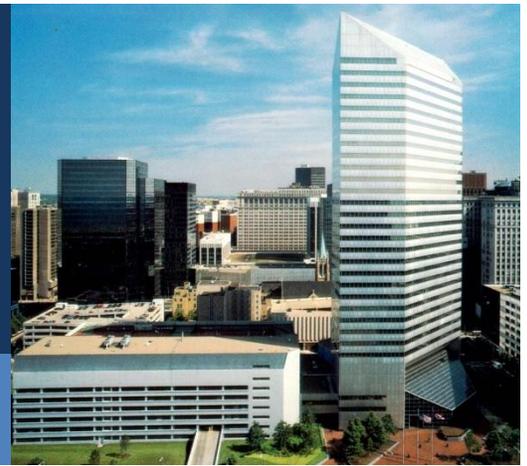




# ONE CLEVELAND CENTER



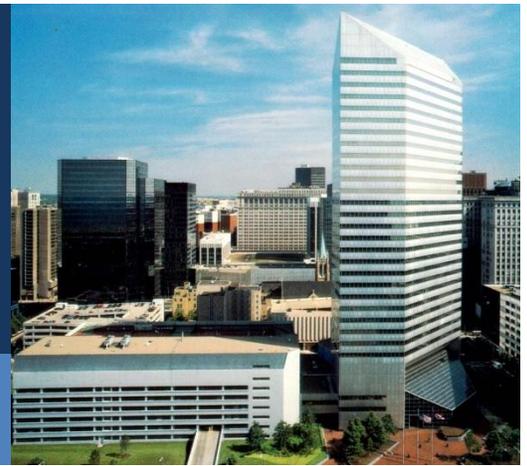
ONE CLEVELAND CENTER 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio

<b>Building Address:</b>	1375 E. 9 <sup>th</sup> Street, Cleveland, OH 44114
<b>Location:</b>	One Cleveland Center is located in the heart of the Financial District of the Central Business District.
<b>Year Developed:</b>	1983, renovated in 1995 and 2011
<b>Total Square Footage:</b>	Approximately 530,014 total rentable square feet
<b>Number of Floors:</b>	31
<b>Typical Floor Size:</b>	Approximately 19,200 rentable square feet
<b>Rental Rates:</b>	<b>\$22.00 per rentable square foot</b>
<b>Base Year Rental Adjustment:</b>	The rates quoted are full service, gross with increases in operating expenses and real estate taxes passed through to each tenant on a pro rata share basis.
<b>Parking:</b>	Attached <b>1,100 space parking garage</b> . Current rates are: \$190/month for non-preferred \$215/month for preferred \$240/month for reserved Daily Rates: \$2.00/15 minutes with \$10/day maximum. Early Bird \$7.50 (in by 8:30am)
<b>Factor:</b>	11% full floor, 24% multi-tenant floor
<b>Conferencing:</b>	403 seat auditorium and 15 meeting rooms with state-of-the-art conferencing, training and banquet facilities.
<b>Amenities:</b>	Bank with full service ATM (PNC), Urban Oasis café, conference room with A/V equipment, shoe shine, dry cleaning service (delivered to suite), underground pedestrian connection to Galleria, 24/7 manned security.
<b>Contact:</b>	Alex Jelep Executive Managing Director 216.453.3044 <a href="mailto:ajelepis@ngkf.com">ajelepis@ngkf.com</a>





# ONE CLEVELAND CENTER



ONE CLEVELAND CENTER 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio



Building lobby



Building conference room



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.