



FOR LEASE

1350 W. 3rd Street  
Cleveland, Ohio 44113



**RICO A. PIETRO, SIOR**

Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**

Sales Associate  
216.525.1493  
credman@crescorealestate.com

**SHAWN FORTNER**

Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

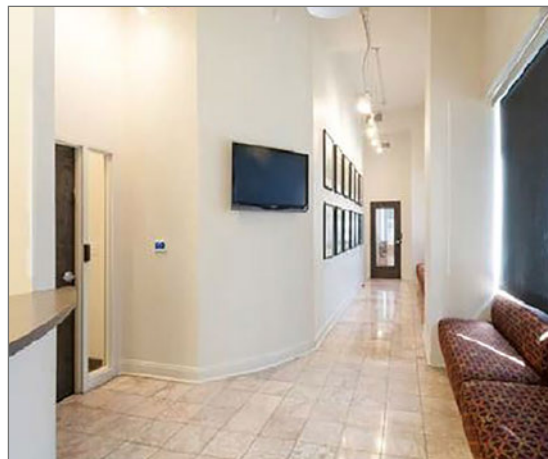
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200 • Fax 216.520.1828  
**crescorealestate.com**

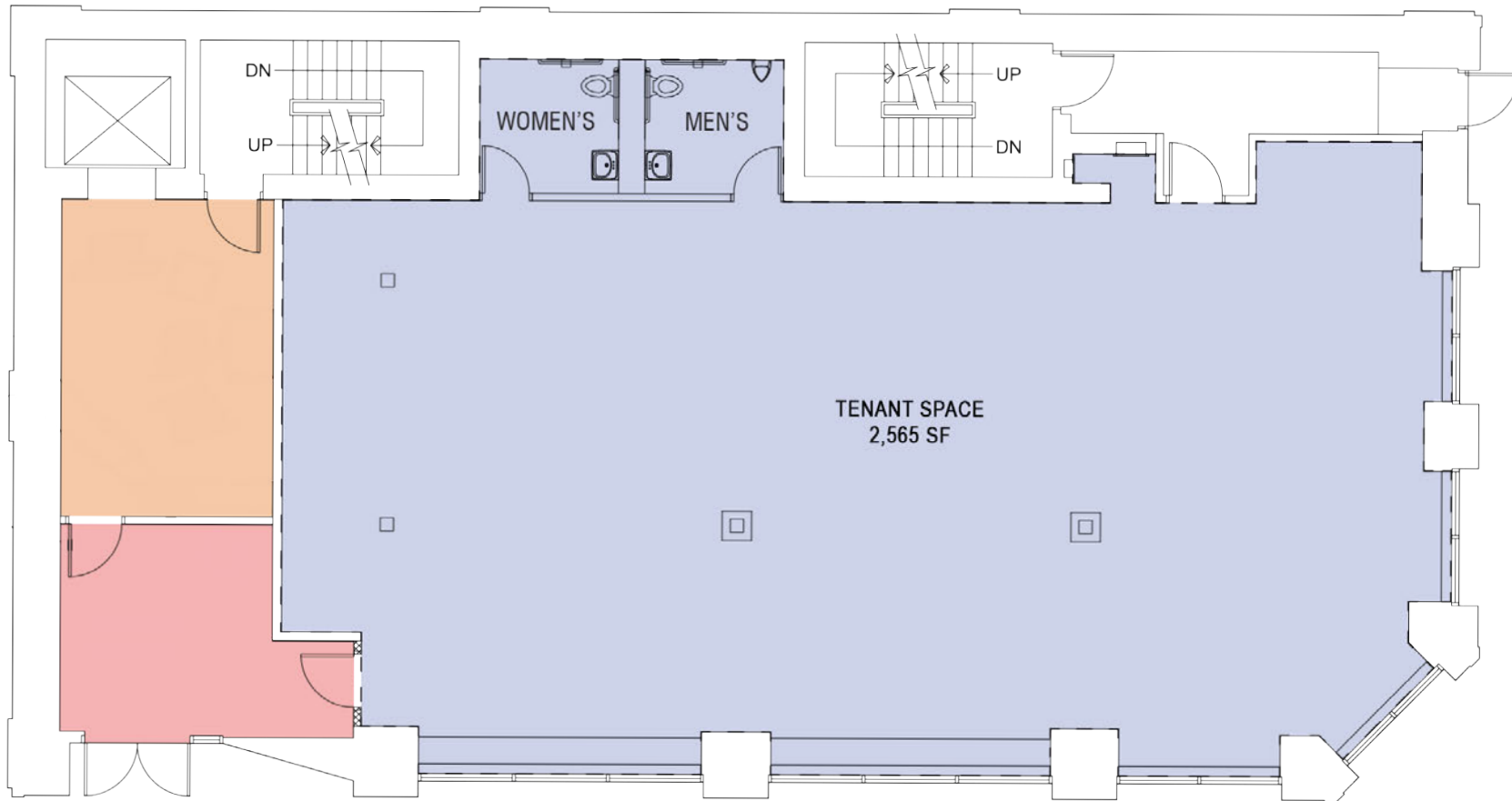


## Property Highlights

- Under new ownership
- Planned 2019/2020 renovations
- Building signage available
- Walking distance to several nearby restaurants, housing, shopping, and entertainment
- Easy access to I-77, I-71, I-90, and the Shoreway
- Ample parking surrounding building
- Move-in ready suites available with furniture
- **Office for Lease: 3,658 SF - 18,290 SF (3,658 SF per floor)**
- **Retail for Lease: 2,565 SF**
- **Office Rates: \$17.00 / SF Gross**
- **Retail Rates: \$25.00 / SF Gross**



