

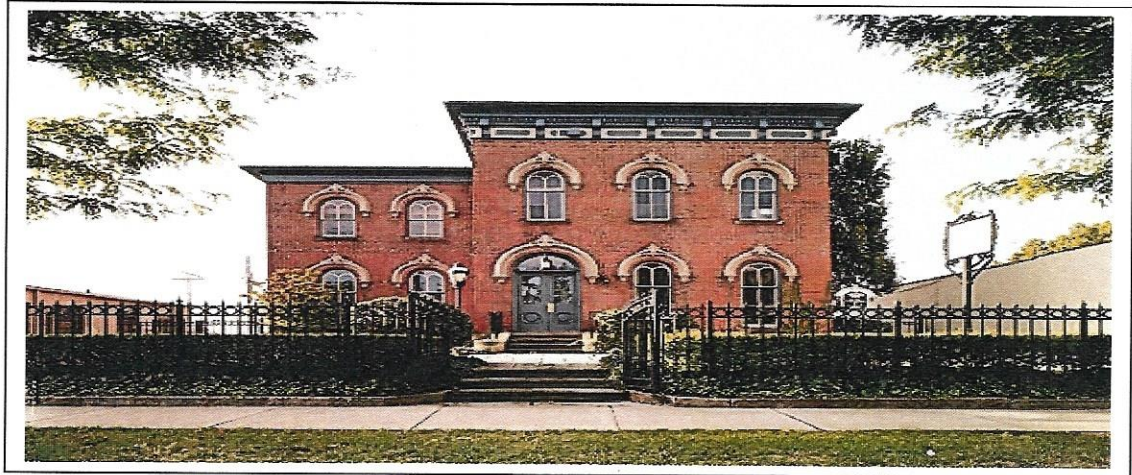


GATTO GROUP INC

## Historic Office Space

### Midtown Cleveland

3050 Prospect Ave. Cleveland Ohio

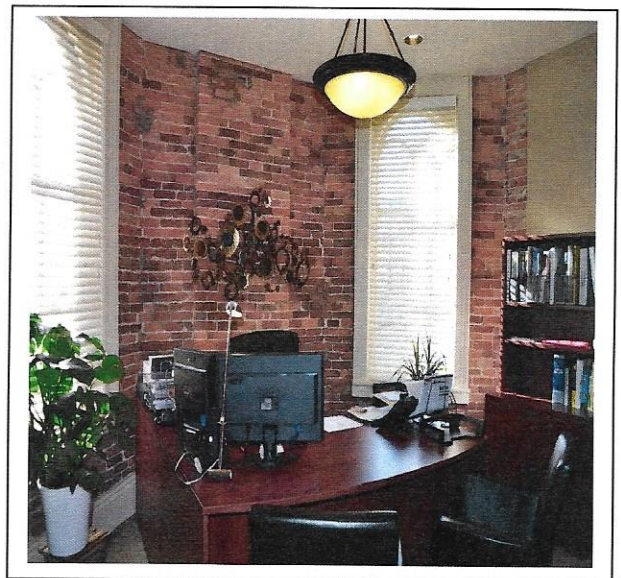


#### ◆ Property Highlights

- ◆ Over 5,000 sq.ft. of office space available on three floors
- ◆ Indoor parking for Seven (7) plus cars
- ◆ Additional storage or warehouse, up to 5,000 sq.ft. available
- ◆ Potential purchase option
- ◆ For lease \$12.00 NNN



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The information contained here within is provided with the understanding that all purchase, renting, or leasing of this property shall be conducted through the Gatto Group Inc. The enclosed information, while not guaranteed, has been provided from sources deemed to be reliable.

