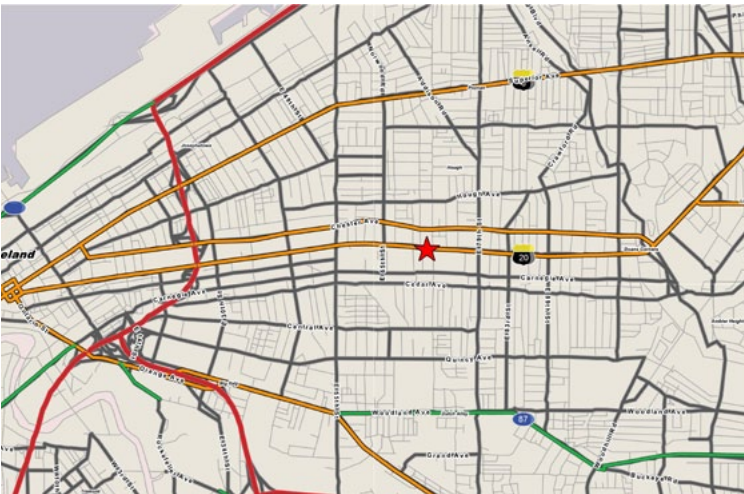


7012 Euclid Avenue (Victory Building) Research/Lab/Office Space For Lease Cleveland, Ohio



Great rehab opportunity located 1/2 mile from Cleveland Clinic in the heart of Midtown and Cleveland's Health Tech Corridor. 1st floor retail opportunities also available.

Property Features

- Building Size: 165,965 ± SF
- 1st Floor: 45,220 ± SF
- 2nd-4th Floor: 40,248 ± SF each
- Land: 2.65 ± Acres
- Power: Redundant Dual Feed
- Ceiling Height: 14' 1st Floor 12.5' 2nd Floor
- Truck Docks: 3 Internal
- Drive-In Doors: 4
- Year Built: 1917
- Construction: Reinforced concrete brick facade
- Lease: \$14.00 psf
- Occupancy: 1st Quarter 2013

