



COMMERCIAL LEASING INFORMATION

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THE LEADER BUILDING

526 Superior Avenue | Cleveland, Ohio 44114



- **Year Built:** 1913, renovated 1984, 2004 and 2016.

- **Floors:** 15

- **Rentable Area:** 285,284 rentable square feet (typical floor size is 20,000 square feet). Common-area-factor 12%.

- **Rental Rates:** Negotiable.

- **Available Square Feet:** Currently, no availability.

- **Custodial Services:** Cleaning five (5) days per week included in rent.

- **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 air conditioning separately metered and billed directly to tenants on monthly rent statement. Water for air conditioning is \$150/ton/year, billed monthly.

- **HVAC:** Water source heat pumps offer 24/7 individual heat control.

- **Operating Expenses & Real Estate Tax Increases:** None.

- **Storage:** Secured storage available at \$7.00/RSF/year.

- **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. FedEx and UPS drop off. Porcelli's Bistro. In-Style Hair Salon and Barber Shop. Sam Klein Sundry. Mike Pastries. Leader Bar & Grill. Guys Pizza. Shoe Shine & Repair.