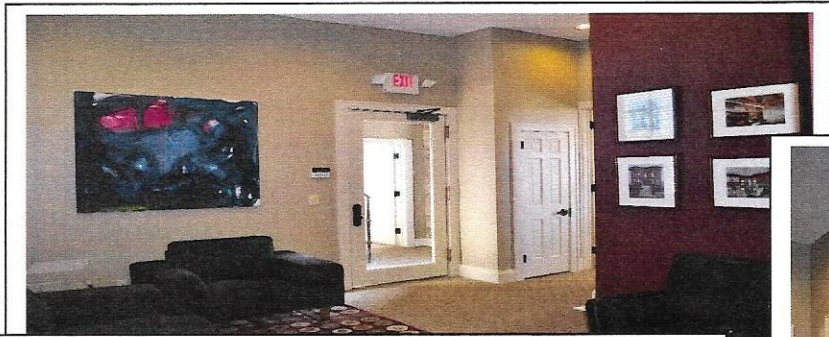




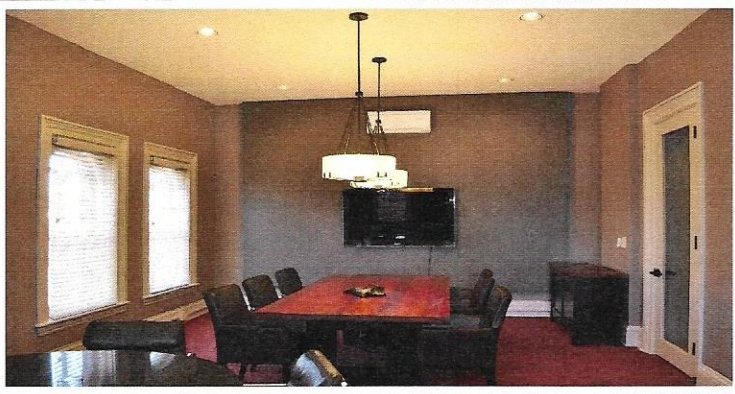
GATTO GROUP INC

# Historic Office Space

**Midtown Cleveland**  
3050 Prospect Ave. Cleveland Ohio



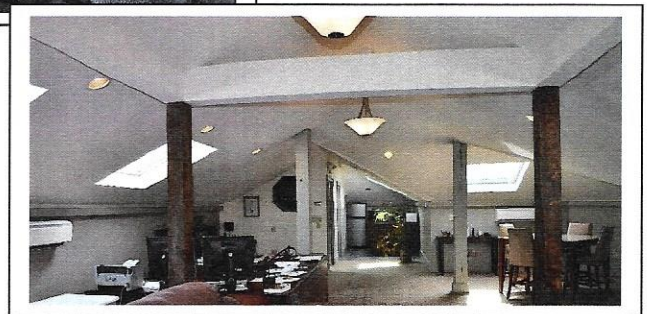
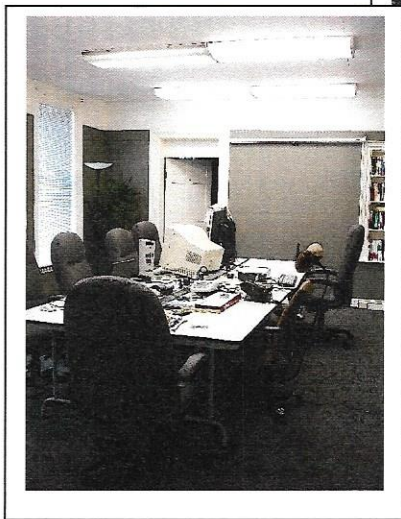
2<sup>nd</sup> Floor Office space



