

5,500 SF SECOND FLOOR OFFICE SUITE FOR LEASE

1320 Sumner Ave | Cleveland, OH



The former Brownell School & Annex was built across an alley from the original Brownell School (now demolished) to accommodate the increasing population. Shortly after physical education was introduced to Cleveland Public Schools in the mid-to-late 1890s, the gymnasium, which is connected to the school's Annex, was built in 1909. The Brownell School closed in 1958. Cuyahoga Community College occupied the buildings from 1963 through the early-to-mid 1970s. In the early 1980s, the buildings were renovated to accommodate commercial offices and continue to be operated as commercial properties.

CONTACT



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HIGHLIGHTS



5,500 SF
(Move-in Ready)
Available Space



\$16.00/SF
(No Real Estate Taxes)
Lease Rate



Free Parking
Additional Parking
Available at a Cost



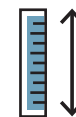
NN Expenses
Approximately
\$1.15/SF



Signage
High Visibility on
Sumner Road



Second Floor Suite
Fully built-out with
furniture if the
tenant wants it



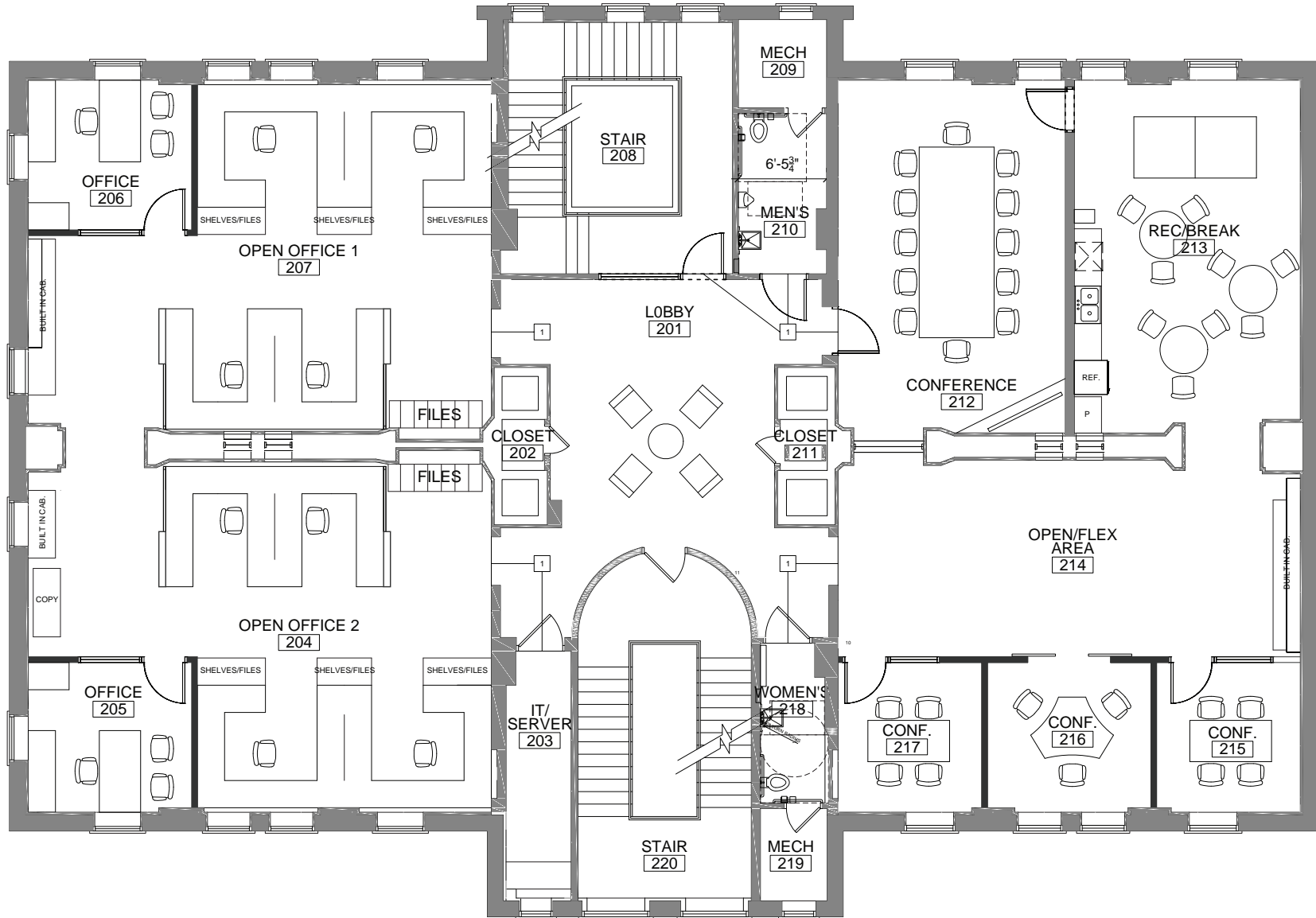
High Ceilings
Over 13' in many areas!



