

# Single Tenant Office Building

For Lease | 4261 Fulton Pkwy, Cleveland, Ohio 44144

Available 1/1/2027





# 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



## Property Photos: Interior





ENCROACHMENTS

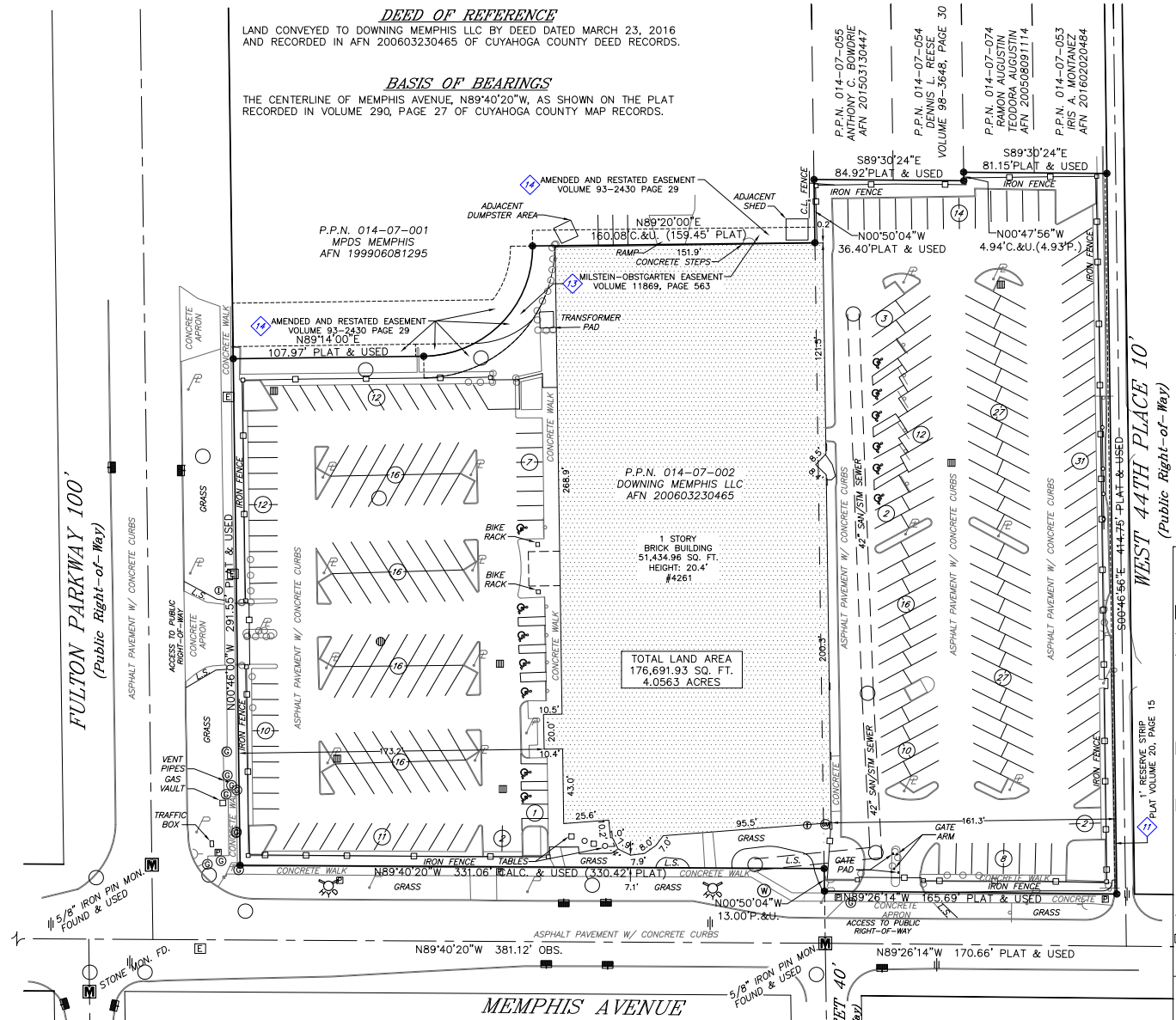
E1 AT THE TIME OF SURVEY, THERE WERE NO ENCROACHMENTS OBSERVED.