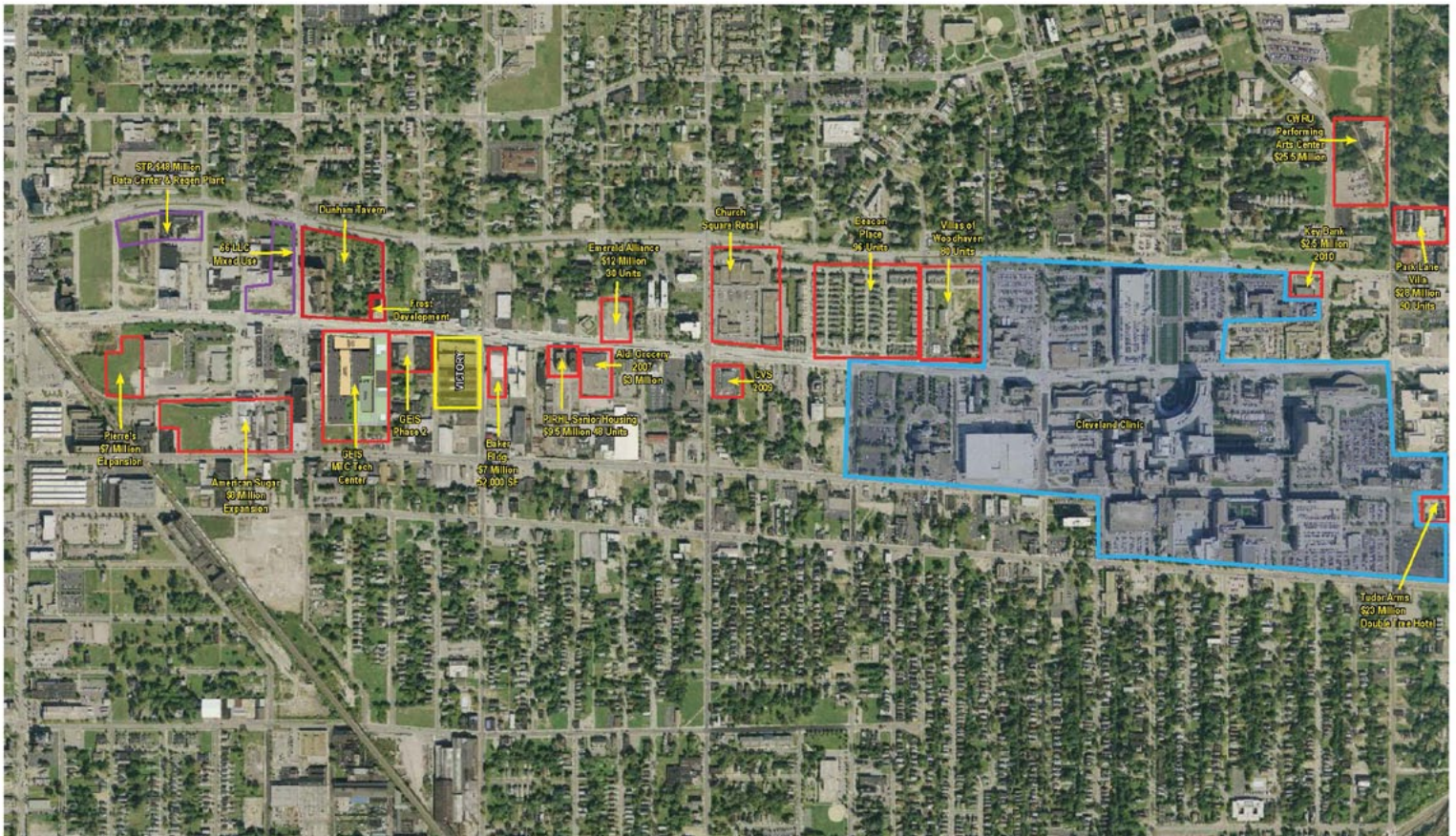


Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information
Scott Garson, CCIM,
Sr. Vice President, Owner/Agent
216 455 0935 | sgarson@naid.us.com
www.naid.us.com

7012 Euclid Avenue (Victory Building) Research/Lab/Office Space For Lease Cleveland, Ohio



Red: Recent Development or Fully Funded Construction Underway ~ Orange: Proposed Projects ~ Blue: Cleveland Clinic ~ Yellow: Victory