First Floor

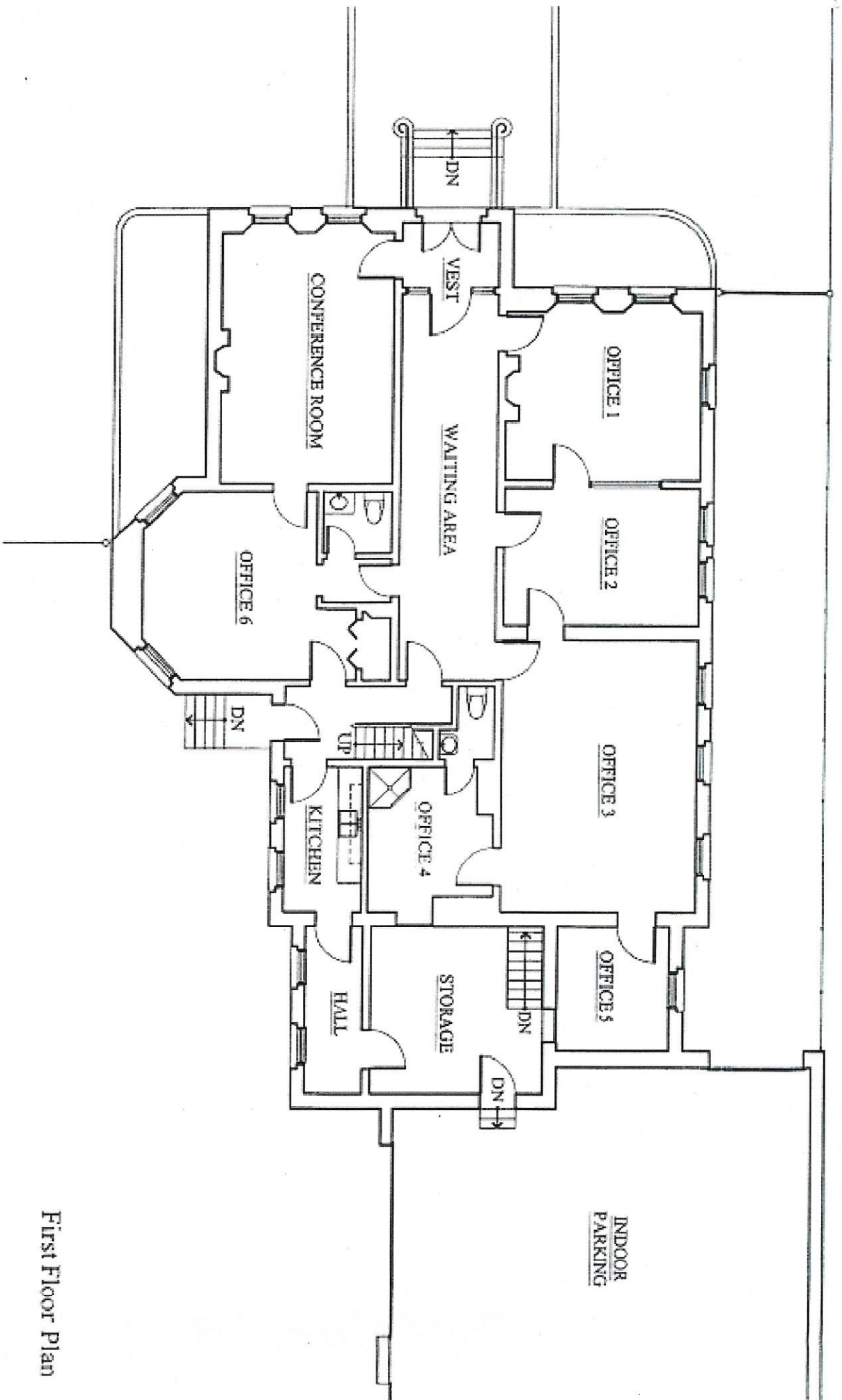


Third Floor



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First