



BAKER ELECTRIC BUILDING

For Sale | 7100 Euclid Avenue, Cleveland, Ohio 44103



Executive Summary

The Baker Electric Building presents a rare opportunity to acquire a historically significant, income-producing asset in Cleveland's MidTown Health-Tech Corridor. The 52,388-square-foot property offers 7,270 square feet of available first-floor space, allowing an owner-user to establish its operations while benefiting from approximately \$118,000 in annual in-place NOI. Originally designed in 1910 by architect Frank B. Meade as Walter C. Baker's first electric automobile showroom, the property has been rooted in innovation from its inception and is listed on the National Register of Historic Places. In 2006, noted Cleveland developer and architect Richard "Dick" Pace and Cumberland Development thoughtfully redeveloped the building for modern office, laboratory and technology users while preserving its historic character. Today, the property pairs 12- to 15-foot ceilings and distinctive architecture with modern infrastructure, including geothermal HVAC, backup power, fiber-optic connectivity and updated building systems. Situated on approximately 1.94 acres with 92 secured employee and visitor parking spaces, the offering provides an owner-user with immediate occupancy, established cash flow and ownership of a recognizable Cleveland landmark.

total building SF
52,388 SF

year refurbished
2006

land area
2.03 AC

occupancy
80%

asking price
contact broker

parking spaces
92



HIGHLIGHTS

- 7,270 SF of available first-floor space allows a buyer to establish its own presence while benefiting from the building’s existing tenant base.
- Approximately \$118,000 in annual NOI helps offset occupancy costs and provides meaningful income from day one.
- Strategically positioned within one of Cleveland’s leading districts for healthcare, technology and innovation-oriented organizations.
- Energy-efficient geothermal HVAC, backup power, fiber-optic connectivity, modern electrical and life-safety systems, remote-access security and shared conference facilities.
- Situated on approximately 2.03 acres with 80 secured employee spaces and 12 dedicated visitor spaces—an uncommon advantage for a Midtown property.

Sale Price: Contact Brokers

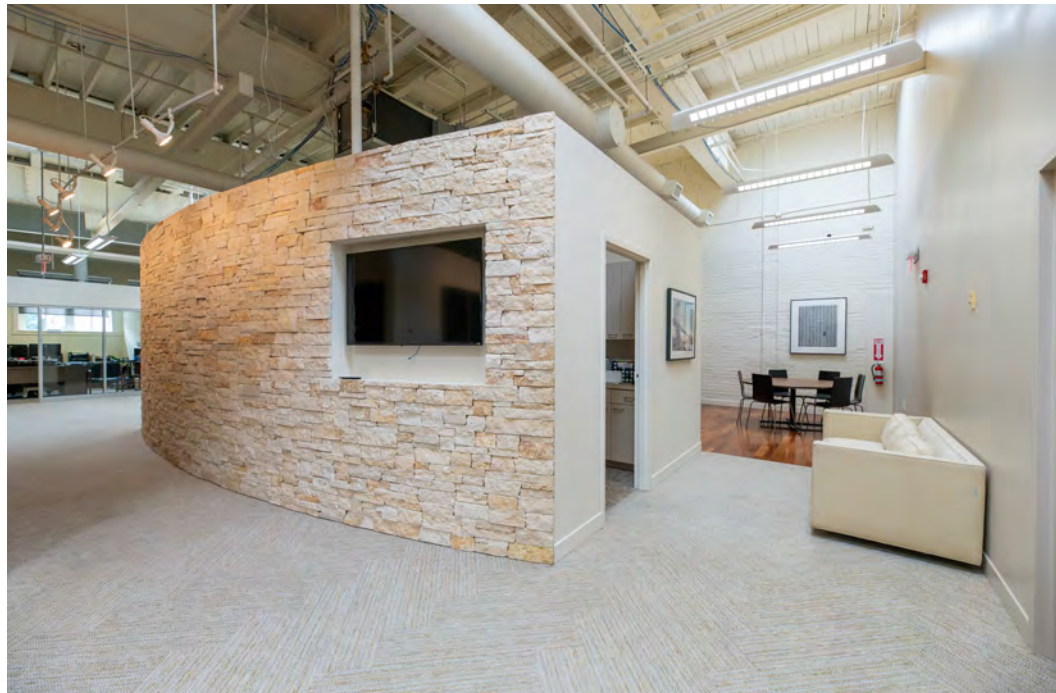
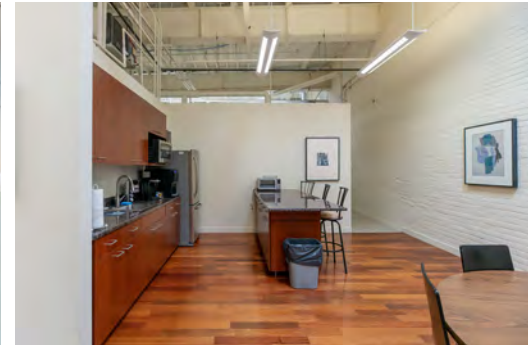
QUICK SPECS