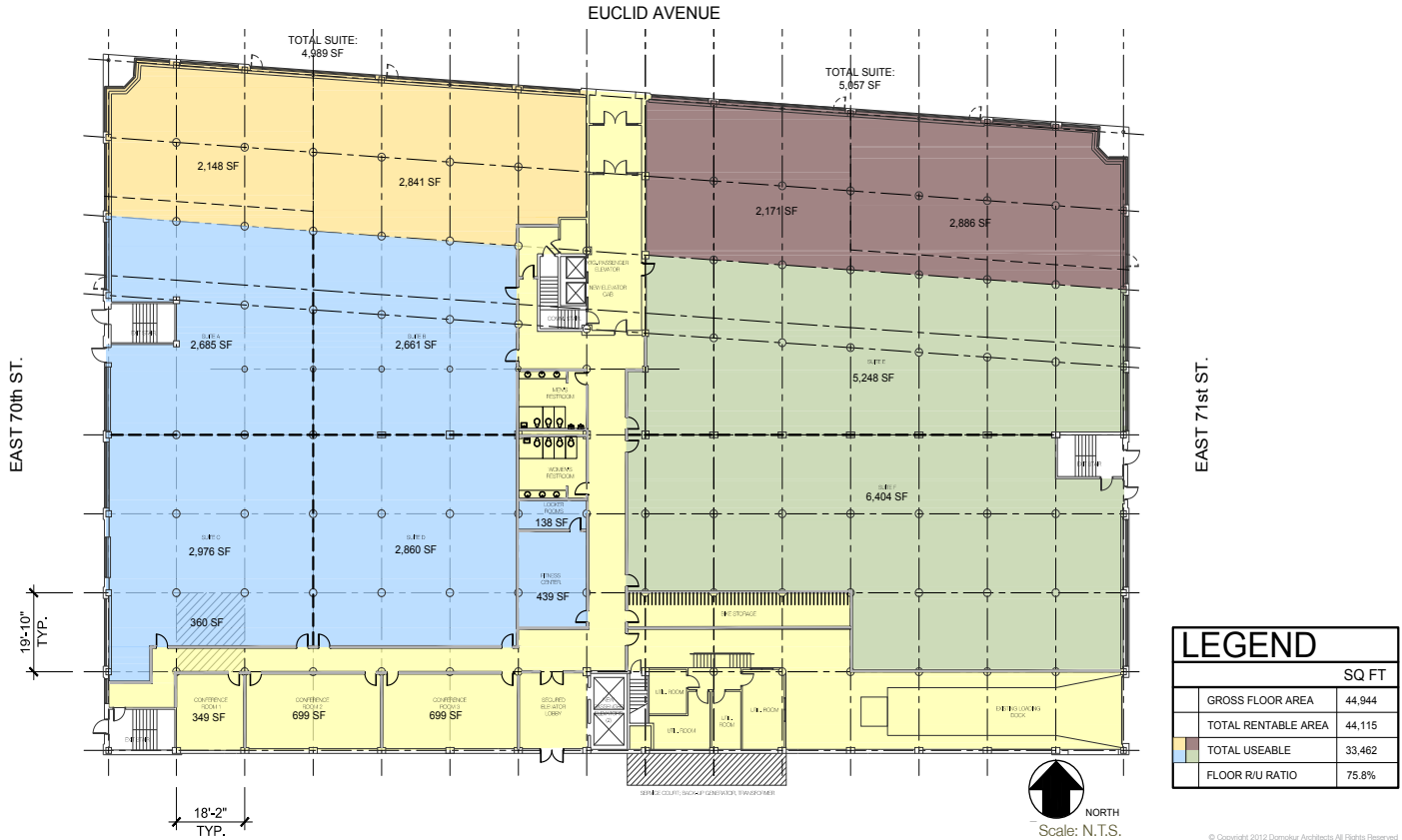


Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information
Scott Garson, CCIM,
 Sr. Vice President, Owner/Agent
 216 455 0935 | sgarson@naid.us
www.naid.us

7012 Euclid Avenue (Victory Building) Research/Lab/Office Space For Lease Cleveland, Ohio



LEGEND	
	SQ FT
GROSS FLOOR AREA	44,944
TOTAL RENTABLE AREA	44,115
TOTAL USEABLE	33,462
FLOOR R/U RATIO	75.8%

Proposed Floor Plan - Ground Floor
 Victory Garson | Victory Building | Cleveland, Ohio
 February 24, 2012
 DOMOKUR ARCHITECTS

First Floor Plan

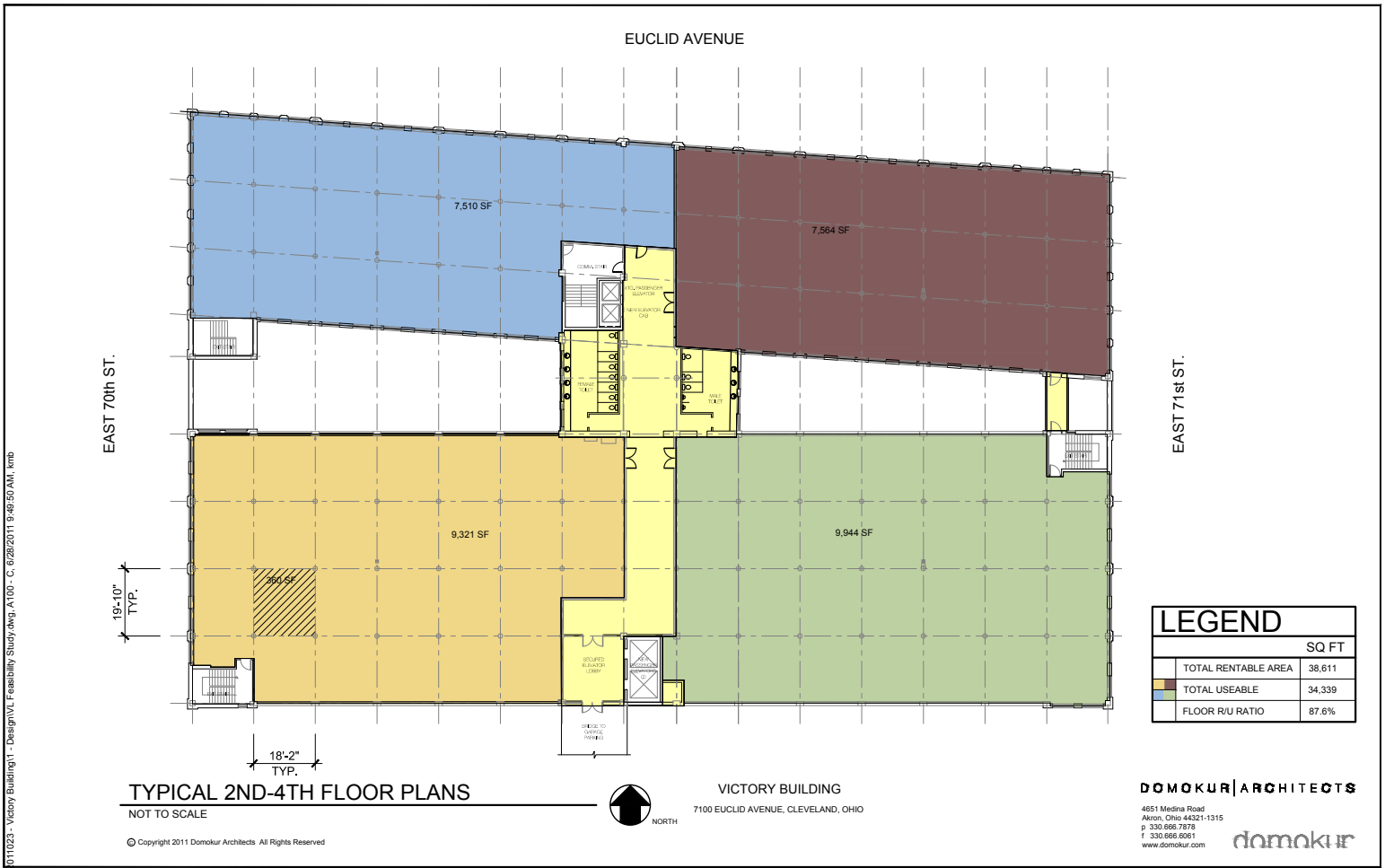


Commercial Real Estate Services, Worldwide.
 Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information
Scott Garson, CCIM,
 Sr. Vice President, Owner/Agent
 216 455 0935 | sgarson@naid.us
www.naid.us

