

University Circle Flex Office Warehouse

FOR SALE | 12550 EUCLID AVENUE, EAST CLEVELAND, OHIO 44112



12550 EUCLID AVE

EAST CLEVELAND, OHIO

OVERVIEW

- Prominent flex commercial building on Euclid Avenue offering exceptional visibility and accessibility.
- Fully renovated two-story asset with mezzanine featuring a flexible floor plan ideal for retail, medical/lab, office, industrial, and flex users.
- Located on the doorstep of University Circle, one of Northeast Ohio's premier medical, educational, and innovation districts.
- Served by the RTA HealthLine, providing convenient public transportation access to Downtown Cleveland and the surrounding suburbs.
- Minutes from an abundance of retail, dining, and neighborhood amenities.
- Significant capital improvements completed, including a new roof, HVAC systems, elevator, and numerous additional building upgrades.
- Positioned within the Circle East District redevelopment, an emerging mixed-use neighborhood designed to connect East Cleveland with University Circle through new housing, commercial development, and public infrastructure improvements.
- \$10M capital budget investment for Euclid Avenue granted this year.
- Security from 11 PM - 5 AM every day.



SALE PRICE: NOT DISCLOSED

BUILDING SF	26,400 SF
OFFICE SF	16,000 SF
WAREHOUSE SF	10,400 SF
FLOORS	Two (2)
YEAR BUILT (RENO)	1949 (2021)
ZONING	U4
LAND AREA	1.06 Acres
PARKING	48 Spaces
CLEAR HEIGHT	18'
DRIVE-IN DOORS	Two (2) - 13' x 13'

DEMOGRAPHICS

314,236

Population
(2026 | 5 Mile)

37.4

Median Age
(2026 | 5 Mile)

143,900

Households
(2026 | 5 Mile)

\$80,972

Household Income
(2026 | 5 Mile)

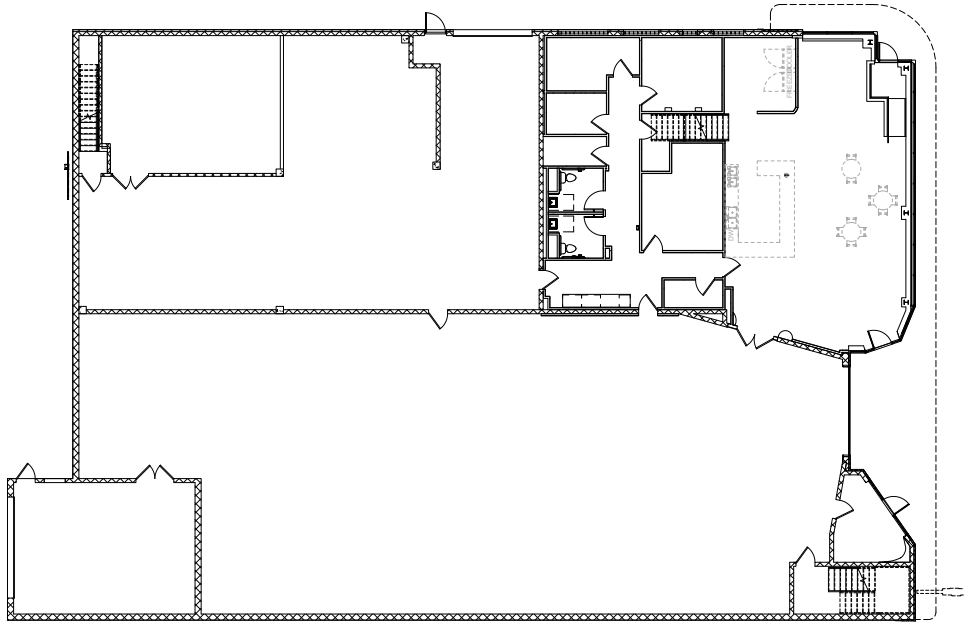
13,548

Total Businesses
(2026 | 5 Mile)