**First Floor**



**RICO A. PIETRO, SIOR**

Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**

Sales Associate  
216.525.1493  
credman@crescorealestate.com

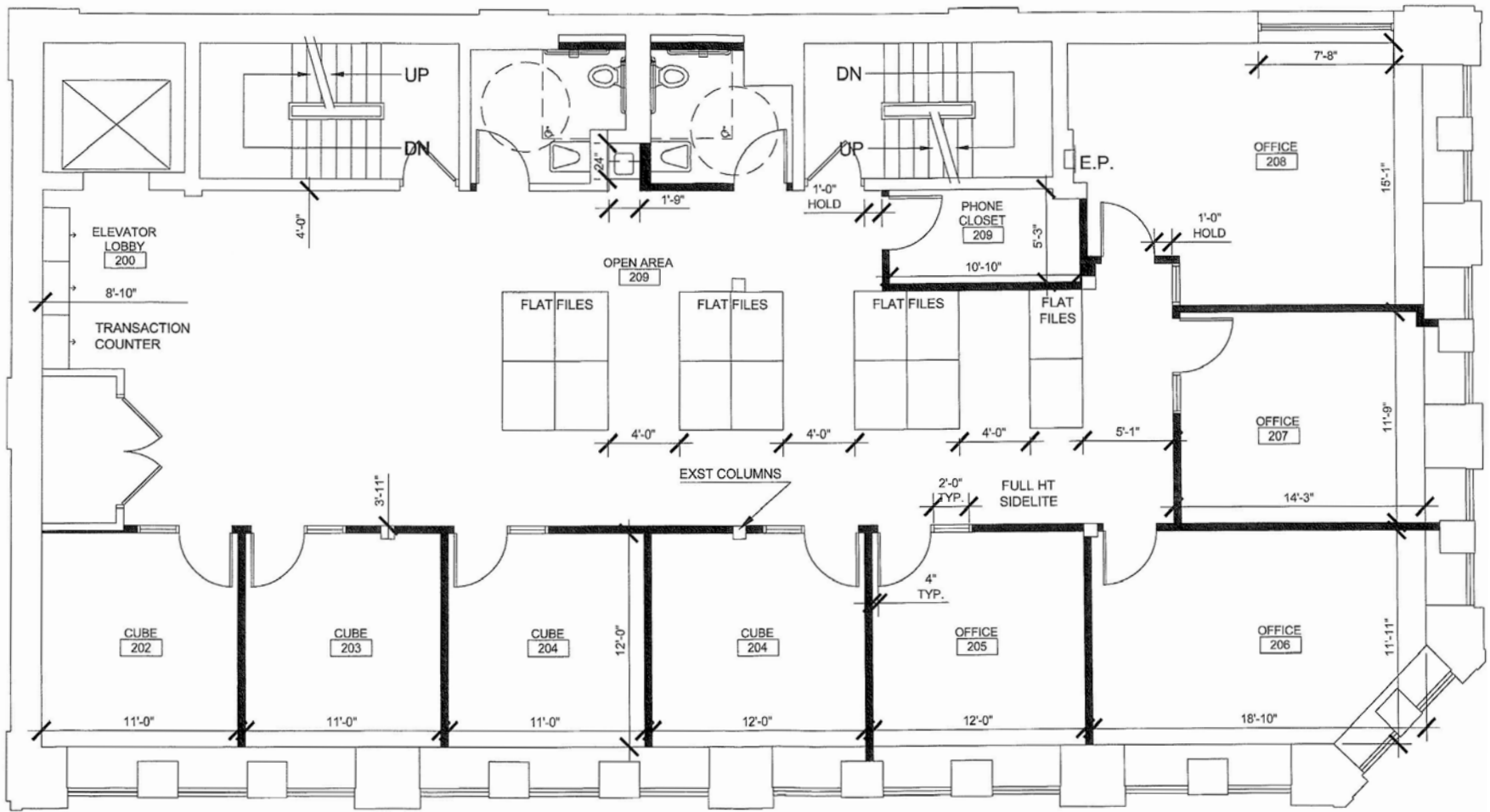
**SHAWN FORTNER**

Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**Second Floor**

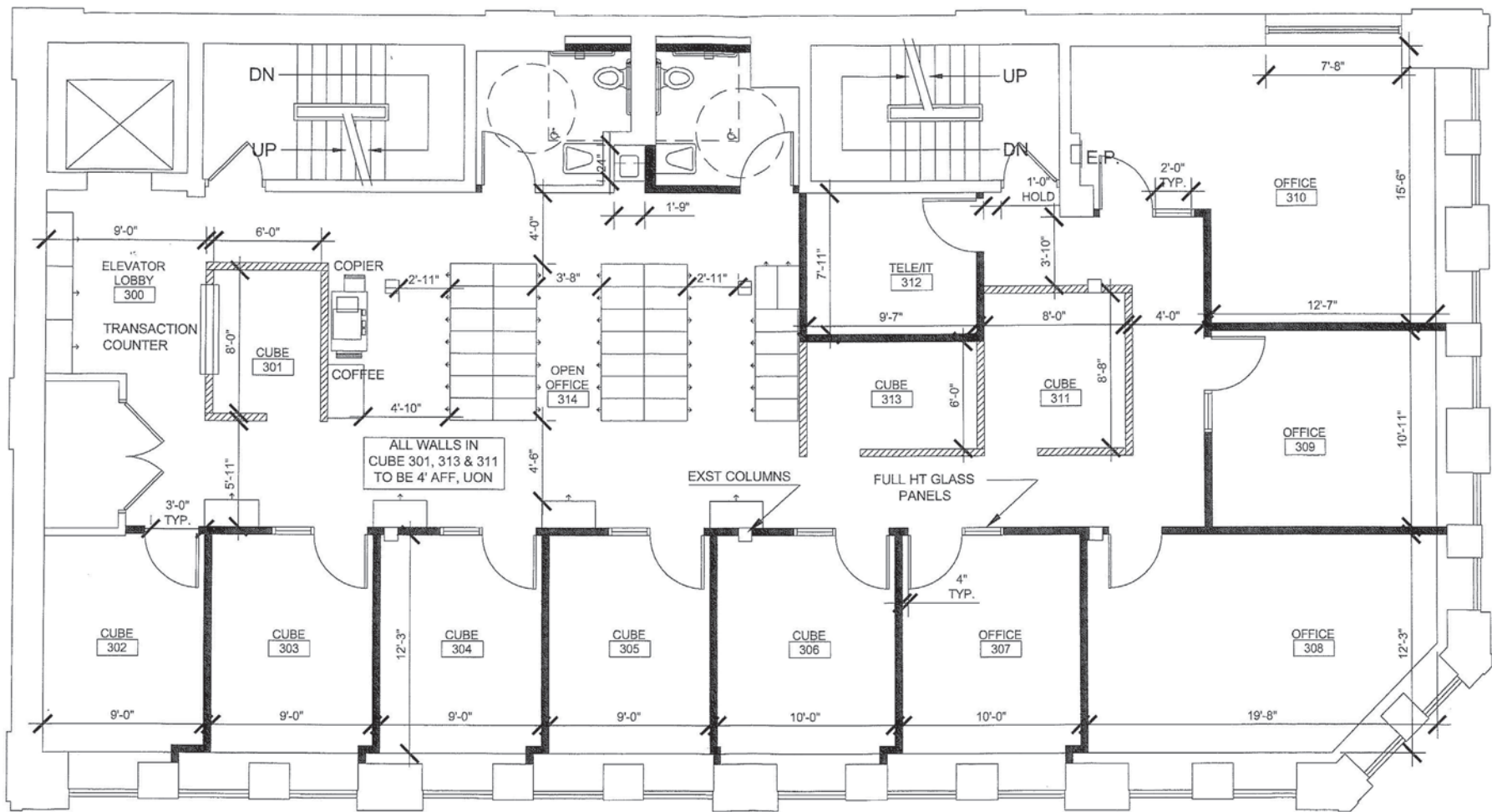


**RICO A. PIETRO, SIOR**  
Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**  
Sales Associate  
216.525.1493  
credman@crescorealestate.com

