



RESERVE SQUARE

1701 East 12th Street | Cleveland, Ohio 44114



- **Year Built:** Built in 1975, renovated in 1992 and 2015. Two residential towers comprised of 830 apartments with 4 floors of retail and office space.
- **Space Available For Lease:**
Office Space: 1,087 SF to 45,000 SF.
Retail Space: 6,000 SF (divisible) with E. 12th Street and Mall entrances. Patio seating available; 21' hood and large men's and ladies' restrooms.
Call Center: Up to 35,000 SF with cubicles in place. Server room and fenced, outdoor area to house a generator.
- **Rental Rates:** Negotiable, based on lease term and improvements.
- **Tenant Improvements:** Build to suit.
- **Custodial Services:** Cleaning five (5) days per week included in rent for office tenants.
- **Management & Maintenance:** On-site.
- **Utilities:** As required by use, metered and billed monthly.
- **HVAC:** Energy efficient heat pumps with 24/7 individual tenant control.
- **Fire & Life Safety:** Sprinkler and life-safety systems throughout.
- **Operating Expense & Real Estate Tax Increases:** None.
- **Storage:** Secured storage available at reasonable rates.
- **Access / Security:** Both East 12th Street and East 13th Street access with two manned security stations, 24/7. Key fob access for tenants.
- **Parking:** Newly remodeled parking garage. Rates/packages available upon request.
- **Amenities:**
 - Newly remodeled office mall with free use of conference room and café.
 - New pool with state-of-the-art fitness center, locker rooms and sun deck.
 - 114 fully furnished corporate housing suites (minimum lease term of 30 days, subject to availability).
 - On-site car rental agency, dry cleaning service, convenience market, and ATM plus copy center and several restaurants accessible from inside the building.
 - Perk Plaza directly across E. 12th Street with Food Trucks on Walnut Wednesdays from May through September.
 - 16,000 SF new brewery directly across Superior Avenue.

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