



THE LEADER BUILDING

526 Superior Avenue | Cleveland, Ohio 44114



- **Year Built:** 1913.
- **Floors:** 1-3 Commercial, 4-15 Residential.
- **Rentable Area:** 285,284 RSF (typical floor size is 20,000 SF). Common-area-factor 12%.
- **Rental Rates:** Starting at \$14.00/RSF.
- **Available Square Feet:**
EXECUTIVE SUITES: 2 offices, shared conference room and cafe.
 All inclusive rent of \$1300/month.
SUITE 100: Retail storefront on Superior Avenue, approximately 3,075 RSF with basement storage. \$18/SF/year.
- **Custodial Services:** Cleaning five (5) days per week included in rent.
- **Management & Maintenance:** On-site.
- **Tenant Improvements:** Negotiable.
- **Utilities:** Electric, water and sewer metered.
- **HVAC:** Energy Efficient, water source heat pumps offer 24/7 individual heat and cooling control. Pro rata water loop charge.
- **Operating Expenses & Real Estate Tax Increases:** None.
- **Storage:** Secured storage available, up to 800 RSF.
- **Access / Security:** Manned 24/7. After hours and weekend sign-in/sign-out is required.
- **Data & Telecommunications:** Wireless, cable and IT services.
- **Signage:** Signage in the main lobby touch screen directory with individual tenant suite signs.
- **Amenities:**
 - Free use of the building conference room with wireless internet.
 - Hair Salon and Barber Shop.
 - Coming Soon: Full Service Restaurant.
 - FedEx and UPS drop off.
 - Sundry.
 - Pizza Shop.
 - Dental offices.

**DAVISON & COMPANY
EXCLUSIVE
AGENT FOR** **The K&D Group**



**AVAILABLE:
SUITE 100**