**SHAWN FORTNER**  
Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

**Third Floor**

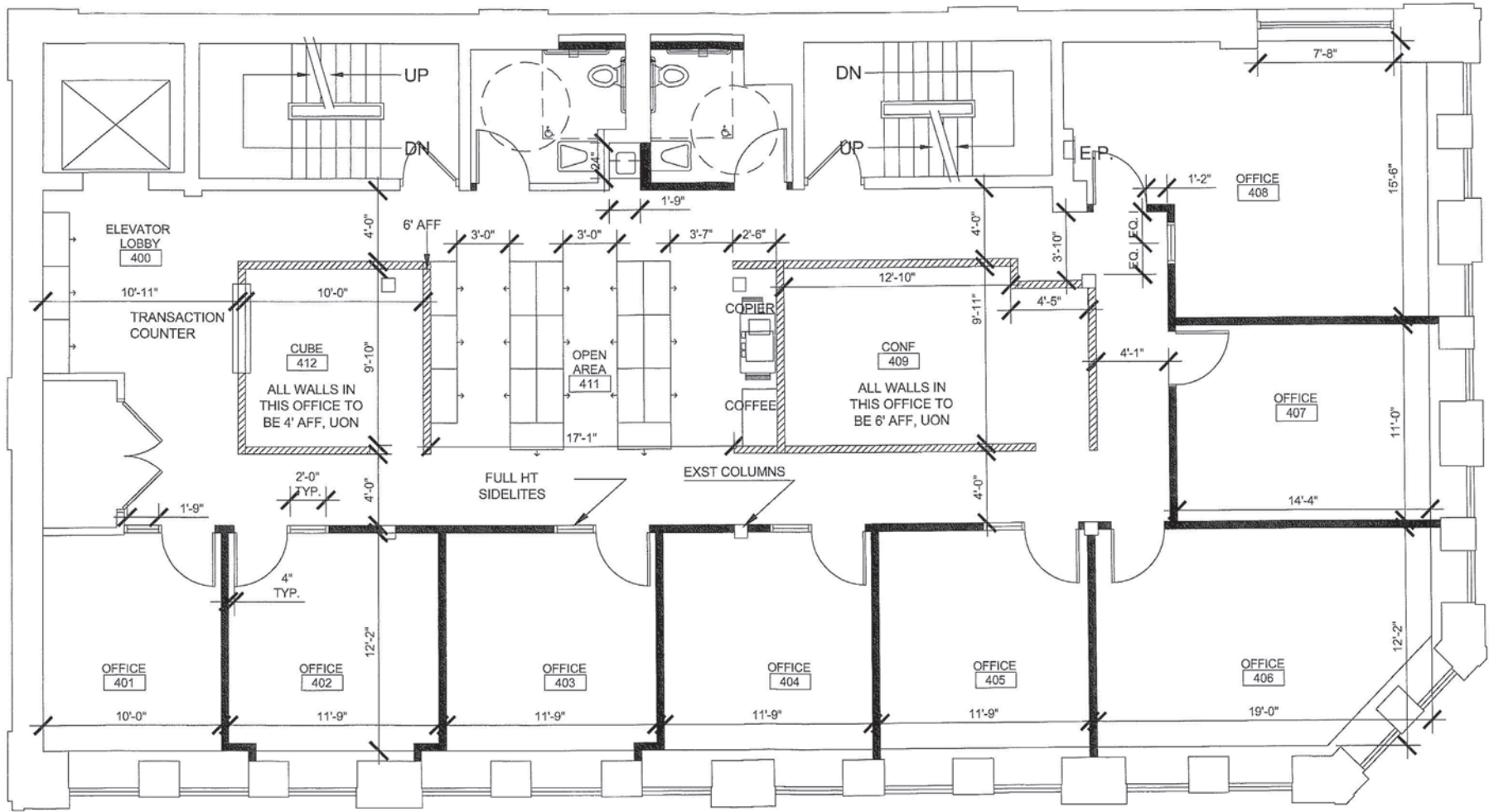


**RICO A. PIETRO, SIOR**  
Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**  
Sales Associate  
216.525.1493  
credman@crescorealestate.com

