



# FULL BUILDING AVAILABLE FOR LEASE

PHOENIX BUILDING | 1975 E 61ST STREET, CLEVELAND, OHIO 44103



# PHOENIX BUILDING

## CLEVELAND, OH 44103

### OVERVIEW

- Fully customizable space with Tenant Improvement packages available in exchange for term
- Incredible ceiling heights and full length windows with downtown views
- Free on-site surface parking with EV charging equipment
- Within walking distance to Dave's Market & Eatery which features a plethora of grab and go food options and Gallucci's Italian Market just across the street

### AVAILABLE SPACE

Suite 100	5,619 SF
Suite 102	8,690 SF
Suite 200	14,300 SF
Max Contiguous	28,609 SF

### LEASE RATE

\$20.00 NNN



## DEMOGRAPHICS

**270,920**

Population  
(2024 | 5 Mile)

**35.4**

Median Age  
(2024 | 5 Mile)

**126,472**

Households  
(2024 | 5 Mile)

**\$72,079**

Household Income  
(2024 | 5 Mile)

**12,781**

Total Businesses  
(2024 | 5 Mile)

**173,711**

Total Employees  
(2024 | 5 Mile)

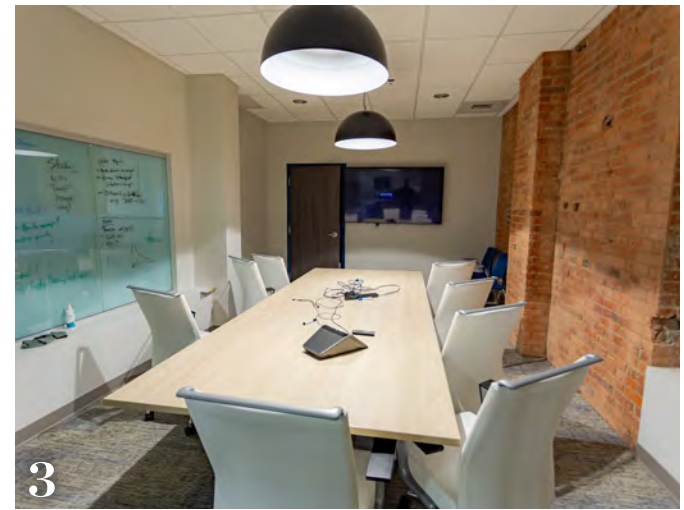




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## Phoenix Building

1. First Floor Modern Kitchen
2. Training Space with Entrance
3. Private Meeting Space
4. Welcoming Suite Entry
5. Office with Plenty of Light
6. Bullpen
7. High Exposed Ceilings and Clean Lines
8. Exposed Brick and Natural Light



