

The Offices at Arcadia

For Lease | 3393 Warrensville Center Road, Shaker Heights, Ohio 44122



3393 Warrensville Center Road

- **Full-Floor Opportunity** | 13,000 RSF of contiguous, fully customizable Class A office space
- **\$100/SF TI Allowance** | Ownership committed to funding a best-in-class build-out
- **Floor-to-Ceiling Windows** | Abundant natural light throughout the entire floor plate
- **Exclusive Outdoor Terrace** | Private outdoor courtyard patio space preprogrammed for tenant use
- **On-Site Parking** | Dedicated tenant parking available via structured garage and surface lot
- **Premier Walkable Location** | Van Aken District directly across the street, plus on-site retail for added convenience

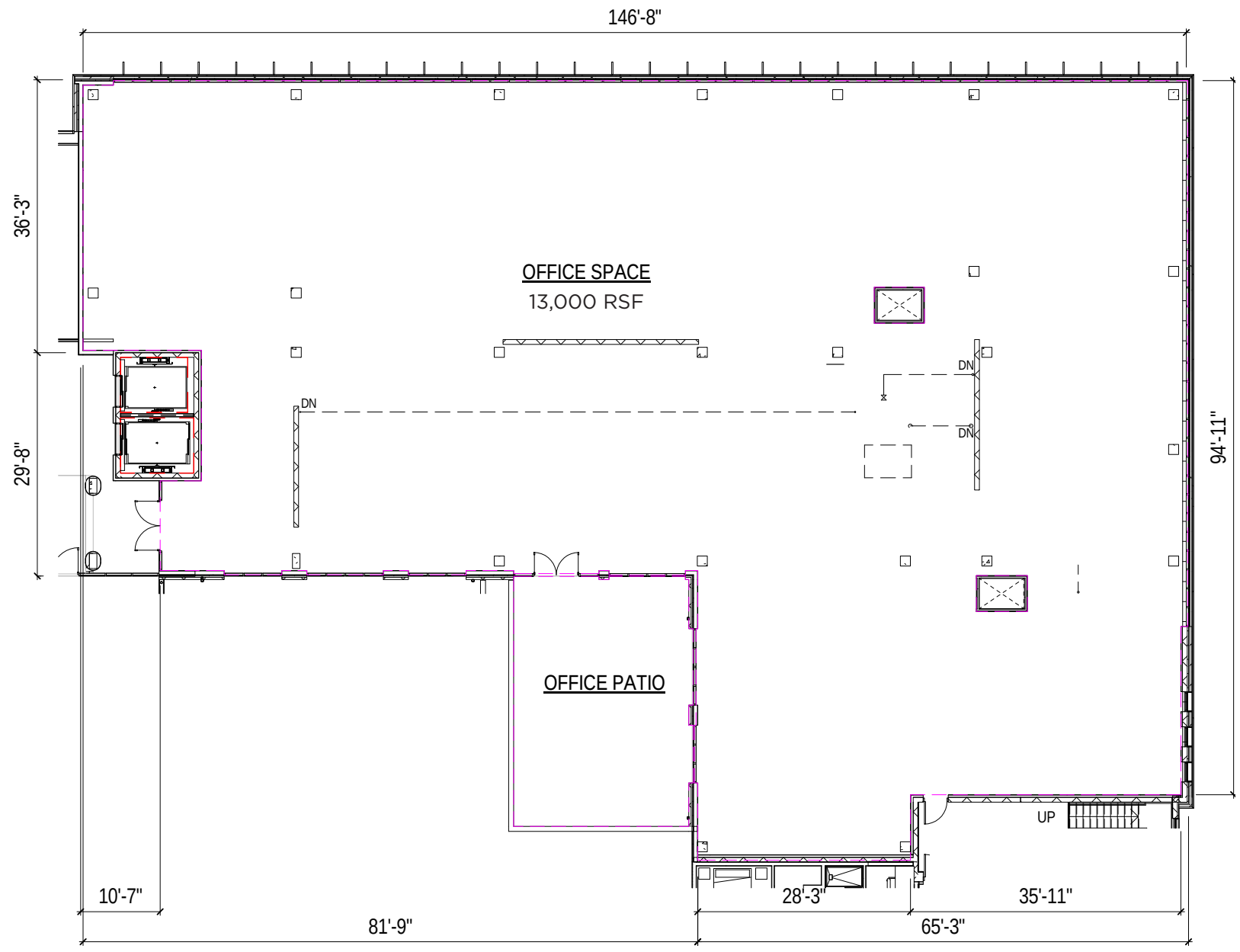
Availability

UNIT	SIZE
2nd Floor	13,000 RSF

Lease Rate: \$32.00/SF Gross



Floor Plan | Second Floor





Proposed Arcadia Lobby



Current Construction Status as of June 29, 2026



Proposed Arcadia Lounge



Current Construction Status as of June 29, 2026



Proposed Arcadia Conference Room



Proposed Arcadia Reception



Proposed Arcadia Open Office



Proposed Arcadia Open Office



MARKET OVERVIEW

Shaker Heights is one of Greater Cleveland's most established inner-ring suburbs, offering a rare combination of affluent household demographics, strong educational attainment, historic residential density, and walkable mixed-use districts. For retail, restaurant, service, and office users, the city presents a compelling opportunity to reach a high-income, well-educated customer base within a compact, transit-served community.

Shaker Heights is best viewed as a high-income, highly educated, neighborhood-driven commercial market with selective but meaningful growth through mixed-use development and corridor reinvestment. Retail and restaurant users can tap into strong local spending power, walkable districts, and growing residential density, while office and service users can benefit from a professional customer base, transit access, and proximity to Cleveland's east-side suburbs.

For the right concept, especially one that values affluent households, neighborhood loyalty, walkability, and a distinctive community setting, Shaker Heights offers a strong Greater Cleveland location with continued public and private investment momentum.

28,689
Population

41.8
Median Age

\$165,179
Avg HH Income

Potential Incentives | Local, County, State & Federal

LOCAL — CITY OF SHAKER HEIGHTS

- **Shaker Vision Fund** — a forgivable loan designed to make it financially feasible for established, professional businesses to expand or locate new offices in Shaker Heights, most often used to defray tenant improvement/buildout costs, contingent on meeting agreed payroll and income-tax targets. This is the most directly relevant program for a company leasing office or retail space here.
- **Shaker Partnership Loan (with Cuyahoga County)** — the city and county contribute equity toward a private business loan for buildout, expansion, or equipment; the business gets ~75% private financing, puts in 10% equity, and the partnership provides up to 15% of required equity as a performance grant that's fully forgivable if job and income-tax targets are met.
