

FOR LEASE

**2635 Payne Avenue**  
Cleveland, Ohio 44114



# OFFICE SPACE FOR LEASE

Excellent Access to I-90

# PROPERTY FEATURES



**10,844 SF**

TOTAL BUILDING SF

**0.56 AC**

TOTAL LAND SIZE

**2,104 SF**

AVAILABLE OFFICE SF

**\$8.00/SF NNN**

OFFICE LEASE RATE

## COMMENTS

- Excellent access to I-90 and Downtown Cleveland
- Proximity to Burke Lakefront Airport and 20 minutes from Cleveland Hopkins International Airport
- Excellent visibility along the highly trafficked Payne Avenue
- The perfect home for your growing business

## PROPERTY SPECIFICATIONS

**CONSTRUCTED:** 1960

**CONSTRUCTION:** Masonry

**ROOF:** Flat

**HEAT:** Overhead Gas Unit

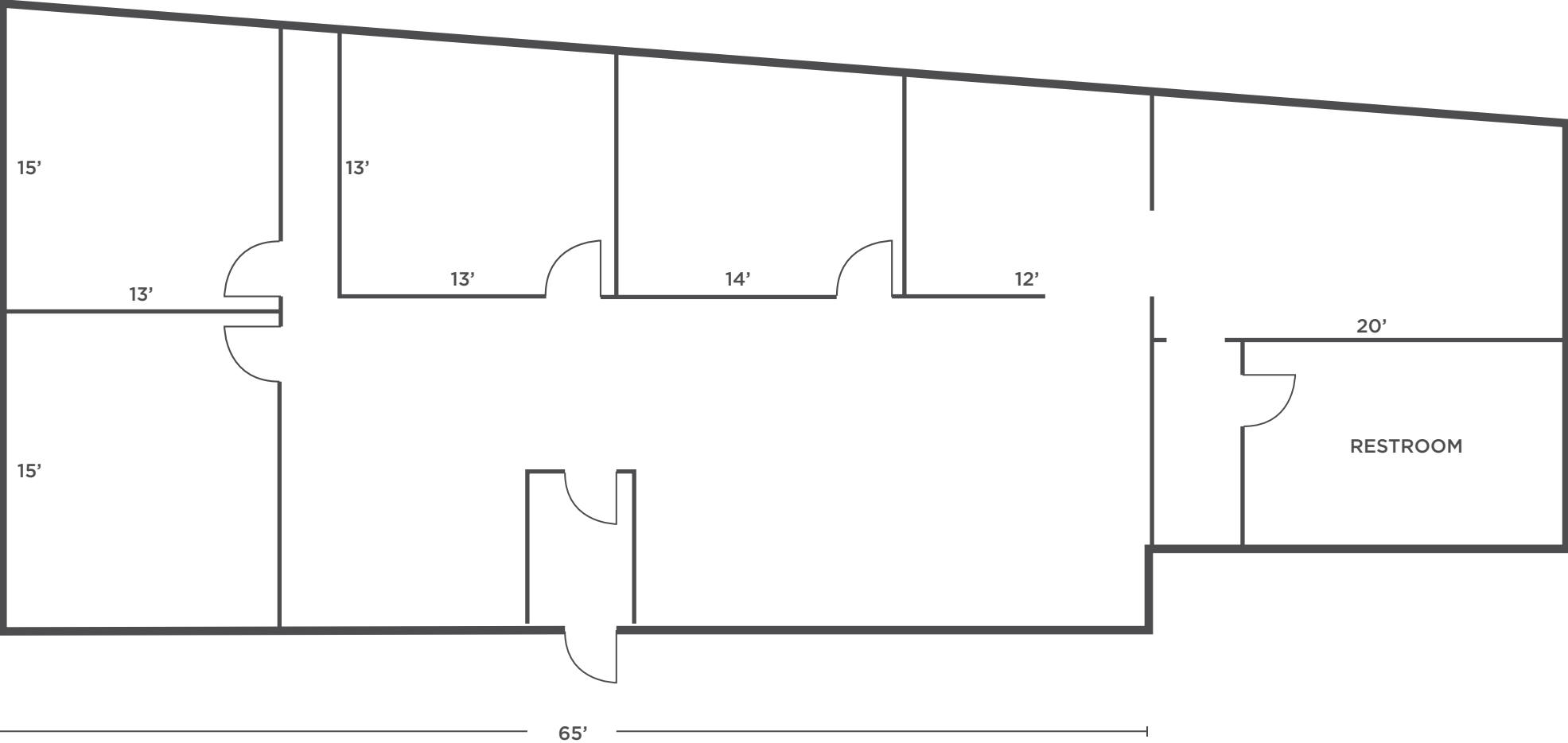