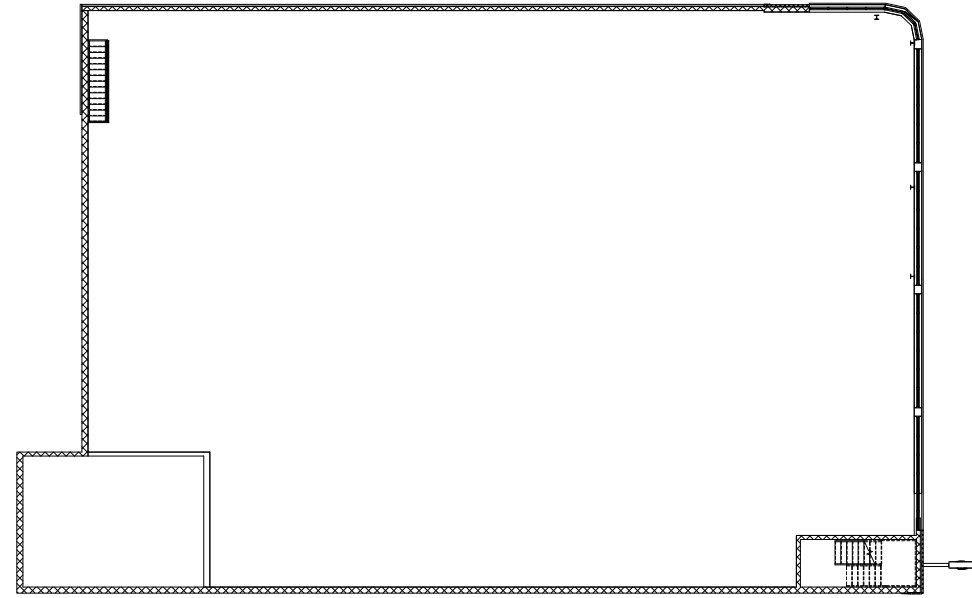
256,204

Total Employees
(2026 | 5 Mile)

Floor Plans



First Floor



Second Floor

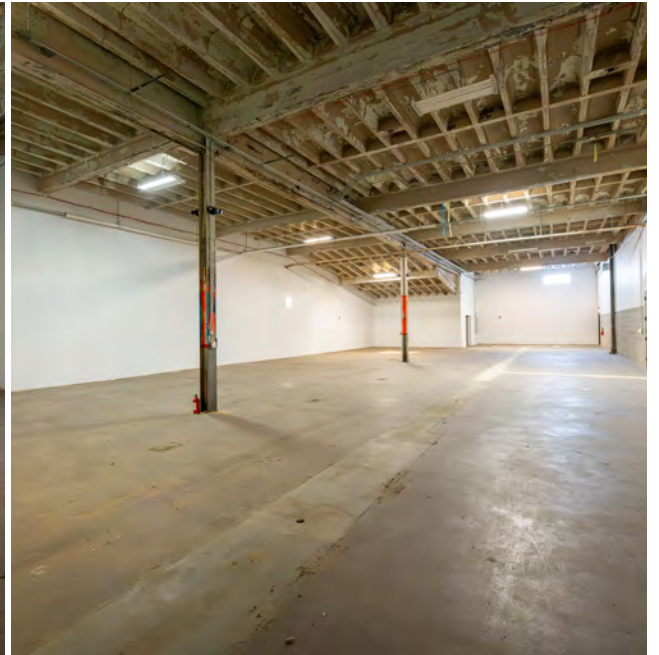
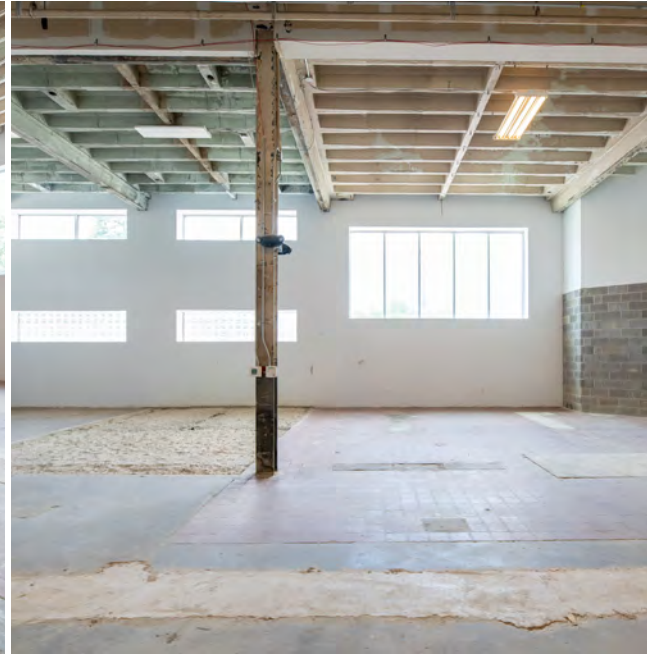
Photos