Address	7100 Euclid Avenue
Building SF	52,388 SF
Floors	Two (2)
Year Built / Renovated	1910 / 2006
Parking	92 Spaces
Land Area	2.03 Acres

AVAILABILITY

UNIT	AREA
140	7,270 SF

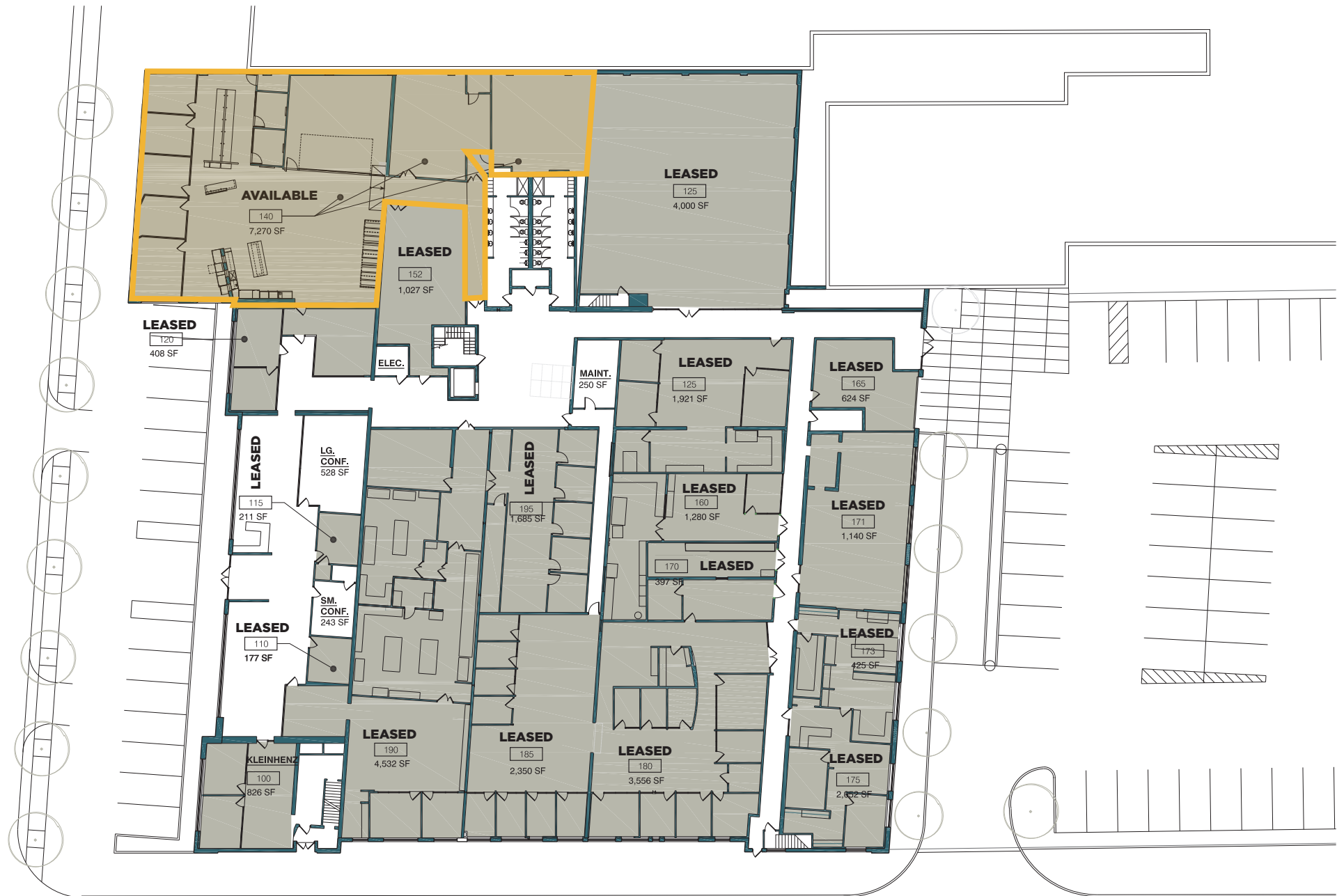
PHOTOS



PHOTOS



FLOOR PLAN



HISTORY



The Baker Electric Building is a historic building redeveloped for tech start ups.

Originally developed in 1910 by Walter C. Baker as his first car showroom for electric vehicles, this building remains a hub for innovation. Cumberland Development redeveloped the Baker Electric Building in 2006 for office and lab space for emerging local companies.