Floor Plan

# G A E N S S L E N P L A C E

3050 Prospect Avenue

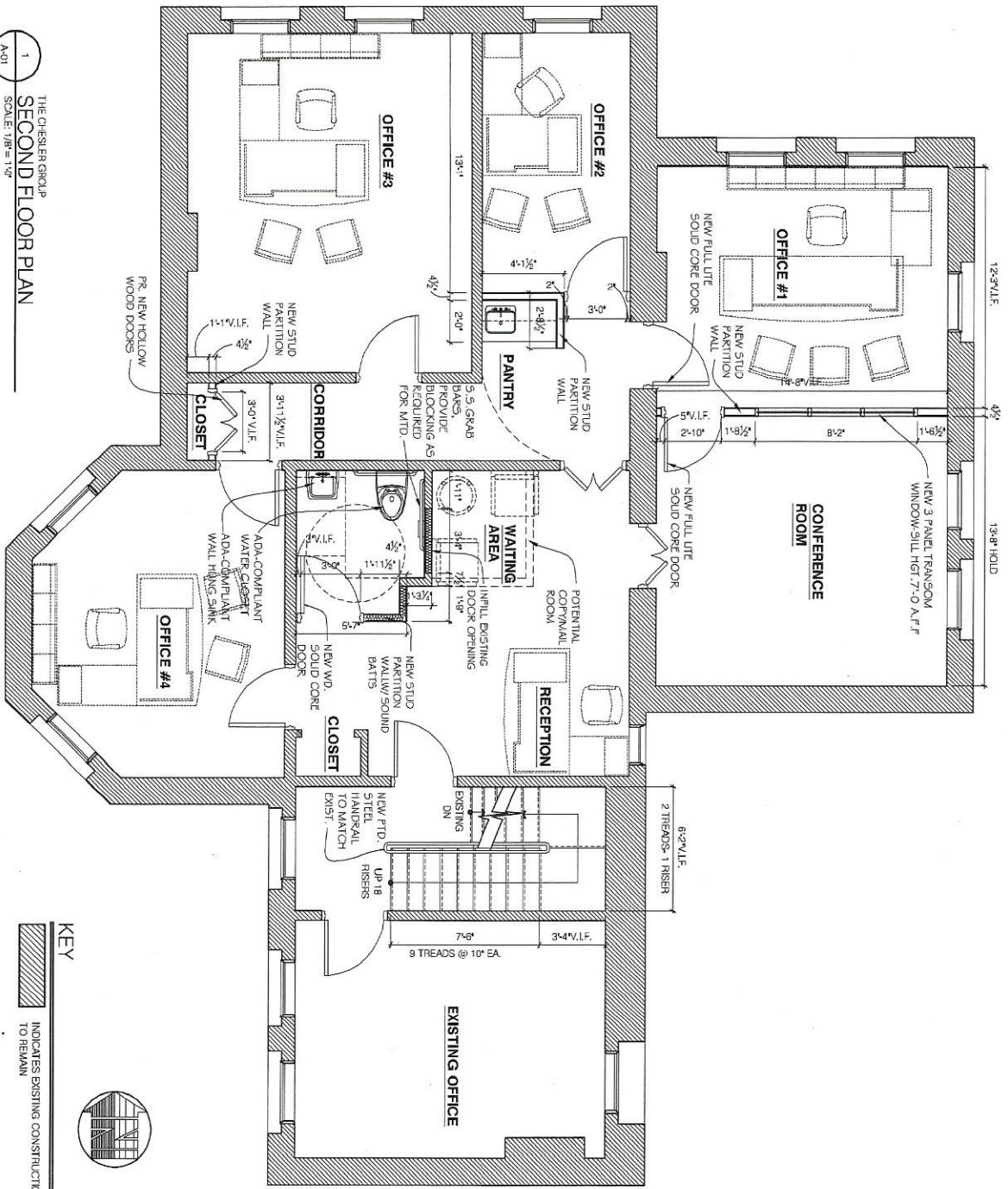