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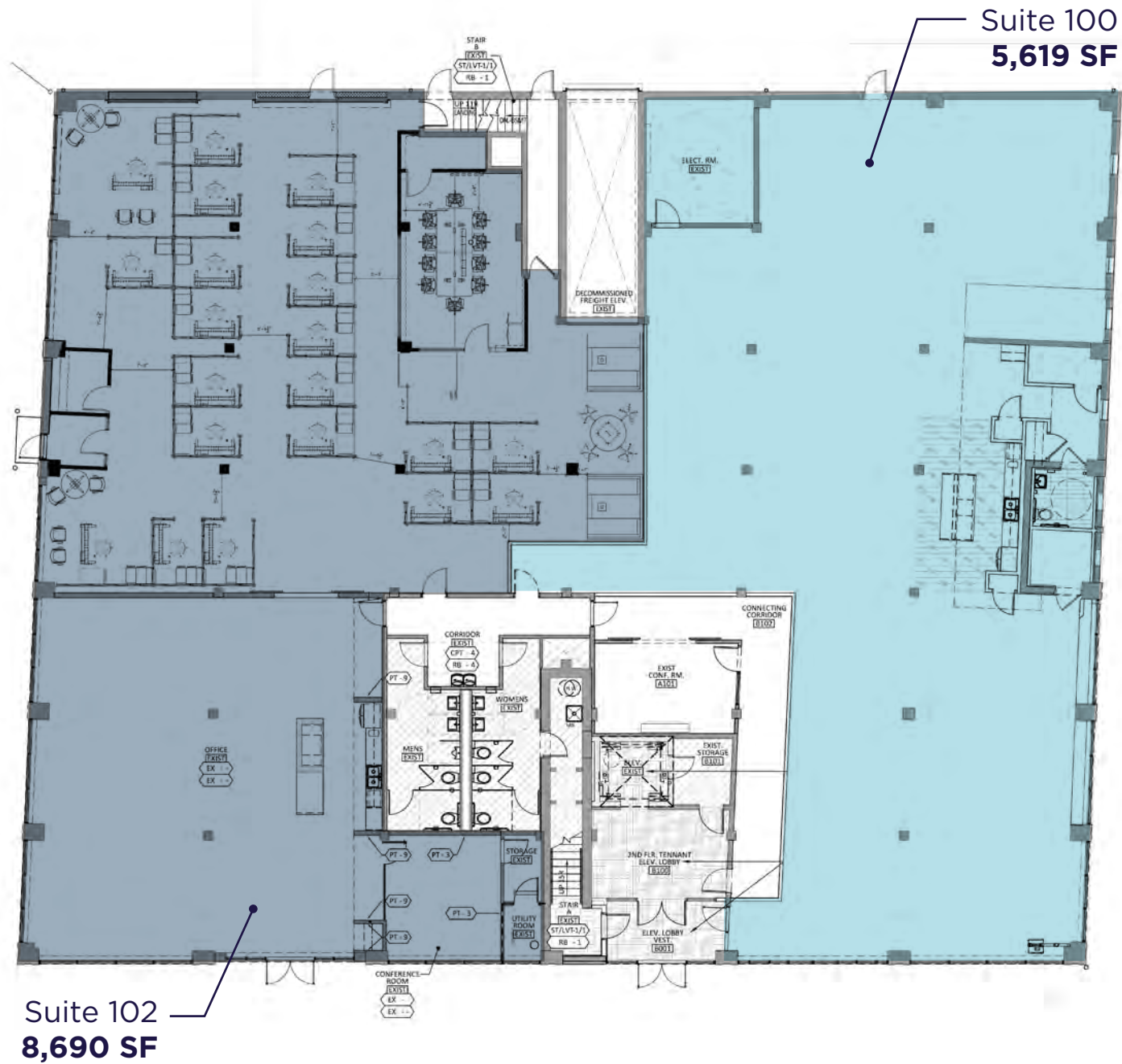


