

REAL TRENDS

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Office Space



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The Standard Building

1370 Ontario Street

"This is an example of some of the most beautiful architecture and unique office space Downtown Cleveland has to offer."

- Don Lydon
Vice President

THE STANDARD BUILDING, (originally the Brotherhood of Locomotive Engineers Cooperative National Bank Building and later the Standard Bank Building), is a high-rise office tower located at the southwest corner of Ontario Street and St. Clair Avenue in downtown Cleveland, Ohio. Rising to a height of 282 feet (86 meters), the Standard Building was the second tallest building in Cleveland when it was completed in 1925. Three of its four sides are clad in cream-colored terra cotta with a recurring starburst motif. The south face, which can be seen from Public Square, is unadorned and windowless. It was designed by Knox and Elliot architects, and

was built for \$7 million. It is owned by the Brotherhood of Locomotive Engineers and Trainmen.

During the Great Depression, the bank ran into financial difficulties and was sold by the BLE. It merged with two other Cleveland banks in 1930, forming Standard Trust Bank. This bank subsequently failed in 1931 and its assets were liquidated. From World War II through the 1960s, the bank lobby served as an indoctrination center for draftees. In the 1940's, the building housed Cleveland College, a downtown campus of Western Reserve University, and was the last building of that campus.



To the east, across Ontario Street, is the Marriott at Key Center, built on the site of the landmark Engineers Building, which the BLE sold in 1988 for development, moving into the Standard Building. To the north, across St. Clair Avenue, is the Cuyahoga County Justice Center. The Old Stone Church abuts its south side.

Currently, it is the 21st highest building in Cleveland. It was designated a Cleveland Landmark in 1979. In 2007, the boundary of the Euclid Avenue Historic District was increased to include the building, among other structures.

BUILDING FEATURES

- 24-hour security
- Energy-management systems
- In-house service and maintenance staff
- Computer dispatched elevators, ADA-compliant
- Elegant and spacious marble corridors
- Fire and life safety systems
- Exquisite, art deco designs adorn the exterior and interior walls
- Grand lobby with stimulating architectural detail



SPACE AVAILABLE

- 1,000-60,000 sq.ft. available
- Multiple-floor suites are available
- Landlord will contribute to tenant improvements



For Leasing Information, Please Call:
Donald E. Lydon, 216.839.2029 or
David C. Wagner, 216.839.2002

Partial List of Properties Currently Available
Please visit www.chartwellgroup.com to search all of our current properties.



32020 Walker Road, Avon Lake, Ohio
- Available for Sublease
3,375 SF of Office (or Potential Retail) Space Available for Sublease at Learwood Square Shopping Center located at Walker and Lear Nagle Roads in Avon Lake (Lorain County). Contact: Don Lydon, 216.839.2029



23645 Mercantile Rd., Beachwood, Ohio
- Space Divisible to 9,000 SF
18,000 SF Available for Sublease. Newly-Remodeled. Great for General Office and Call Center. Easy Access to I-271 & I-480. Contact: David Lang, 216.839.2021 or William P. Nice, SIOR, 216.839.2010



8221-8227 Brecksville Rd., Brecksville, OH
- Brecksville Commons for Lease
Space Available at 2 of the 4-Building Office Complex. Situated in Quiet, Wooded Setting with Easy Access to I-77 via Wallings Road & Just 5 minutes from Downtown Brecksville. Contact: David Lang 216.839.2021



9075 Town Centre Dr., Broadview Hts., OH
- Entire 1st Floor Available for Lease
Known as the Jani-King Building. Landlord will Provide \$20/SF Bulldozer Allowance. Excellent Conference/Seminar Space. Lighted Secured Parking. Close to Major Highways. Contact: Mark Abood, 216.839.2027



3812-3824 Center Road, Brunswick, OH
- For Sale or Lease
2,400 to 10,000 SF Available for Office/Medical/Business Use. Move-in condition with Parking at Doorstep. Located less than 1/2 mile from I-71. Contact: Mark Abood, 216.839.2027



1301 E. 9th Street, Cleveland, OH
- Class A Office Space Available for Lease
2,000 SF to Full Floors of 19,860+/- SF. Amenities Include Banking, Shopping, Restaurants/Food Court in Attached Galleria. Contact: Don Lydon, 216.839.2029, David Lang, 216.839.2021 or David Wagner, 216.839.2002



