

## THE WISE BUILDING

*A Vibrant, Pedestrian Location*



**58 Front St.**  
Berea, OH

### Property Features

- The last newly updated office suite on the second floor is now available
- Signalized Corner on Front & Church Streets
- 7 Minutes from District 46, Cross Country Mortgage Campus, future home of the Cleveland Browns
- 10 Minutes from Cleveland Hopkins Int'l Airport
- 1 Minute from Baldwin Wallace University
- Free Street & Public Parking Directly Behind the Property

### 1 SUITE AVAILABLE

SUITE #	SIZE
60	<b>LEASED</b>
62	<b>LEASED</b>
64	1,170 SF
66	<b>LEASED</b>

**Hiedi Winston**  
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hwinston@naipvc.com

## Property Details

<b>TOTAL SPACE:</b>	7,736 SF
<b>RETAIL:</b>	3,624 SF
<b>OFFICE:</b>	4,112 SF
<b>PROPERTY TYPE:</b>	Retail/Office
<b>BUILDING TYPE:</b>	Freestanding
<b>YEAR BUILT:</b>	1914
<b>YEAR RENOVATED:</b>	1989
<b>LAND AREA:</b>	.09 Acres
<b>PARCELS:</b>	364-11-016
<b>CEILING HEIGHT:</b>	13'
<b>PARKING:</b>	Free Street & Public Parking Directly Behind the Property
<b>ZONING:</b>	C - Store with Walk-Up & Offices

## Pricing Details

<b>OFFICE LEASE RATE</b>	\$12 PSF/Gross
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**COMMENTS:** The last newly updated office suite on the second floor is now available.

SECOND FLOOR

SUITE 60



SECOND FLOOR

SUITE 62



SECOND FLOOR

SUITE 64



SECOND FLOOR

SUITE 66

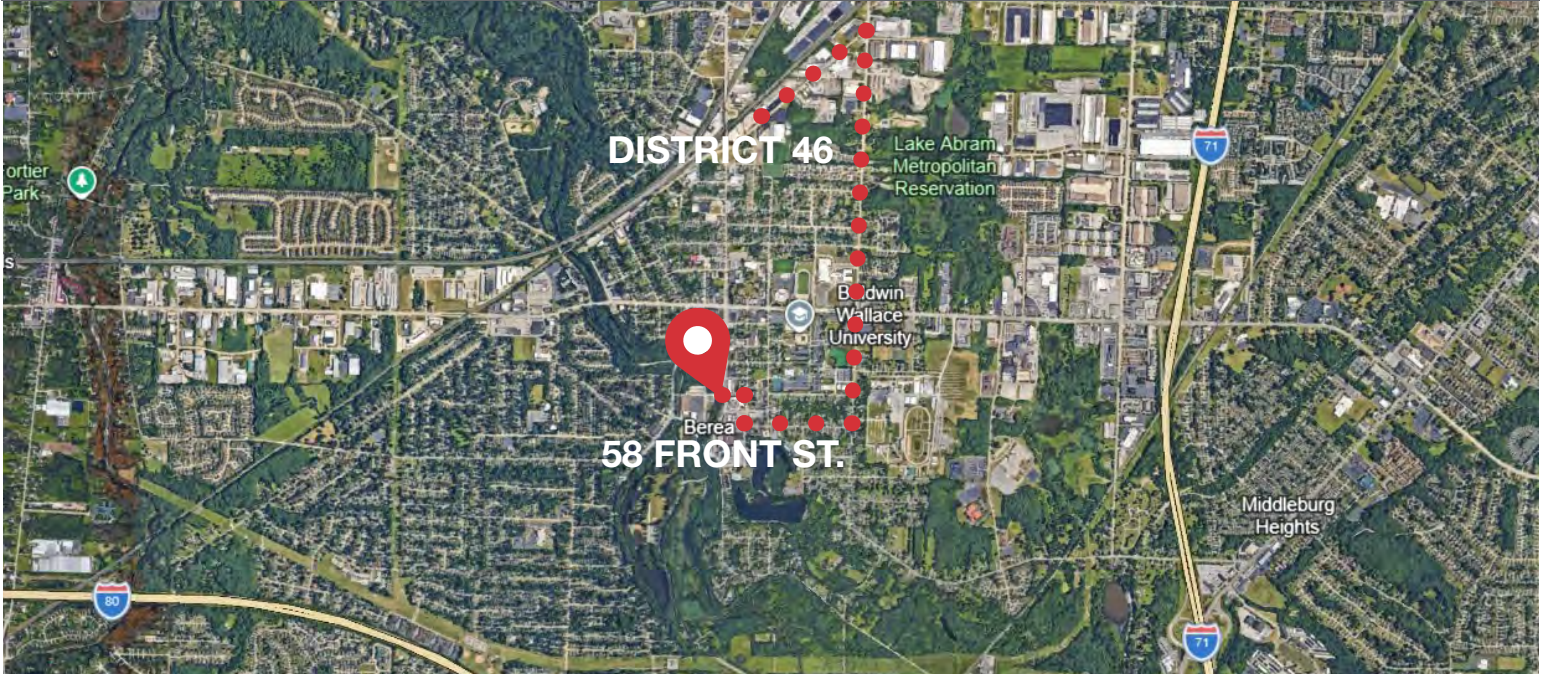


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7 MINUTES TO CROSS COUNTRY MORTGAGE CAMPUS