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# THE PHOENIX BUILDING

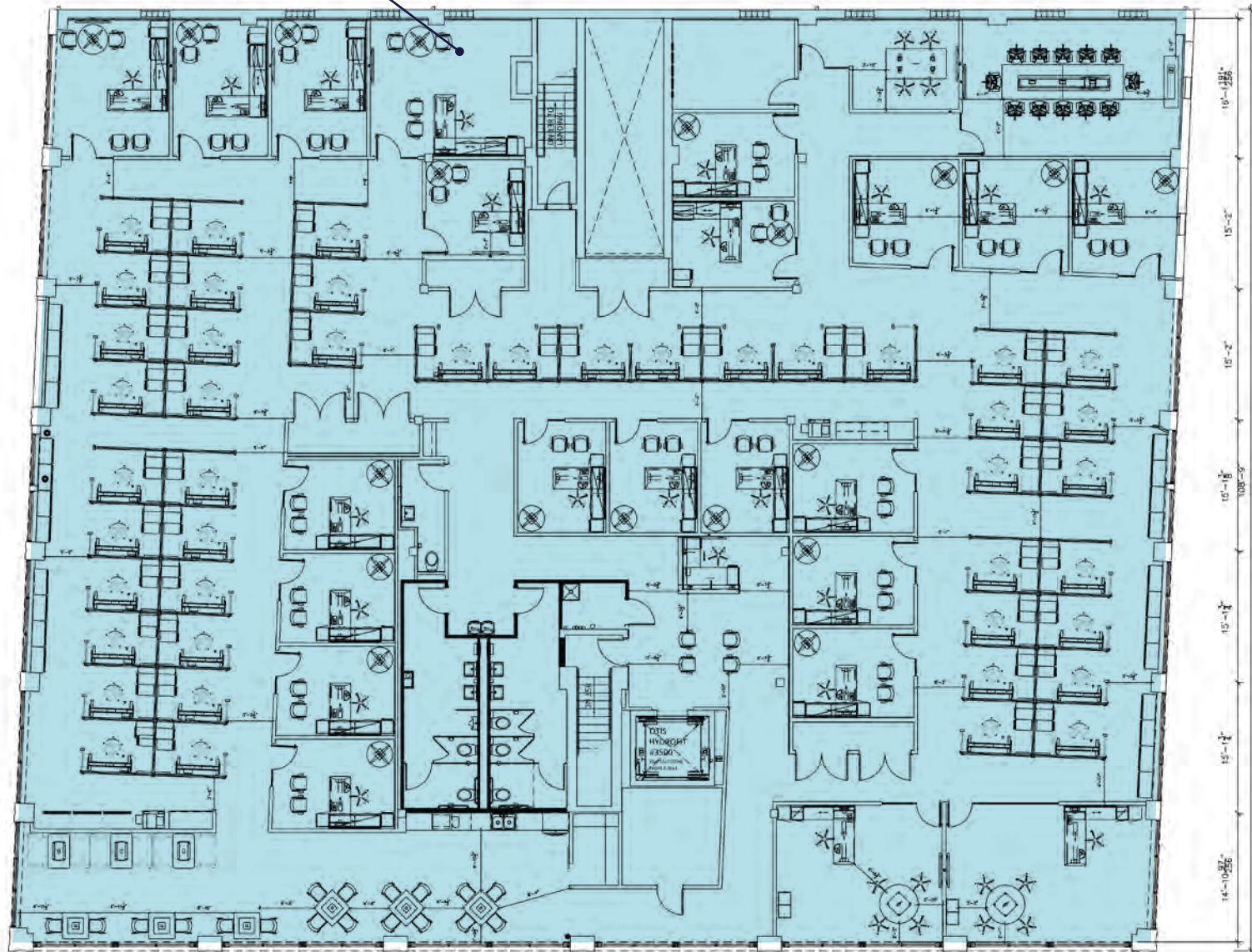
FIRST FLOOR



## SECOND FLOOR

Suite 200

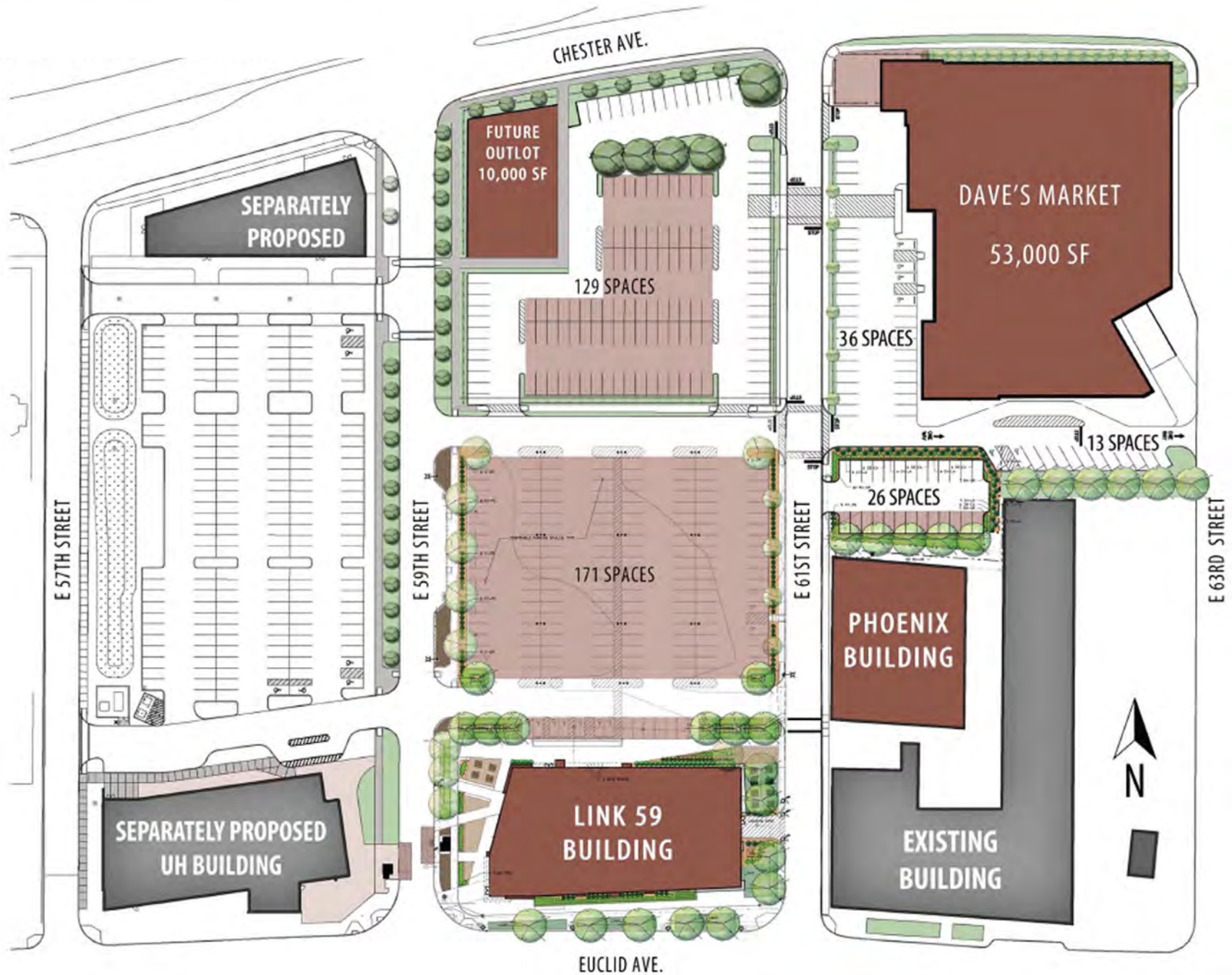