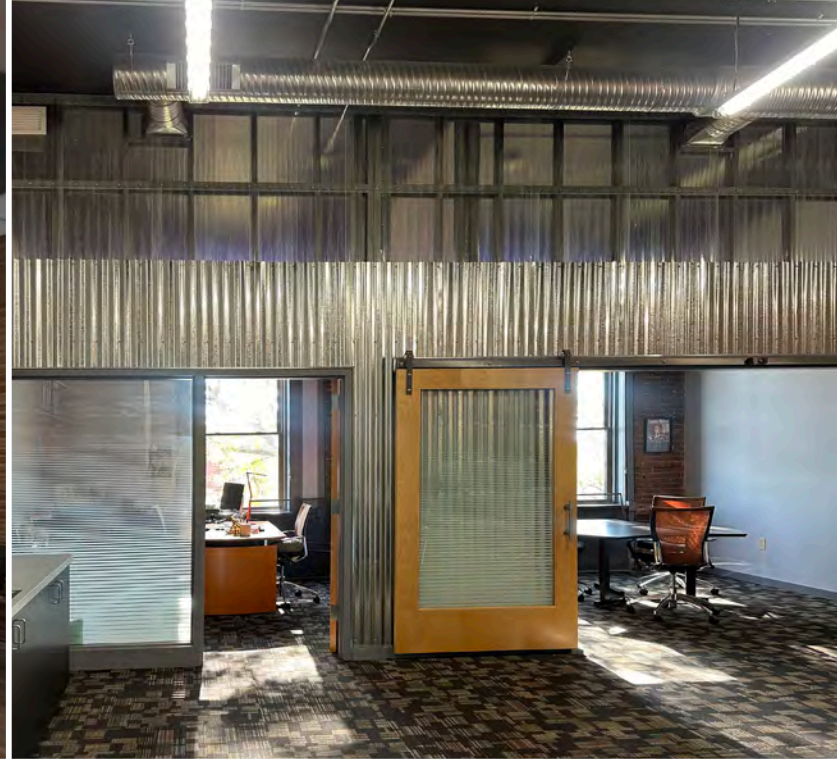
**Downtown
Cleveland**
Unique Location

FLOOR PLAN

2nd Floor | 5,500 SF



















ADDITIONAL INTERIOR PHOTOS



EMPLOYMENT OVERVIEW

(15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,218,096 Population	 23.9% High School Diploma	 \$61,022 Median Household Income	 64.5% White Collar	 16.8% Services
 40.9 Median Age	 27.0% Some College	 \$41,471 Per Capita Income	 18.7% Blue Collar	 4.8% Unemployment Rate
 548,601 Households	 37.3% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$61,022 Median Disposable Income		 15.1% Spend 7+ hours commuting to and from work per week	 51,006 Total Businesses	 939,571 Total Employees

LOCATION AERIAL



1320 Sumner Ave | Cleveland, OH

DOWNTOWN CLEVELAND AMENITY MAP



North Coast Harbor

Home to world-class museums, parks, and unique entertainment.



Warehouse District

A destination for fine dining, vibrant nightlife, impressive architecture, and unique residential living.



The Flats

The Flats East Bank and West Bank is a one-of-a-kind destination, with cutting edge waterfront living, dining and entertainment.



Public Square

Featuring a revitalized park with historic statues, Public Square is Cleveland's premier outdoor venue.



Gateway District

Cleveland's largest geographic area of adaptive re-use and historical preservation.



East Fourth Street Entertainment District

Premier entertainment destination with dining, entertainment, and modern living.



Professional Sports

Progressive Field (home of the Cleveland Guardians), Cleveland Browns Stadium, and Rocket Mortgage Field House (home of the Cleveland Cavaliers and Lake Erie Monsters).



Playhouse Square

The second largest performing arts center in the U.S. features entertainment, dining, and residential spaces.