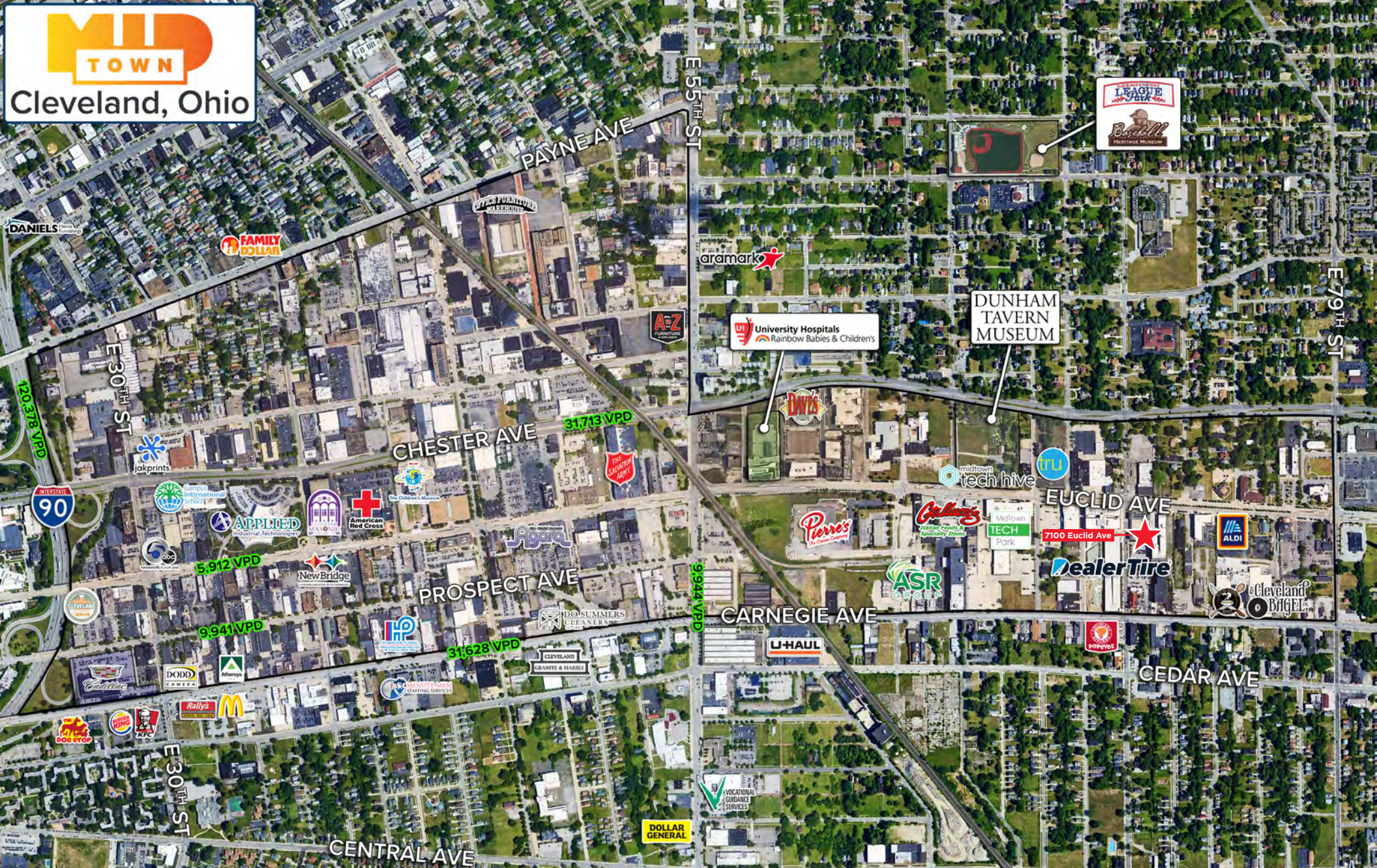
From the very start, Baker Electric Building was a place of innovation. In 1910, architect Frank B. Meade designed the Baker Electric Motor Car Building for Walter C. Baker, a pioneer of electric cars, as his first car showroom. The building is listed on the National Register for Historic Places as a historic and architectural landmark. The building is also being redeveloped utilizing green and sustainable design practices and is applying for LEED Silver Certification.