32 FEET

1  
ADD

THE CHESTER GROUP  
SECOND FLOOR PLAN

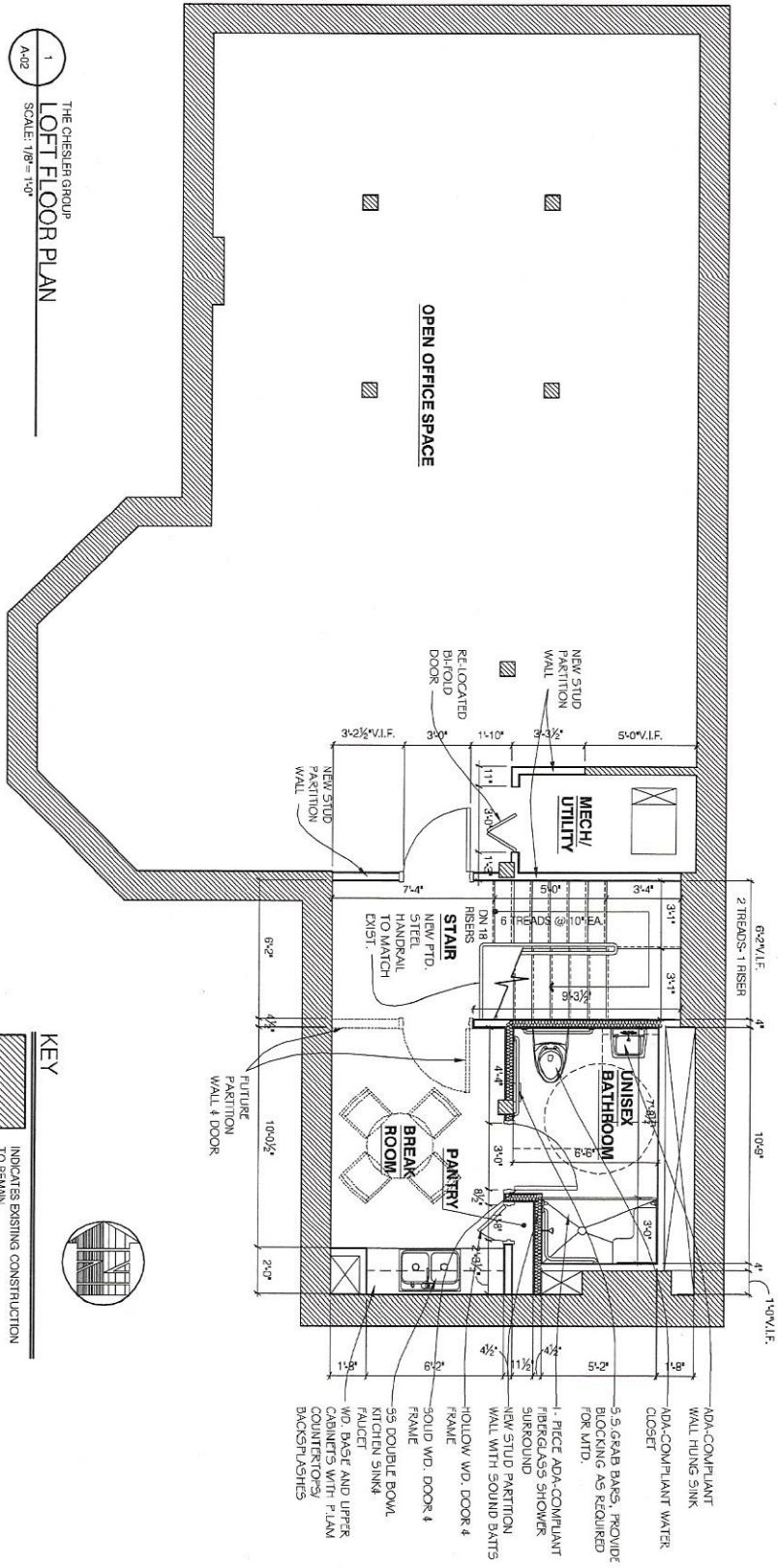
SCALE: 1/8" = 1'-0"



