

1906 E. 40th Street

Cleveland, Ohio 44103



INVESTMENT / TECH-CONVERSION / OPPORTUNITY ZONE

OFFERING PREVIEW

SINGLE-TENANT BUILDING TOTALING 41,230 SF



PROPERTY OVERVIEW

\$259,784.00

Avg. NOI 2024
Annual with Increases

Single-Tenant Investment Sale

Lease Commencement 05/01/2024

Specifications

1906 E. 40th Street, Cleveland, Ohio 44103

YEAR BUILT	1956 2005 - Office
BUILDING SIZE	41,230 SF
ACREAGE	1.344 AC
ZONING	General Commerical
CONSTRUCTION TYPE	Masonry & Metal
ROOF TYPE	2014: TPO
DRIVE-IN DOORS	One (1)
CLEAR HEIGHT	11' - 14'
SPRINKLER	Wet
LIGHTING	LED & Fluorescent
HEATING / COOLING	100% AC, McQuery Unit
POWER	1000A / 480V / 3P
PARKING	21

Key Highlights

- Single-tenant, tech-heavy building on prominent/visible corner in Cleveland's MidTown neighborhood
- Building in outstanding condition, with newer building systems
- Opportunity Zone
- Substantial investments into surrounding buildings and blocks along Chester & Perkins Ave
- 24+ months of rent runway with Tenant allows owner/user, or developer/user ample time to plan conversion for next use
- Traffic Count: 32,865 VPD on Chester Road

Location

- Great highway access to I-90 and major Cleveland thoroughfares
- Ideally located between Cleveland's CBD and near-east industrial suburbs, Euclid & Lakewood
- Close proximity to skilled workforce

TENANT OVERVIEW



UNIVERSITY OF CLEVELAND PREPARATORY SCHOOL

ABOUT US

University of Cleveland Preparatory School is an EK-8 Community School of Choice. Our motto is "Success Starts With Belief." We are a tuition-free, non-profit charter school dedicated to providing a high-quality education to all of our students. University of Cleveland Preparatory School is an innovative school with a vision of creating a culture of high expectations for behavior and academics through rigorous, research-based curricula and a focus on achievement. It is our goal that our students will attend a college preparatory high school and ultimately gain acceptance to, and graduate from, a four-year college. It is our expectation that 100% of graduates will positively affect change in their local communities while making a contribution to our global society!

Currently, UCP has a student population of approximately 400 students in grades EK-8. In addition to core academic subjects, students have the benefit of weekly art, and physical education, classes. Special services available to students include: special education, literacy support, and counseling. School hours are 8:00 am - 3:30 pm Monday through Friday.

COMMUNITY SCHOOL

University of Cleveland Preparatory School is a public, community school. We are our own school district sponsored by the Ohio Council of Charter Schools (OCCS) which provides oversight and enforces academic, fiscal, and legal accountability. We are managed by ACCEL Schools, a high performing network of over 50 charter schools located throughout the United States.

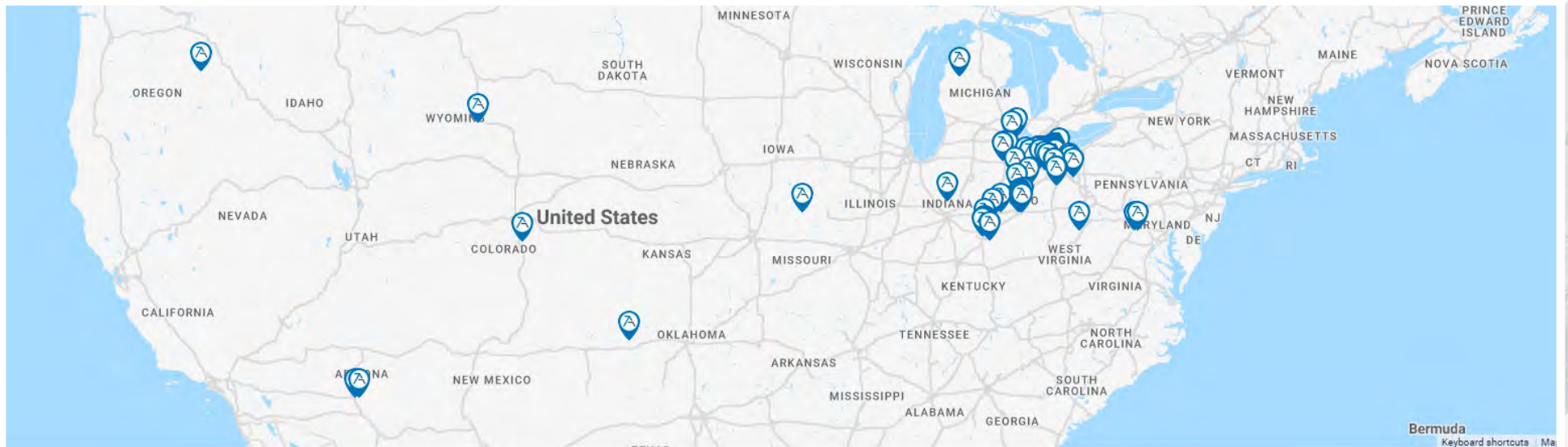
Community Schools (Charter Schools) offer families an alternative to the local public school. Community schools are tuition-free, open to all students in the county, and focused on meeting student needs for success. Community schools are among the top-performing schools in the nation.