**14,300 SF**





# THE PHOENIX BUILDING

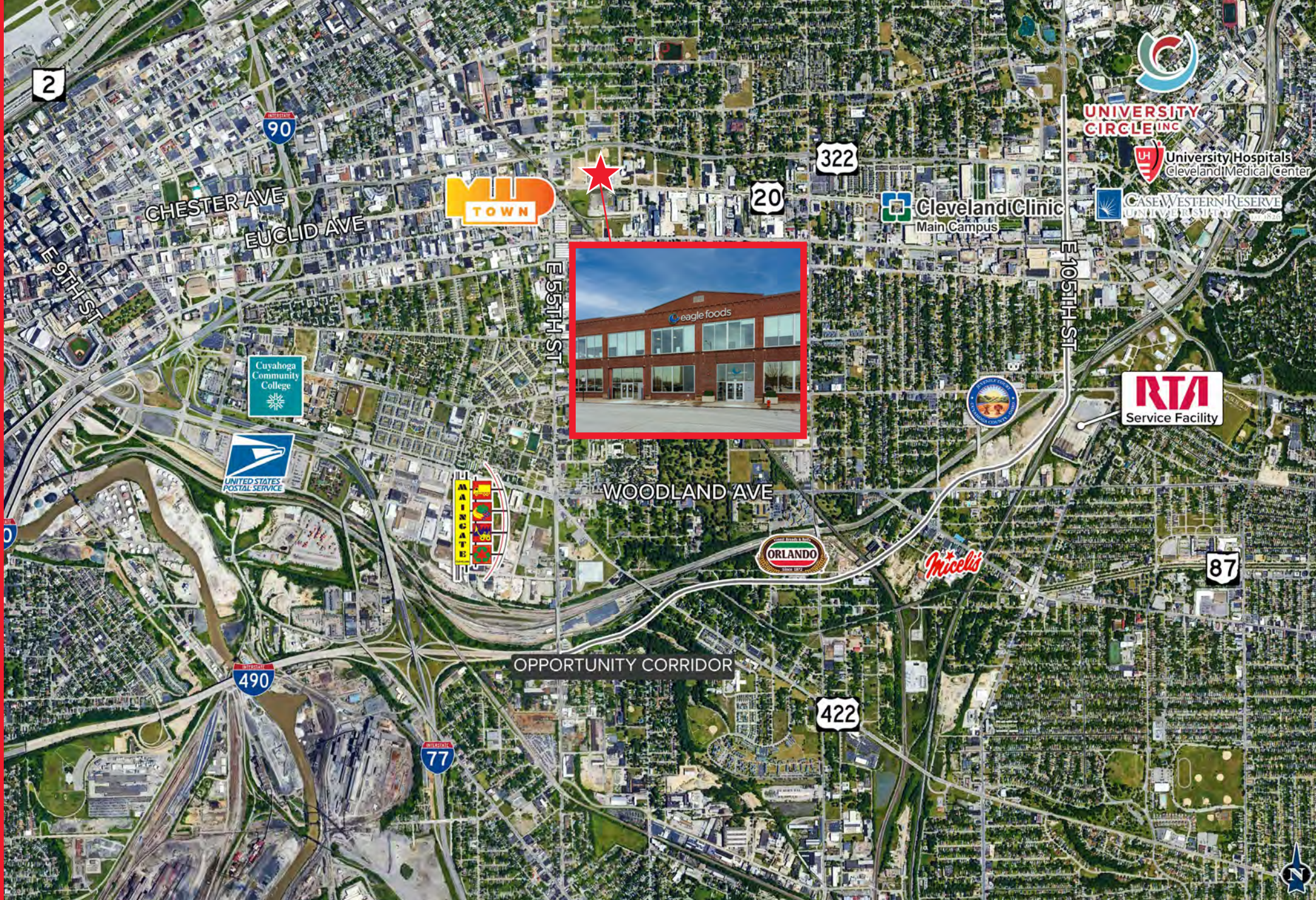
SITE PLAN





# THE PHOENIX BUILDING

LOCATION







# PHOENIX BUILDING OFFICE SPACE FOR LEASE

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