Campus District

This district houses Cleveland State University, is a short distance to Case Western Reserve University, and incorporates unique and thriving primary and secondary schools.



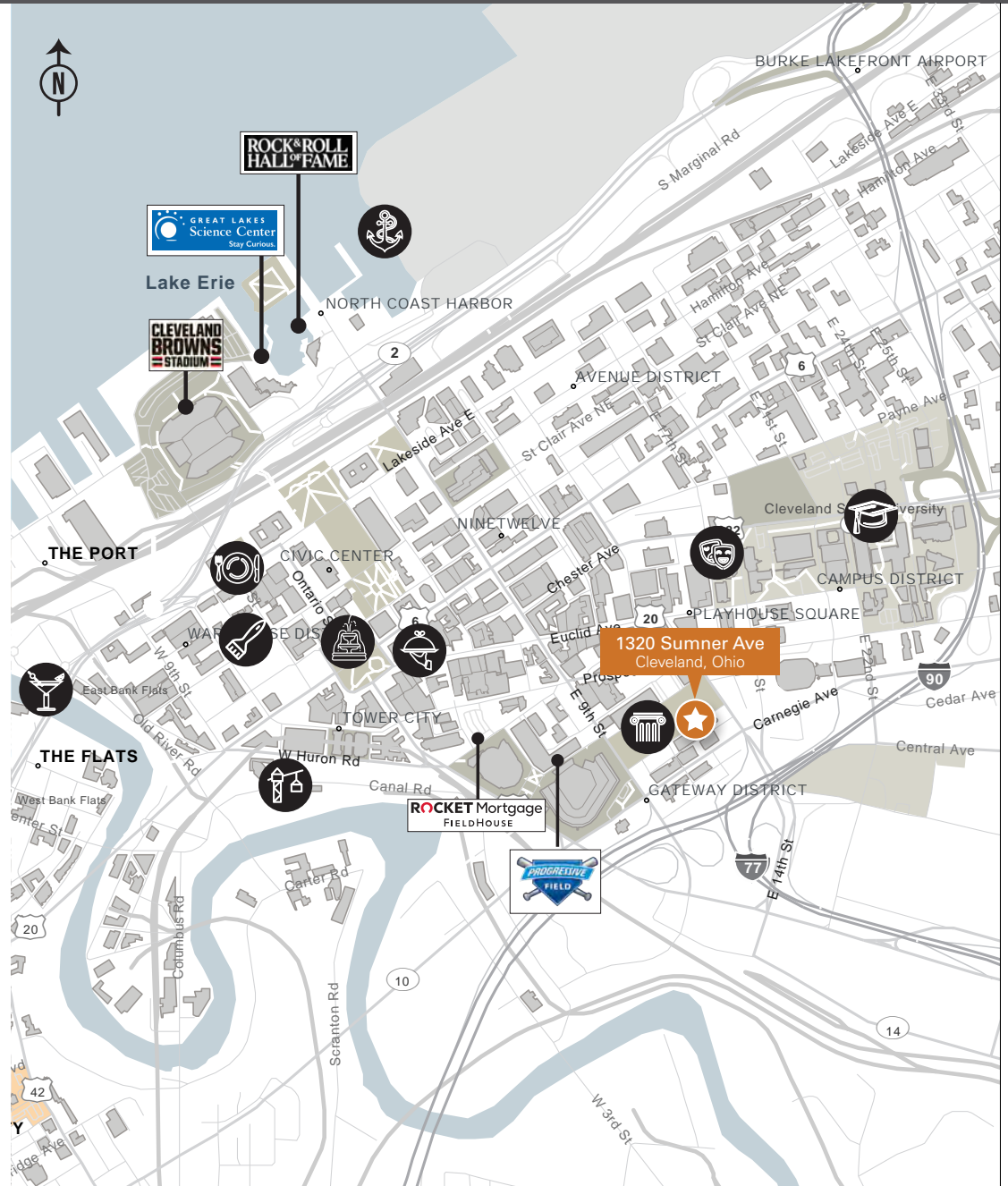
Sherwin Williams HQ

The new Sherwin Williams headquarters campus will consist of three buildings: a two-story pavilion acting as the front porch to Public Square, a 36-floor office tower and an attached multi-level parking garage.



Cuyahoga Riverfront Master Plan

The 35-acre plan is intended to bring thousands of residential units, office space, public parks and promenades, and other opportunities for recreation, retail and entertainment.



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