TENANT OVERVIEW

ACCEL SCHOOLS

Founded in 2014, ACCEL Schools is a K-12 public charter school management organization (CMO) serving students across the United States in brick-and-mortar, virtual, and hybrid school settings. We focus on improving academic outcomes of students regardless of geographic location or socioeconomic factors. The leadership team at ACCEL Schools has a combined 1000+ years of experience as global school management operators with expertise in curriculum research and design, assessment, student support services, and education consulting. Our entire team fundamentally believes that all children deserve a great education and students should be supported as they pursue a wide variety of post-secondary options. Our robust technology increases engagement, access to resources, efficiencies, and academic results helping our students become productive global citizens.

ACCEL LOCATIONS



32,000+

STUDENTS

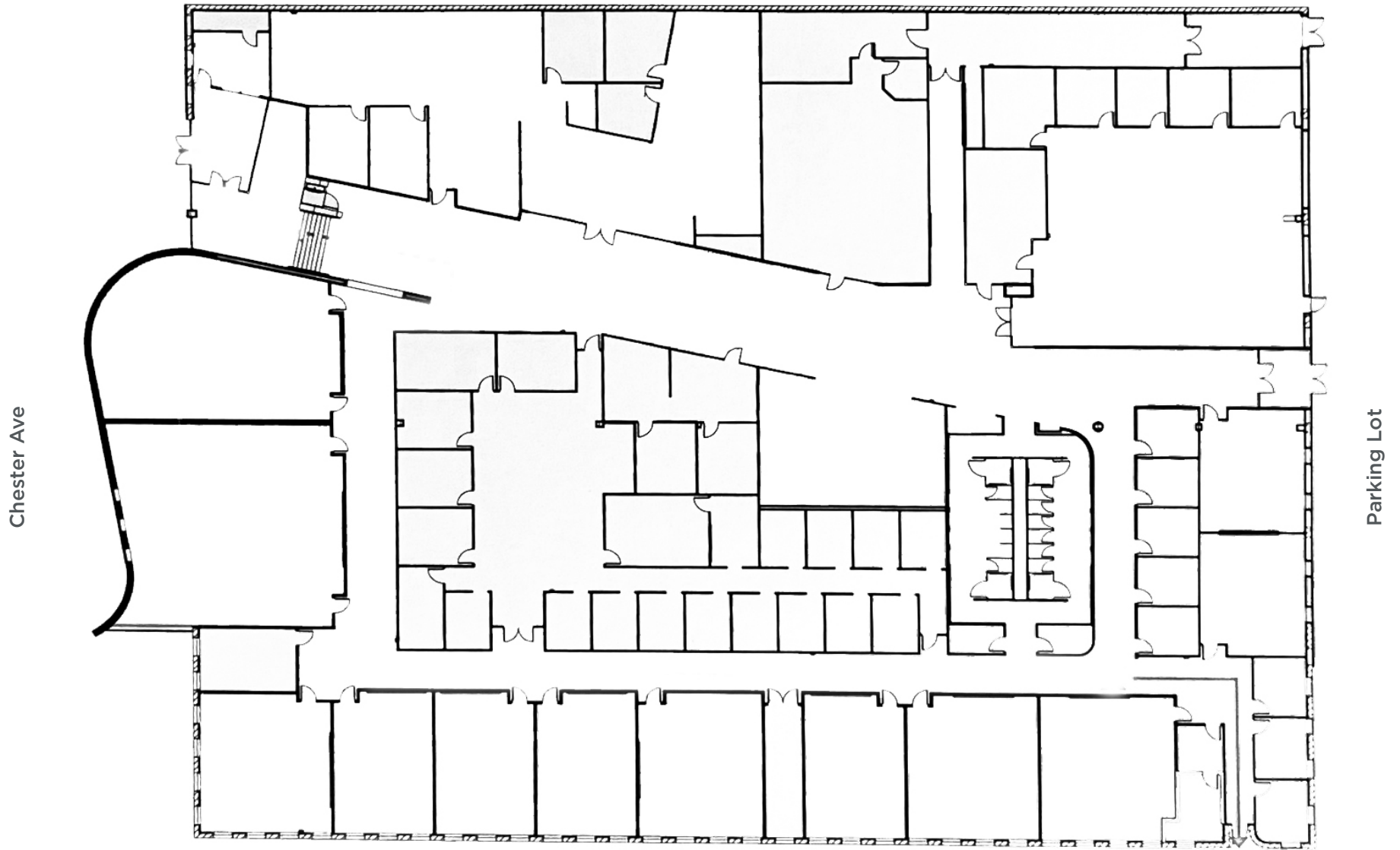
3,000+

EDUCATORS

92

SCHOOLS

FLOOR PLAN



E. 40th Street

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Cleveland, Ohio 44103

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