**SHAWN FORTNER**  
Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

**Fourth Floor**

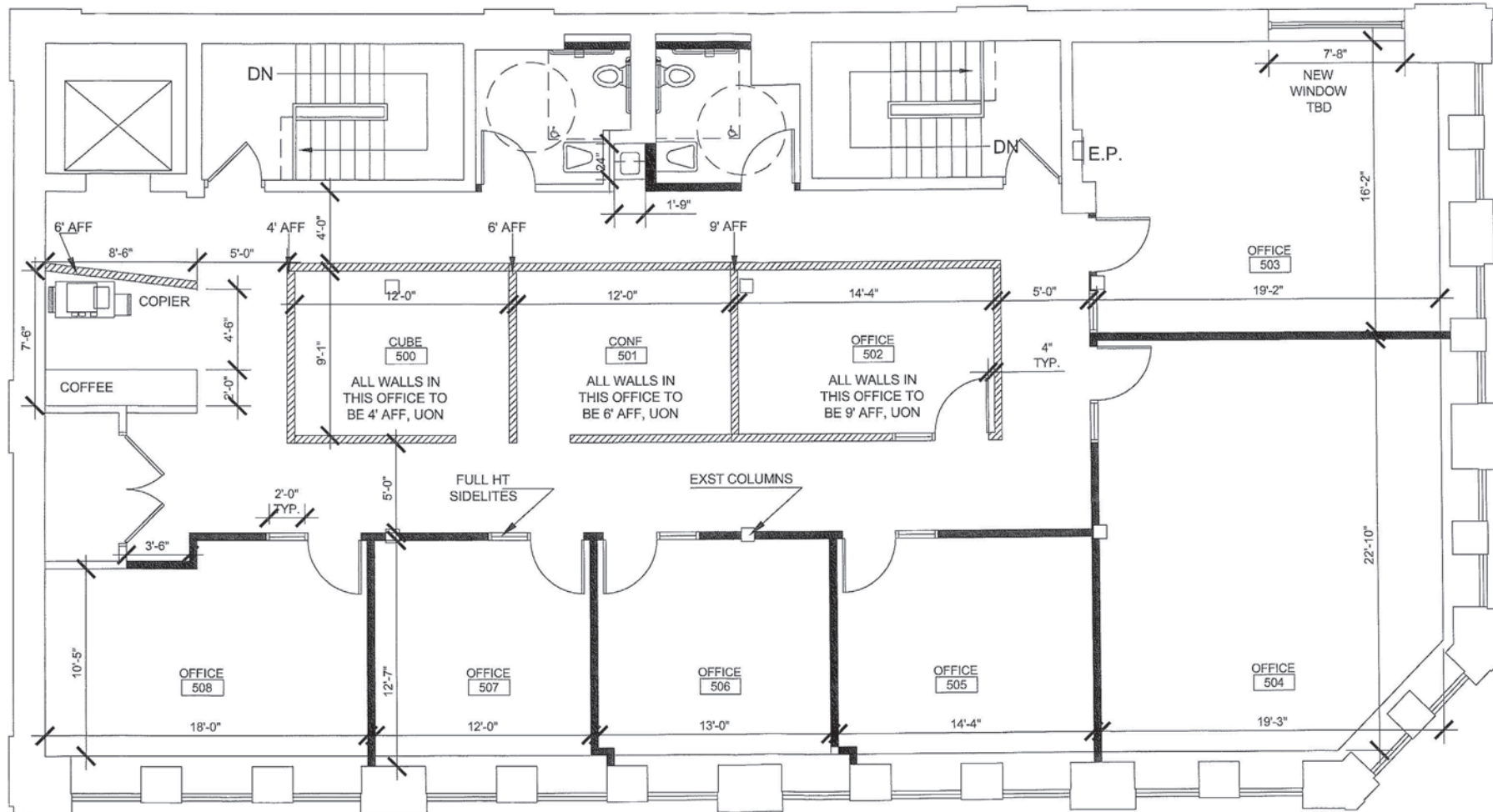


**RICO A. PIETRO, SIOR**  
Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**  
Sales Associate  
216.525.1493  
credman@crescorealestate.com

**SHAWN FORTNER**  
Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

**Fifth Floor**



**RICO A. PIETRO, SIOR**  
Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**  
Sales Associate  
216.525.1493  
credman@crescorealestate.com

**SHAWN FORTNER**  
Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Aerial Map



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





**CUSHMAN &  
WAKEFIELD**

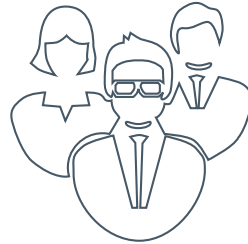


**FOR LEASE**

**1350 W. 3rd Street  
Cleveland, Ohio 44113**

**17,500  
RESIDENTS**

largest downtown in Ohio



**105,000  
JOBS**

highest concentration of jobs  
in Ohio

**\$8 over  
billion**

in investment completed,  
underway, and planned  
(2008-2018)

**42%**

of downtown residents hold a  
4 year or advanced degree

**4,000  
JOBS**

created or retained in 2018

**\$160 million**

in investment completed in 2018

**#2 LARGEST**  
concentration of corporate  
headquarter jobs in the  
**U.S.**

*Team NEO*

**#3 MOST AFFORDABLE**  
office market in the  
**U.S.**

*CBRE*

**#4 LARGEST MEDIA  
MARKET**  
in the Midwest

*Nielsen*

*Downtown Cleveland Alliance, 2018 Annual Report*

**RICO A. PIETRO, SIOR**

Principal  
216.525.1473  
rpietro@crescorealestate.com

**CONNOR REDMAN**

Sales Associate  
216.525.1493  
credman@crescorealestate.com

**SHAWN FORTNER**

Sales Associate  
216.525.1497  
sfortner@crescorealestate.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.