



THE HALLE BUILDING

1228 Euclid Avenue | Cleveland, Ohio 44115



- **Year Built:** 1908, renovated 1985, 2016.
- **Commercial Floors:** 1 through 5
- **Rentable Area:** 383,000 RSF (typical floor size is 40,000 SF).
Common-area factor 14.5% multi-tenant floor, 8% full floor.
- **Rental Rates:** Starting at \$16.00/RSF/year.
- **Available Square Feet:**
1st Floor: Salon or barber shop 1,214 RSF.
- **Custodial Services:**
Cleaning five (5) nights per week included in rent (office space only).
Day porter on-site.
- **Management & Maintenance:** On-site.
- **Tenant Improvements:**
Negotiable, depending on lease term and rental rates.
Complete build-to-suit available, per building standard work letter.
- **Utilities:**
Electricity for lights, power, and fan for heat pumps separately metered and billed monthly on rent statements. Water loop for HVAC units \$100.00/ton/year, billed monthly.
- **HVAC:** Water source heat pumps.
- **Operating Expenses & Real Estate Tax Increases:** None.
- **Storage:** Secured storage in basement at \$8.00/RSF/year.
- **Access / Security:** 24/7 professional security staff located in the lobby.
- **Data & Telecommunications:** Wireless, cable and IT services.
- **Signage:** Signage in the main lobby directory with individual tenant suite signs.
- **Parking:** Attached Halle Garage offers 600 parking spaces.
- **Amenities:**
 - Restaurant featuring lobby, mezzanine and outdoor dining, full liquor service and happy hour specials.
 - The lower level will offer a 16,000 SF fitness club, a large meeting room with approximately 200 seating capacity, and a community room coming soon.