**AIR CONDITIONED:** HVAC-Office

**LIGHTING:** Metal Halide

**CEILING HEIGHT:** 8'-16'

**DOCKS:** One (1) 8'x10' Dock High Door,  
Two (2) 8'x10' UPS Docks

# OFFICE FLOOR PLAN

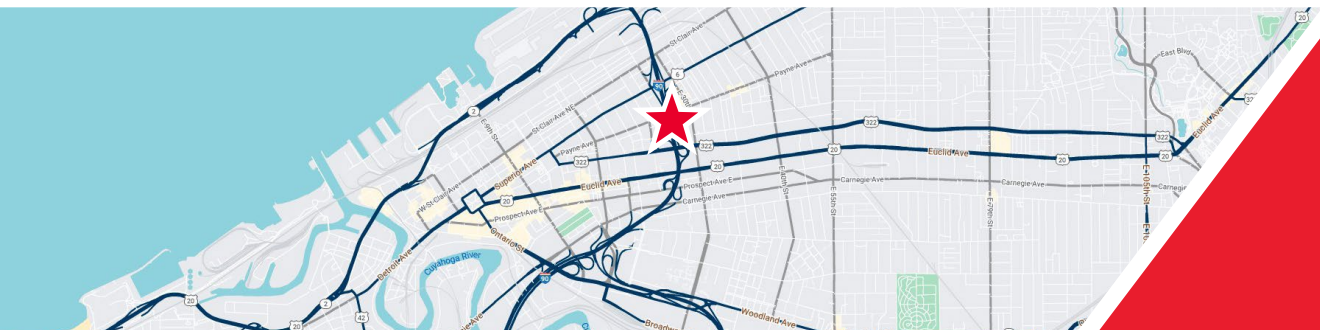
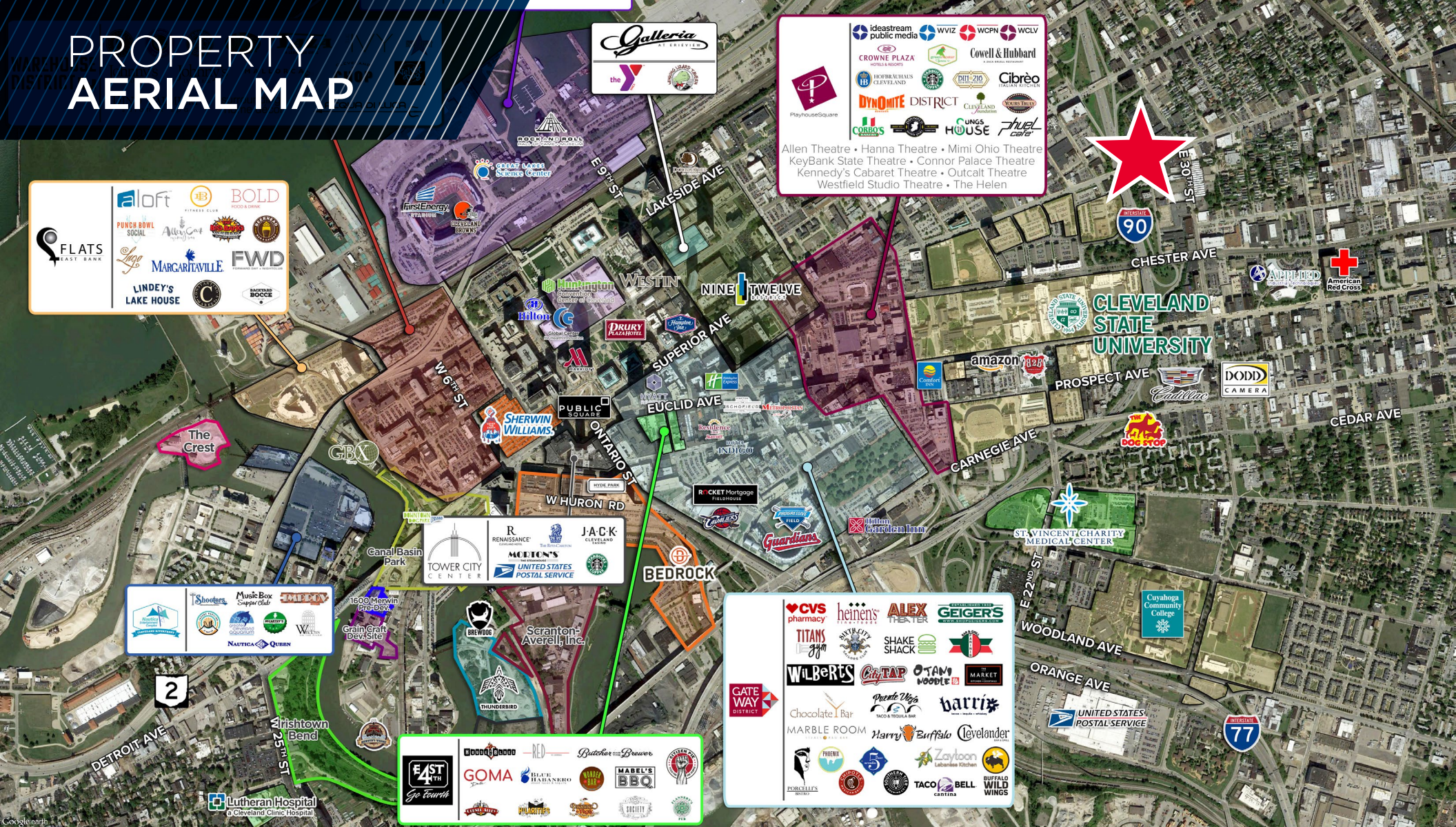


# PROPERTY PHOTOS



# PROPERTY AERIAL MAP

Allen Theatre • Hanna Theatre • Mimi Ohio Theatre  
 KeyBank State Theatre • Connor Palace Theatre  
 Kennedy's Cabaret Theatre • Outcalt Theatre  
 Westfield Studio Theatre • The Helen



Easy Access to I-90, I-71 & I-77



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