A century later, Northeast Ohio faces a shortage of incubator and post-incubator space for technology companies. The historic redevelopment of the Baker Electric Building ad-

dresses this need by providing 52,000 square feet of office and wet and dry lab space for emerging local companies.

Current tenants include Tech Elevator, a software development school, Custom Orthopedics, a startup which grew out of the CCF Innovation Incubator, and University Hospital Transitional Laboratory.

The project has created over 100 new high tech jobs in inner-city Cleveland. As these tenants continue to grow, it's anticipated that they will contribute substantially more employment and tax revenues to Cleveland's economy.



288,079
Population
(2026 | 5-Miles)

35.8
Median Age
(2026 | 5-Miles)

135,057
Households
(2026 | 5-Miles)

\$74,946
Avg. Household Income
(2026 | 5-Miles)

13,981
Total Businesses
(2026 | 5-Miles)

186,940
Total Employees
(2026 | 5-Miles)



MIDTOWN: CLEVELAND'S HEALTH-TECH CORRIDOR

MidTown Cleveland's Health-Tech Corridor is a major innovation district connecting Downtown Cleveland with University Circle, placing businesses in close proximity to some of the region's most important healthcare, research and academic institutions. The roughly 1,600-acre corridor was developed to encourage collaboration among healthcare providers, researchers, startups and technology companies, leveraging nearby anchors such as Cleveland Clinic, University Hospitals and Case Western Reserve University. MidTown describes the corridor as home to more than 170 health-tech and high-tech companies, supported by business incubators, research institutions and specialized office and laboratory space.

The area has attracted a mix of biotechnology, medical research, cybersecurity and technology firms, including companies such as Abeona Therapeutics, which established gene-therapy manufacturing and laboratory operations in MidTown, and MCPc, a Cleveland-based cybersecurity and data-protection company with operations in the Link59 development. The concentration of health and technology businesses, combined with nearby hospitals, universities and growing innovation-focused development, has positioned MidTown as an important link between Cleveland's healthcare institutions and its broader technology and entrepreneurial ecosystem.