### DEED OF REFERENCE

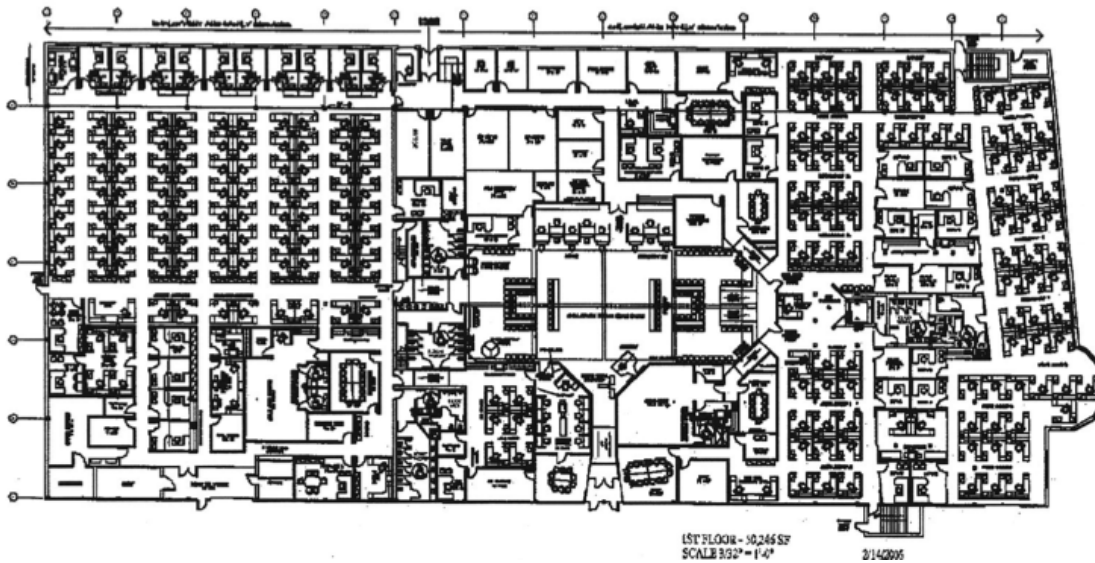
LAND CONVEYED TO DOWNING MEMPHIS LLC BY DEED DATED MARCH 23, 2016  
AND RECORDED IN AFN 200603230465 OF CUYAHOGA COUNTY DEED RECORDS.

### BASIS OF BEARINGS

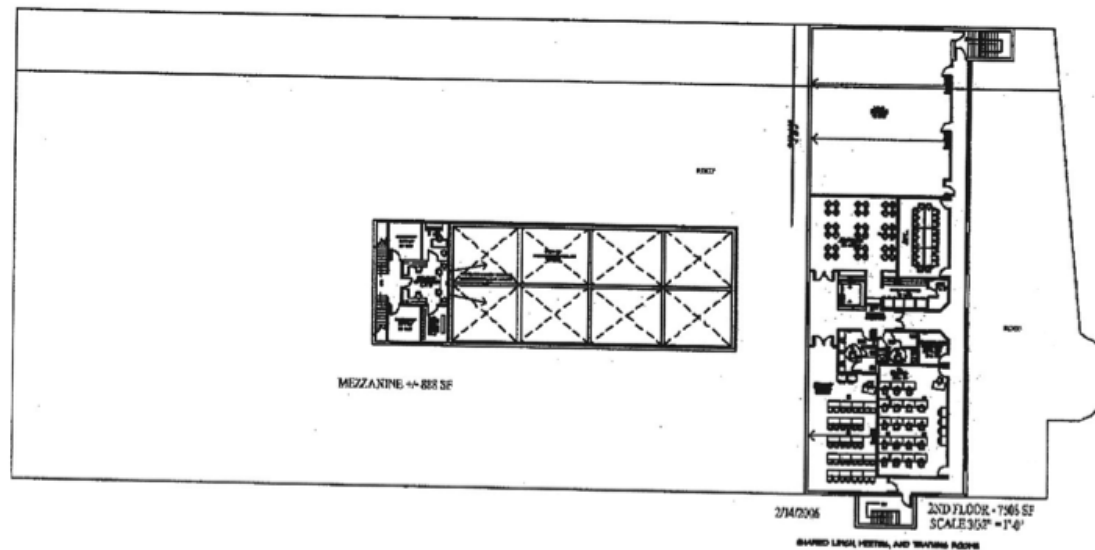
THE CENTERLINE OF MEMPHIS AVENUE, N89°40'20"W, AS SHOWN ON THE PLAT  
RECORDED IN VOLUME 290, PAGE 27 OF CUYAHOGA COUNTY MAP RECORDS.



# Floor Plan



FIRST FLOOR



SECOND FLOOR





**339,432**  
Population  
(2024 | 5 Mile)

**37.1**  
Median Age  
(2024 | 5 Mile)

**155,856**  
Households  
(2024 | 5 Mile)

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

**14,153**  
Total Businesses  
(2024 | 5 Mile)

**203,266**  
Total Employees  
(2024 | 5 Mile)



**4261 FULTON PARKWAY  
CLEVELAND, OHIO 44144**

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