

FACT SHEET

Building:	The Hanna Building	
Address	1400-1422 Euclid Ave, Cleveland, OH 44115	
Owner:	PSC Hanna Building, LLC	
Building Size:	337,000 RSF	
Number of Floors:	16 stories	
Elevators:	10 passenger elevators 2 freight elevators	
Maximum Available Contiguous SF:	48,000 RSF (floors 12-13)	
Common Area Factor:	10%	
Base Rent:	\$16.00- \$18.00/RSF ~ Full service gross rent. Base Rent includes operating expenses (CAM, management, real estate taxes, insurance, janitorial five nights per week)	
Base Year:	Increases of operating expenses and real estate taxes over a base year	
Janitorial:	Included in Base Rent – 5 nights per week	
Electric:	In-suite electric for lights, outlets and air conditioning are separately metered and billed directly by the Landlord to Tenant	
Heating Ventilation & Air Conditioning:	Unique to this property is the Heat and Air Conditioning system which allows for Tenant control 24 hours a day 7 days a week. The Landlord owns onsite cooling towers offering Tenants 24 hours a day 7 days a week chilled water to the in-suite Air Conditioners. This is in addition to the Landlord providing heat to the building 24 hours a day 7 days a week at no additional cost to Tenant. Both the Heat and Air Conditioning have in-suite thermostats allowing Tenants full control over the premises. The chilled water supplied by Landlord for the Air Conditioning is billed directly by the Landlord to Tenant	
Security/Building Hours:	24/7 onsite manned security. The Building is also monitored via closed circuit TV surveillance monitors and provides a fully lit building entrance. Tenant shall have access to its suite 24/7. The Building's Standard Hours of operation are Monday through Friday 7:00 AM – 6:00 PM and Saturday 7:00 AM – 1:00 PM	
Parking:	Attached parking garage	
Amenities:	Conference facilities • Onsite property management • Starbucks • Dining at over 20 restaurants • US Bank & Chase • Fiber optics • Women's Hair Salon • Men's Barber Shop • 24/7 security	
Leasing Agents:	CONNOR REDMAN Sales Associate +1 216 525 1493 credman@crescorealestate.com	ALEXANDER L. RUSSO, SIOR Senior Vice President +1 216 525 1495 arusso@crescorealestate.com