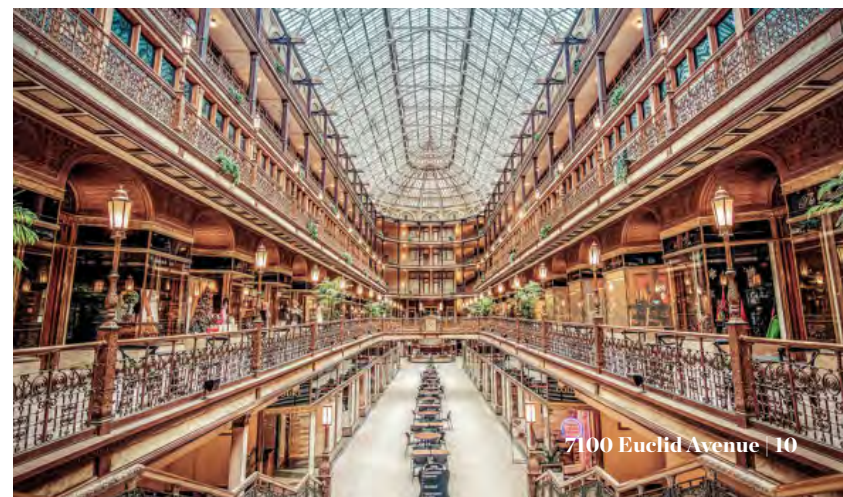
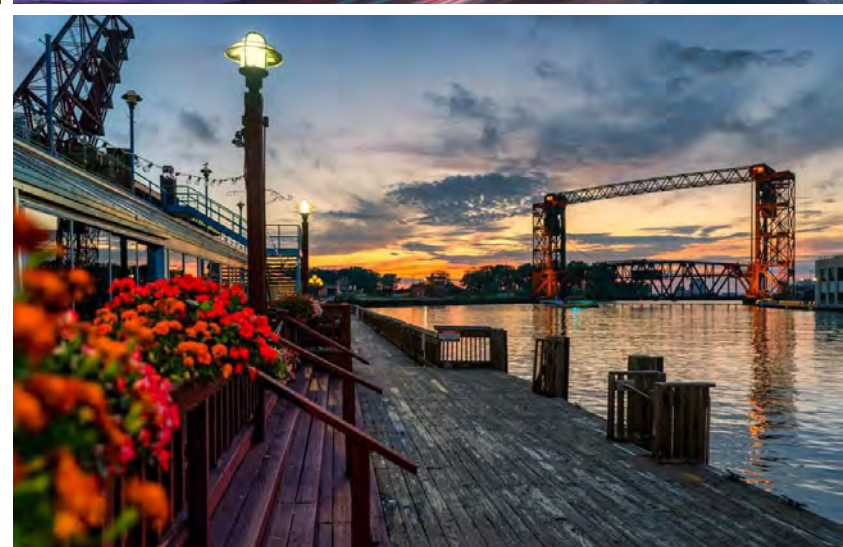




CLEVELAND

Cleveland, Ohio is a bustling city with a diverse economy and a rich history. The city is home to numerous Fortune 500 companies, including KeyBank, Sherwin-Williams, and Parker Hannifin, as well as many smaller businesses. This, combined with a well-educated workforce and a low cost of living, makes Cleveland an attractive destination for companies looking to expand or relocate. The city's central location and strong transportation infrastructure, including highways, airports, and a large port on Lake Erie, make it easy for businesses to connect with customers, suppliers, and markets both within the city and across the country.

Some of the most popular attractions in Cleveland include the Rock and Roll Hall of Fame, the Cleveland Museum of Art, and the Terminal Tower. The city also boasts a thriving food scene, with many delicious restaurants and local food specialties. There are plenty of outdoor activities available as well, such as visiting the Cleveland Metroparks Zoo or the Cleveland Botanical Garden. For sports fans, Cleveland is home to several professional sports teams, including the Cleveland Browns, Cleveland Cavaliers, and Cleveland Indians. Additionally, the city is a hub of cultural events and entertainment, with a vibrant theater district and a variety of music and comedy venues. Whether you're a local or a visitor, Cleveland has something for everyone.



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Confidential Offering Memorandum - Teaser

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