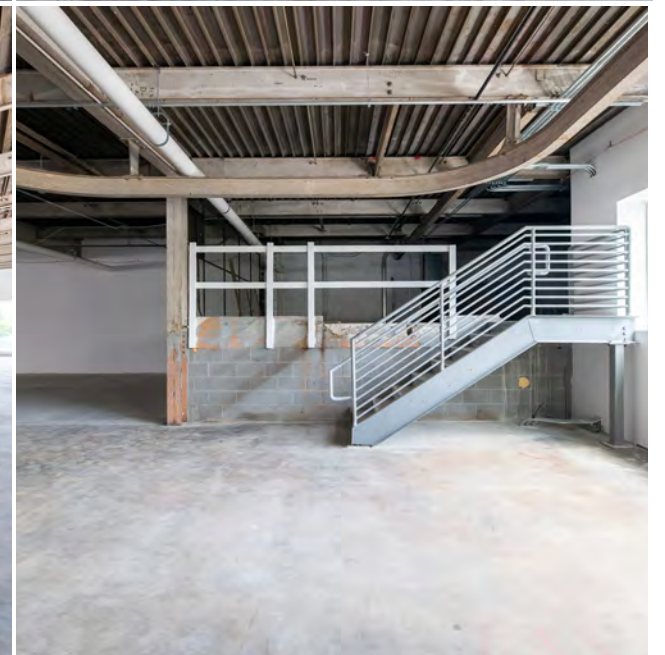
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Photos



Photos





MARKET OVERVIEW

University Circle is Cleveland's major cultural, educational, and medical district on the city's East Side, often described as "Ohio's most spectacular square mile." It is home to more than 30 institutions, including Case Western Reserve University, University Hospitals, the Cleveland Museum of Art, the Cleveland Museum of Natural History, Severance Music Center, the Cleveland Institute of Art, and the Cleveland Botanical Garden.

The area combines landmark institutions with parks, restaurants, transit access, and nearby neighborhoods such as Little Italy, making it both a visitor destination and an important employment center. Historically, it grew around a streetcar turnaround near Euclid Avenue and East 107th Street, later becoming the cultural and "ed-med" anchor of Cleveland's east side.

28,689
Population

41.8
Median Age

\$165,179
Avg HH Income

UPTOWN

CHASE
 BIBIBOP
 BEYOND
 Panera
 POTBELLY
 CAVA
 Chick-fil-A
 planet fitness
 plum
 verizon
 COURTYARD
 STARBUCKS COFFEE
 Osmo's
 MICHELL'S

100 CLEVELAND MUSEUM OF NATURAL HISTORY
 CLEVELAND botanical garden
 CIA CLEVELAND INSTITUTE OF ART
 THE CLEVELAND MUSEUM OF ART

LOUIS STOKES VA MEDICAL CENTER

UNIVERSITY CIRCLE INC

PENN STATION
 Domino's
 KeyBank

Cleveland Clinic

major FAIRFAX MARKET

UPTOWN

MOCA
MUSEUM OF CONTEMPORARY ART CLEVELAND

University Hospitals

CASE WESTERN RESERVE UNIVERSITY
JACK, JOSEPH AND MORTON MANDEL SCHOOL OF APPLIED SOCIAL SCIENCES



HISTORIC LITTLE ITALY
CLEVELAND'S CULINARY & FINE ART NEIGHBORHOOD

Maxie's
 Etna Ristorante
 Trattoria
 Presti's Bakery
 TOLI
 RESTAURANT
 Guarino's
 Valerio's
 ROSSO
 Lee Heinen
 CORBO'S
 Algebra Tea House
 La Dolce Vita
 MIA DELLA
 Angelo's
 CLEVELAND NIGHTLIFE
 Campus Polities

CEDAR FAIRMOUNT

STARBUCKS COFFEE
 BUFFALO WILD WINGS
 Aladdin's
 barri's
 zhug
 Verde Pizzeria
 BRUEGGER'S BAGELS
 THE FAIRMOUNT
 Luna
 THE ASCENT
 at&t
 Green Tara

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