**KEY**  
 [Hatched Box] INDICATES EXISTING CONSTRUCTION TO REMAIN  
 [Solid Box] INDICATES NEW CONSTRUCTION



1 THE CHESSLER GROUP  
LOFT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



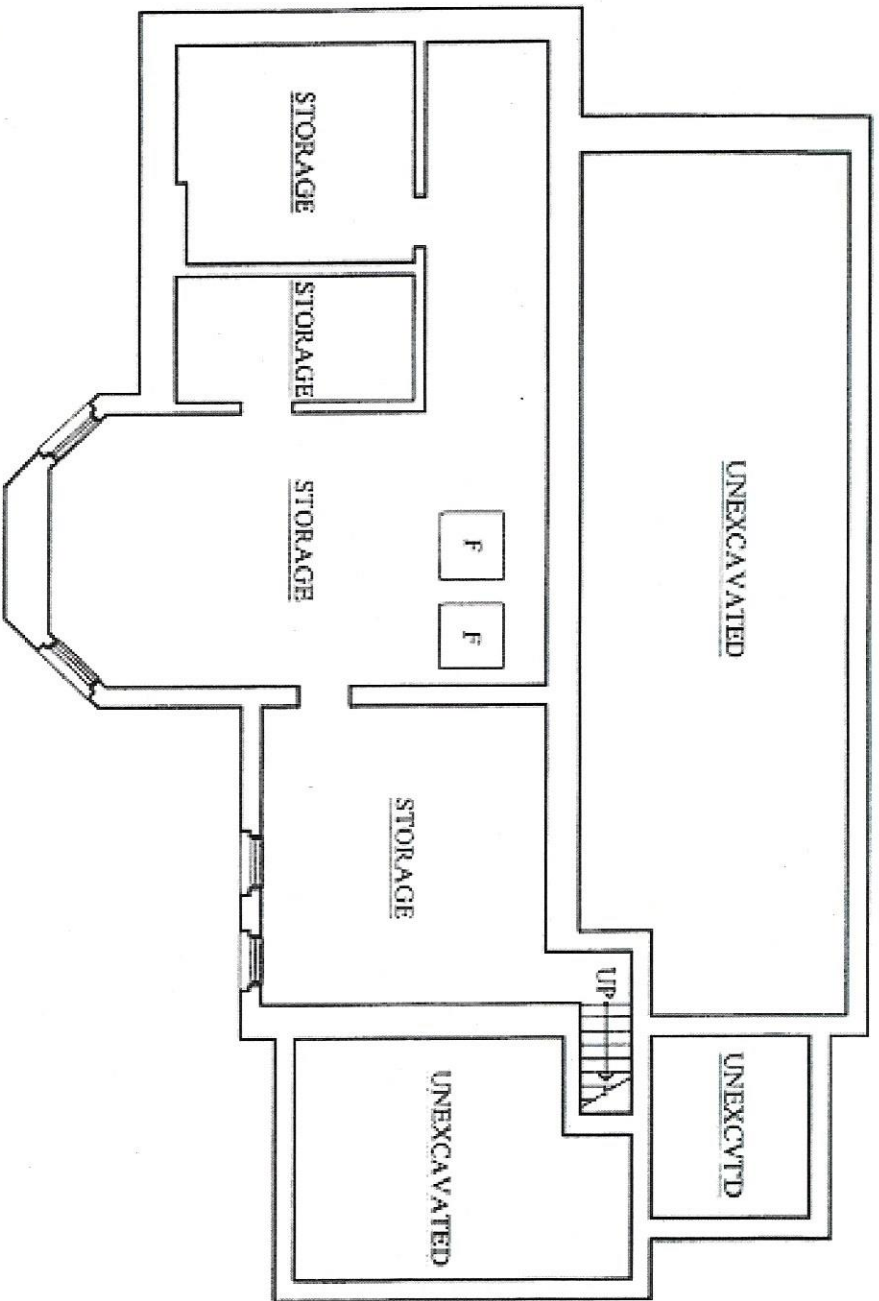
**KEY**

 INDICATES EXISTING CONSTRUCTION TO REMAIN

 INDICATES FUTURE CONSTRUCTION



- ADA-COMPLIANT WALL HUNG SINK
- ADA-COMPLIANT WATER CLOSET
- 5.5 GRAB BARS, PROVIDE BLOCKING AS REQUIRED FOR WTD.
- 1-PIECE ADA-COMPLIANT HINGED SHOWER SURROUND
- NEW STUD PARTITION WALL WITH SOUND BATTS
- HOLLOW WD. DOOR & FRAME
- SOLID WD. DOOR & FRAME
- 35 DOUBLE BOWL KITCHEN SINK & FAUCET
- WD. BASE AND UPPER CABINETS WITH PLAN COUNTERTOPS/BACKSPASHES



Basement Plan

# G A E N S S L E N P L A C E

3050 Prospect Avenue

