FOR LEASE
1975 NOBLE RD EAST
CLEVELAND, OH

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PHOENIX INVESTORS

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PROPERTY HIGHLIGHTS

3 MILES FROM CLEVELAND CLINIC MAIN CAMPUS

LESS THAN 1.5 MILES TO I-90

23 MILES TO CLEVELAND HOPKINS INTERNATIONAL AIRPORT

PERFECT FOR RANGE OF USERS: INDUSTRIAL, MEDICAL, OFFICE, INSTITUTIONAL, & MORE
NELA PARK: A BRIEF HISTORY

Dubbed the “World’s First Industrial Park,” Nela Park has a rich history in Cleveland, OH dating back to the early 1920s. The campus’s 26 buildings and over 1 million square feet of space have been home to GE innovation, invention, research, product development, education, social ceremonies, manufacturing, and recreation for decades. Fountains, landscaping, sculptures, and—of course—magnificent lighting have adorned the 92-acre campus for over 100 years. While the property is listed as an “Historic Place” on the U.S. Department of Interior’s National Register, it has also experienced numerous upgrades, expansions, and renovations throughout the last few decades.

FUN FACTS

TUNNEL SYSTEM

Underground tunnels connect many of the buildings and are used primarily for running pipes and electrical wiring—though during inclement weather, some are still used by employees to travel between buildings.

THOMAS EDISON

Edison’s famous 1879 invention of the first practical incandescent lightbulb caused much excitement and attraction. Edison’s General Electric Company acquired the Cleveland-based National Electric Lamp Company (NELA) in 1911. GE built a sprawling campus in a former vineyard on the east side of Cleveland, and Nela Park was born.
# Property Details

**1975 Noble Rd East | Cleveland, OH**

<table>
<thead>
<tr>
<th>Property Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Space</strong></td>
<td>1,072,296 SF</td>
</tr>
<tr>
<td><strong>Available Space</strong></td>
<td>890,070 SF</td>
</tr>
<tr>
<td><strong>Number of Buildings</strong></td>
<td>26</td>
</tr>
<tr>
<td><strong>Year Built</strong></td>
<td>1911-1960</td>
</tr>
<tr>
<td><strong>Land Area</strong></td>
<td>94 Acres</td>
</tr>
<tr>
<td><strong>Possible Uses</strong></td>
<td>Industrial, Office, Laboratory</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>General Industry</td>
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</tbody>
</table>
## BUILDINGS AVAILABLE FOR LEASE
1975 NOBLE RD EAST | CLEVELAND, OH

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>307</td>
<td>47,255 SF</td>
</tr>
<tr>
<td>308</td>
<td>28,812 SF</td>
</tr>
<tr>
<td>309</td>
<td>12,577 SF</td>
</tr>
<tr>
<td>310</td>
<td>16,353 SF</td>
</tr>
<tr>
<td>312</td>
<td>313</td>
</tr>
<tr>
<td>315</td>
<td>14,100 SF</td>
</tr>
<tr>
<td>321</td>
<td>322</td>
</tr>
<tr>
<td>325 (EXISTING TENANT)</td>
<td>40,142 SF</td>
</tr>
<tr>
<td>326 A</td>
<td>31,038 SF</td>
</tr>
<tr>
<td>327</td>
<td>34,126 SF</td>
</tr>
<tr>
<td>328 (EXISTING TENANT)</td>
<td>107,951 SF</td>
</tr>
<tr>
<td>329</td>
<td>329 A</td>
</tr>
<tr>
<td>330</td>
<td>31,000 SF</td>
</tr>
<tr>
<td>331</td>
<td>14,226 SF</td>
</tr>
<tr>
<td>334 (EXISTING TENANT)</td>
<td>34,133 SF</td>
</tr>
<tr>
<td>335</td>
<td>335 A</td>
</tr>
<tr>
<td>336 A</td>
<td>111,738 SF</td>
</tr>
<tr>
<td>338</td>
<td>110,374 SF</td>
</tr>
<tr>
<td>342</td>
<td>2,920 SF</td>
</tr>
<tr>
<td>343</td>
<td>6,857 SF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,072,296 SF</strong></td>
</tr>
</tbody>
</table>
BUILDING 307

DETAILS
Building Size: 47,255 SF
Floors: 3
Use: Office
Features: Views of Lake Erie

VIEW A MATTERPORT WALK-THROUGH
BUILDING 308

DETAILS
Building Size: 28,812 SF
Floors: 3
Use: Office
Features: Large, Modern Commercial Kitchen & Corporate Cafeteria

VIEW A MATTERPORT WALK-THROUGH
BUILDING 310

DETAILS

Building Size: 16,353 SF
Floors: 3
Use: Office

VIEW A MATTERPORT WALK-THROUGH
BUILDINGS 326 & 327

DETAILS

- Building Size: 31,038 SF & 34,126 SF
- Floors: 2
- Use: Conference & Event Center

Features:

- This facility underwent extensive, multi-million dollar renovations & expansion in 2006
- A 14-foot deep pool that holds millions of gallons of water with a fountain

VIEW A MATTERPORT WALK-THROUGH
BUILDINGS 329 & 329 A

DETAILS
Building Size: 83,883 SF
Floors: 2
Use: Office
Features:
• Recently updated move-in ready office space
• Approximately 8,000 SF of warehouse space with loading docks

VIEW A MATTERPORT WALK-THROUGH
**BUILDINGS 330**

**DETAILS**

- Building Size: 31,000 SF
- Use: Office/Lab
- Features:
  - State-of-the-art lab building
  - High-end office finishes
  - Recently renovated
BUILDING 331

DETAILS
Building Size: 14,226 SF
Floors: 3
Use: Office

VIEW A MATTERPORT WALK-THROUGH
BUILDING 334

DETAILS
Building Size: 34,133 SF
Floors: 1
Use: Industrial

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890,070 SF
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