SIGNALLED CORNER



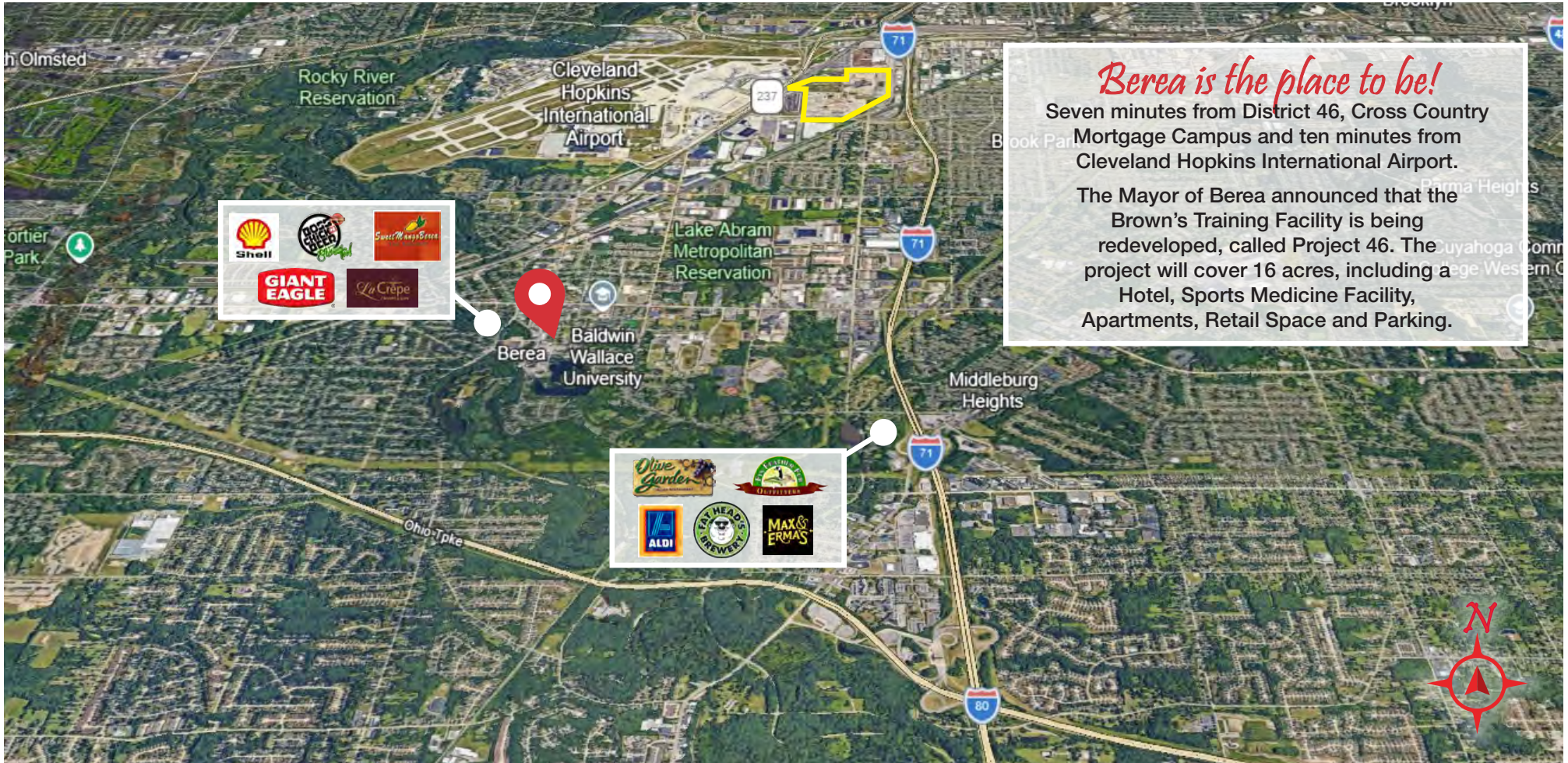
STADIUM SITE



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*Berea is the place to be!*  
 Seven minutes from District 46, Cross Country Mortgage Campus and ten minutes from Cleveland Hopkins International Airport.  
 The Mayor of Berea announced that the Brown's Training Facility is being redeveloped, called Project 46. The project will cover 16 acres, including a Hotel, Sports Medicine Facility, Apartments, Retail Space and Parking.

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