



EXPLORE

1317

OWNED BY PLAYHOUSE SQUARE

Participating in economic development in Greater Cleveland

Located in the heart of PlayhouseSquare between East 13th and East 14th Streets on Euclid Avenue.

Fantastic mixed-use retail/office opportunity

Excellent location for restaurant with Euclid Avenue frontage

1317 Euclid Avenue, Cleveland, Ohio 44115

NUMBER OF FLOORS	2
FULL FLOOR SQUARE FOOTAGE	<p>Floor 1 13,300 USF Ideal restaurant/retail location that can be divided for multiple tenants</p> <p>Floor 2 14,857 RSF Office-use</p>
ADDITIONAL SQUARE FOOTAGE	1317 can be combined with 1309 Euclid which offers ±2,500 RSF of office space on 2 nd floor
RENTAL RATES	Office Rates \$17 to \$20 per RSF modified gross
TENANT IMPROVEMENTS	Negotiable
OPERATING EXPENSE ADJUSTMENTS	Tenants pay their pro rata share of increases (if any) in operating expenses and real estate taxes over a base year
UTILITIES	Individually controlled and separately metered for lights, wall plugs and air conditioning
PARKING	Many reasonably priced parking options surround the building
BUILDING ACCESS / SECURITY	24-hours, seven days per week
BUILDING AMENITIES	<ul style="list-style-type: none"> • Certified Historic structure, part of Euclid Avenue National Registered Historic District • Handicap accessible



For leasing information, contact
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SPOTLIGHT ON PLAYHOUSE SQUARE

DINING

Acappella
A Café (A.M. and lunch only)
Bricco
China Sea Express
Corks
Encore! and Blue Bar at the Wyndham
Hanna Restaurant and Au Bar
Moko Café
Otto Moser's
Starbucks
Star Restaurant

BANKING

PNC/NCB
US Bank
Huntington ATM in State Theatre
Huntington ATM in Wyndham Hotel

PARKING

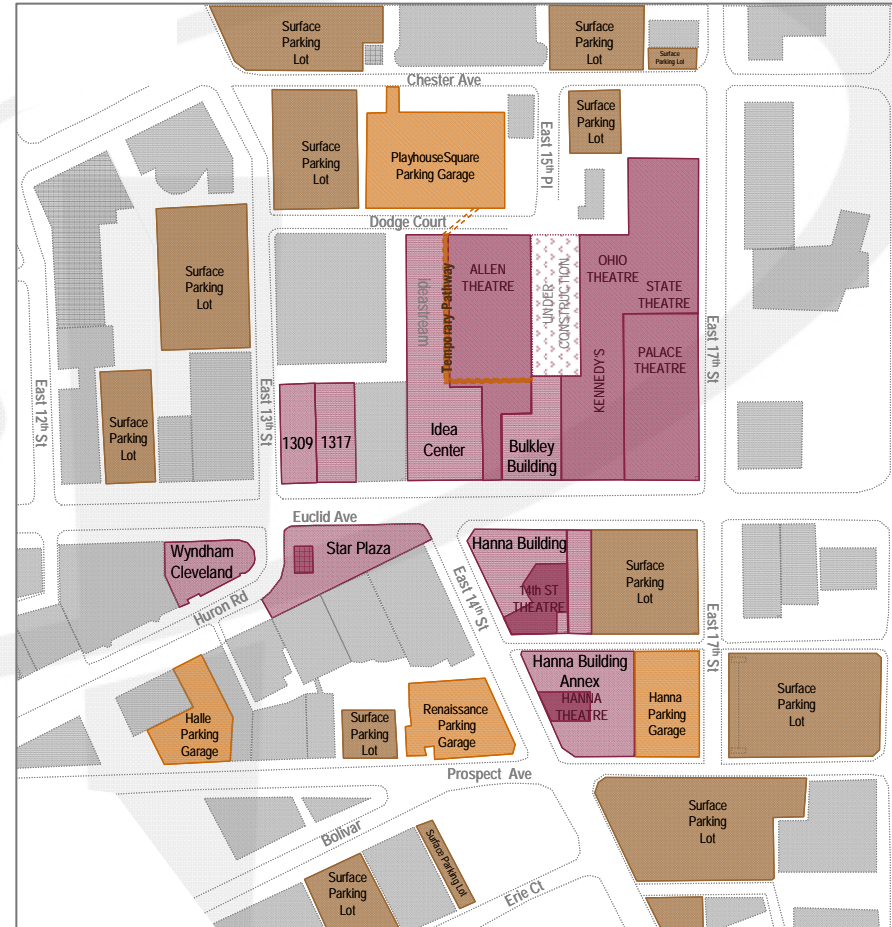
Twelve plus surface lots
Four indoor garages

ENTERTAINMENT

PlayhouseSquare
14th Street Theatre
Allen Theatre
Hanna Theatre
Kennedy's
Ohio Theatre
Palace Theatre
State Theatre

PUBLIC TRANSPORTATION

Euclid Avenue
RTA Healthline
Free RTA Trolley Service



PERKS | PlayhouseSquare

Available exclusively for PlayhouseSquare tenants, the Perks Card is a unique benefit card program with special discounts and offers at area restaurants, retail locations and PlayhouseSquare shows and events!