- **SBA Loan Partnership** — a program created with Cuyahoga County and the SBA for Shaker Heights businesses that qualify for an SBA loan.

COUNTY — CUYAHOGA COUNTY

- **Business Attraction Incentives** — a financial incentive for companies relocating into Cuyahoga County from outside it, to create new jobs.
- **Development Loan Fund** — loans from \$10,000 to \$1.5 million for relocating, expanding, building, job creation/retention, land/building/equipment acquisition, new construction, renovation, and tenant improvements.
- **Small Business Initiative Program** — a performance grant/forgivable loan up to 15% of project cost (max \$50,000), used as a gap-filler alongside an SBA-backed loan; Shaker Heights is specifically one of the participating cities.

STATE — OHIO / JOBSOHIO

- **Job Creation Tax Credit (JCTC)** — a refundable, performance-based credit against the company's Commercial Activity Tax liability, calculated as a percentage of new payroll. Generally

requires committing to 25 new jobs (10 in some cases) at 175% of minimum wage, generating at least \$660,000 in new annual payroll within three years. Credits typically run 50-75% for 5-10 years. Must apply and get Tax Credit Authority approval before committing to the project/lease.

- **JobsOhio Economic Development Grant** — discretionary funding for eligible projects tied to job creation and capital investment.
- **JobsOhio Workforce Grant** — reimbursable grants up to 50% (75% in targeted areas) of training costs.
- **JobsOhio Small Business Grant** — up to \$50,000 for businesses that are 51% owned by an eligible population (women, veterans, disabled owners, etc.) or located in a distressed community.
- **JobsOhio Relocation Incentive** — direct financial incentives tied to new out-of-state hires in priority occupations, useful if you're bringing talent into Ohio rather than just moving existing staff.
- **Ohio TechCred** — reimburses up to \$2,000/credential (max \$30,000/round) for upskilling employees in tech-focused credentials. Flag: as of January 1, 2026 the program paused accepting new applications due to funding limits, so confirm current status before counting on it.
- **Ohio New Markets Tax Credit and the Ohio Opportunity Zone Tax Credit** — both require the project to sit in a designated low-income community/federal Opportunity Zone.

FEDERAL

- **Work Opportunity Tax Credit (WOTC)** — location-independent, so this one is available regardless of address. Employers get a 25% credit on first-year wages if a qualifying new hire works 120-399 hours, rising to 40% at 400+ hours, for hires from specific target groups (veterans, long-term unemployed, SNAP/TANF recipients, ex-felons, etc.).
- **179D Energy-Efficient Commercial Buildings Deduction** — a federal deduction (not location-based) if the tenant funds efficiency-qualifying improvements

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