

METHOD OF MEASUREMENT OF SPACE: For a partial floor, Tenant space is measured from glassline to corridor wall, and center of one demising wall to the center of the other demising wall.

OFFERED RATE: \$18.00 per rentable sq ft.

FACTOR: 10%

LEASE TERM: Five (5) years typical.

ESCALATION: Tenant pays its pro rata share of actual increases in direct operating expenses, real estate taxes and insurance after the base year.

UTILITIES: All are included, except utilities for in-suite lighting and outlets, which are sub-metered and invoiced monthly to Tenant at the general commercial rate.

SERVICES: Full-service lease includes heating and air conditioning, five-night-a-week janitorial service, rubbish removal and periodic window washing.

COMMON AREA MAINTENANCE: Maintenance of public areas including, corridors, restrooms and lobbies, mechanical and electrical systems, roof and snow removal is provided by Landlord.

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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. 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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