Single Tenant Office Building



4261 Fulton Pkwy

- Full building opportunity available
- Recent capital improvements including HVAC units, parking lot and LED fixtures
- Ideal for company headquarters
- · Abundance of parking on site
- Backup generator on site
- Small receiving area with overhead door
- Available 1/1/27
- \$16.65 / SF NNN Asking Rate





Quick Stats

Available Space	58,642 SF
Year Built (Reno)	1953 (2007)
Land Area	4.05 AC
Parking	300 Surface Spaces
Primary Use	Office







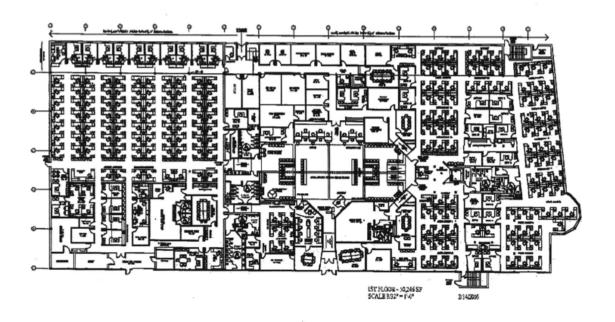


Site Plan

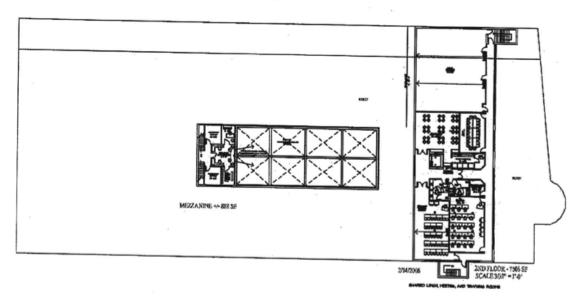
ENCROACHMENTS E1 AT THE TIME OF SURVEY, THERE WERE NO ENCROACHMENTS DEED OF REFERENCE LAND CONVEYED TO DOWNING MEMPHIS LLC BY DEED DATED MARCH 23, 2016 AND RECORDED IN AFN 200603230465 OF CUYAHOGA COUNTY DEED RECORDS. " P.P.N. 014-07-054 DENNIS L. REESE VOLUME 98-3648, PAGE N. 014-07-053 S. A. MONTANEZ 201602020484 BASIS OF BEARINGS THE CENTERLINE OF MEMPHIS AVENUE, N89'40'20"W, AS SHOWN ON THE PLAT RECORDED IN VOLUME 290, PAGE 27 OF CUYAHOGA COUNTY MAP RECORDS. S89*3þ'24"E 81.15'PLAT & USED S89*30'24"E 84.92'PLAT & USED AMENDED AND RESTATED EASEMENT VOLUME 93-2430 PAGE 29 IRON FENCE N89°20'00'E 150.08|C.&U. (159.45' PLA P.P.N. 014-07-001 MPDS MEMPHIS AFN 199906081295 UN00 47'56"W 9 4.94'C.&U.(4.93'P.) 36.40'PLAT & USED RAMP 151.9' CONCRETE STEPS MILSTEIN-OBSTGARTEN EASEMENT-AMENDED AND RESTATED FASEMEN VOLUME 93-2430 PAGE 29 N89'14'00"E 107.97' PLAT & USED \bigcirc P.P.N. 014-07-002 DOWNING MEMPHIS LLC FULTON PARKWAY 100 (Public AFN 200603230465 12)-(Public Right-of-Way) 1 STORY BRICK BUILDING 51,434.96 SQ. FT. HEIGHT: 20.4 #4261 HALT PAVEMENT W/ ACCESS TO PUBLIC RIGHT-OF-WAY TOTAL LAND AREA 176,691.93 SQ. FT. 4.0563 ACRES 5 ' RESERVE STRIP VOLUME 20, PAGE **∞** TRAFFIC BOX -@ GRASS GRASS 7.1' GRASS W 000*50'04"W GRASS X ASPHALT PAVEMENT W/ CONCRETE CURBS OBS. E N89'40'20"W 381.12' OBS. N89'26'14"W 170.66' PLAT & USED

MEMPHIS AVENUE

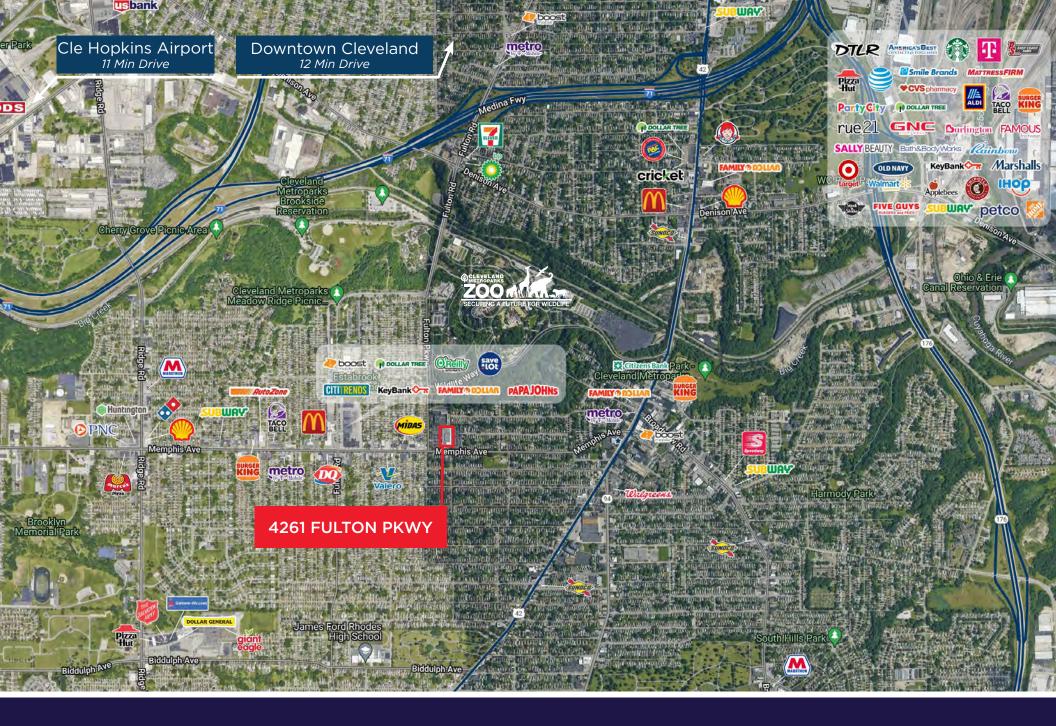
Floor Plan



FIRST FLOOR



SECOND FLOOR



339,432Population (2024 | 5 Mile)

37.1Median Age
(2024 | 5 Mile)

155,856Households
(2024 | 5 Mile)

\$75,081Household Income (2024 | 5 Mile)

14,153Total Businesses (2024 | 5 Mile)

203,266Total Employees (2024 | 5 Mile)



4261 FULTON PARKWAY CLEVELAND, OHIO 44144

RICO A. PIETRO, SIOR
Principal
+1 216 525 1473
rpietro@crescorealestate.com

ROBBY MARTINELLI

Associate +1 216 232 4104 rmartinelli@crescorealestate.com

KIRSTEN PARATORE

Senior Associate +1 216 525 1491 kparatore@crescorealestate.com

ZAIRE MORRISON
Associate
+1 216 232 4106
zmorrison@crescorealestate.com





Cushman & Wakefield | CRESCO 6100 Rockside Woods Blvd, Suite 200 Cleveland, Ohio 44131

crescorealestate.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.