6200 Rockside Woods Blvd., Independence, OH
- The Gold Building
Suite 200 Available for Sublease; Term Expires August 31, 2010. Close to I-77 & I-480, with Bank on Ground Floor and Ample Free Surface Parking. 6 Private, Windowed Offices. Contact: Mac Biggar, CCIM, SIOR 216.839.2020



6145 Park Square Drive, Lorain, OH
- Former Howard Hanna Office Space
3,326 SF. Available for Sublease, Term Expires 09/30/2011. Situated within 32,000 SF Multi-Tenant Commercial Property known as the Summit Professional Building. Contact: Don Lydon 216.839.2029



18519 Detroit Road, Lakewood, OH
- Georgetown Row
Available For Sale or For Lease. Offers Restaurants & Retail in the Building & Others on the Block. Competitive Lease Rates in Loft Office/Showroom Space. Contact: David Wagner, 216.839.2002 or Mac Biggar, CCIM, SIOR, 216.839.2020



4212 W. Streetsboro Rd., Richfield, OH
- For Sale or Lease
Beautifully Landscaped, Signature Office Building with 12-15 Immaculate Private Offices Overlooking a Scenic Setting. Owner Financing on Sale. Contact: David Wagner, 216.839.2002 or David Lang, 216.839.2021



17100 Royalton Rd., Strongsville, Ohio
- Available for Sublease - Ledgewood Plaza
Sublease Term Expires October 31, 2010, Pylon Sign. Situated in High Traffic Area. Building Renovated in 1996. Close to I-71 and Across from Westfield SouthPark Mall. Contact: Don Lydon, 216.839.2029



4620/4630/4640 Richmond Rd., Warrensville Hts., OH
- Investment Property for Sale
Sale Comprises of 3 buildings; with Office and Retail Space; Situated on 3.37 Acres. Also Offering Individual Suites for Lease at \$12.95/SF, NNN. Contact: David Wagner, 216.839.2002

FEATURED OHIO CITY PROPERTIES



3500 Lorain Avenue, Cleveland, OH
- Certified "GREEN" Office Building
Space Available on 3rd & 5th Floors. \$2.5 Million spent on Renovations in 2003, including State-of-the-Art Geothermal HVAC System, Motion Sensitive Lights, Recycling Program, Etc. Contact: Don Lydon, 216.839.2029 or David C. Wagner, 216.839.2002



1867 W. 25th Street, Cleveland, OH
- Investment Opportunity or For Lease
Located in the Historic Ohio City Neighborhood near the West Side Market, Restaurants, Shopping. Just Minutes to Downtown Cleveland, Tremont, The Flats and Historic Warehouse District. Contact: Don Lydon, 216.839.2029



1956 W. 25th Street, Cleveland, OH
- Great Location - Gehring Building
Great Rehab Office Space in the Historic Ohio City District. One suite available on 3rd floor. Close to West Side Market, fine restaurants, art galleries, etc. Free parking nearby. Contact: Don Lydon, 216.839.2029 or David C. Wagner, 216.839.2002



1849 W. 24th Street, Cleveland, OH
- Ideal for Food Processing or Manufacturing
43,600 SF Warehouse/Retail/Mixed-Use Building Available For Sale or For Lease, located in Cleveland's Historic Ohio City District, near the West Side Market, Restaurants, Shopping. Contact: Don Lydon, 216.839.2029



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Accelerated Marketing & Real Estate Auctions



Chartwell Group's Accelerated Marketing Division has been able to fully integrate the specialty of Accelerated Real Estate Marketing together with its Negotiated Sales Capabilities throughout North America. We can effectively implement a Real Estate Auction Program in almost any location in the U.S., Canada, or the Caribbean utilizing the knowledge of our local commercial brokers and the national marketing knowledge of our Chartwell Group Accelerated Marketing Team. The majority of our clients have been well-capitalized corporations, investment groups, financial institutions & individuals. Their goal has been to maximize value on certain real estate holdings while at the same time specifically controlling the actual time, terms, and conditions for a definite non-contingent sales agreement.

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