7012 Euclid Avenue (Victory Building) Research/Lab/Office Space For Lease Cleveland, Ohio



Typical 2nd - 4th Floor Plans



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information
Scott Garson, CCIM,
Sr. Vice President, Owner/Agent
216 455 0935 | sgarson@naidaus.com
www.naidaus.com

7012 Euclid Avenue (Victory Building)
Research/Lab/Office Space For Lease
Cleveland, Ohio



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information
Scott Garson, CCIM,
Sr. Vice President, Owner/Agent
216 455 0935 | sgarson@naidaus.com
www.naidaus.com

7012 Euclid Avenue (Victory Building) Research/Lab/Office Space For Lease Cleveland, Ohio



CLEVELAND HEALTH-TECH CORRIDOR

The HTC is a prime location for companies engaged in the business of innovation. Situated in the heart of Cleveland, a leading biomedical, health care and technology region, the HTC offers incomparable access to world-class research and clinical institutions, a talented workforce, and a supporting funding environment to accelerate the growth of technology businesses.

HTC covers 1,600 acres, spans 3 miles, and includes a vibrant concentration of biomedical and technology assets.

- 60+ biomedical companies
- 40+ technology companies
- 7 business incubators
- 4 world-class health care clinical and research institutions
- 3 higher education institutions dedicated to health and technology education, research, and workforce training

- Take Advantage -
grow with the opportunities

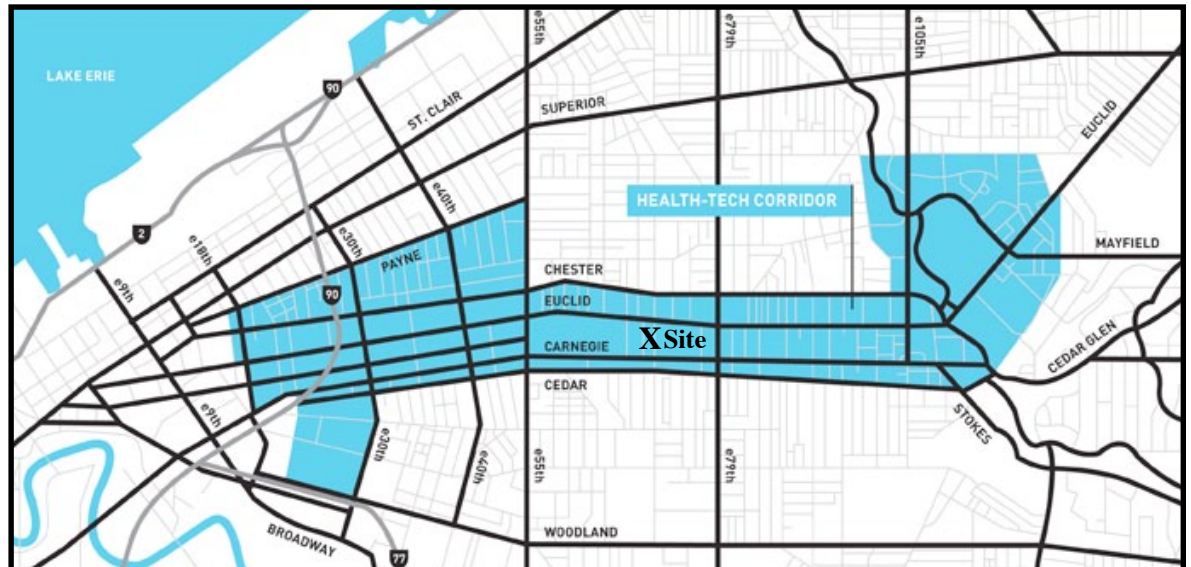
World class health care and academic institutions in technology development, clinical testing, and purchasing.

- The Cleveland Clinic
- University Hospitals Case Medical Center
- Case Western Reserve University
- St. Vincent Charity Medical Center
- Lois Stokes VA Medical Center
- Cleveland State University
- Cuyahoga Community College

Northeast Ohio's 60 hospitals, 30 colleges and universities, strong manufacturing capabilities, plus billions of dollars in private & public investments make the HTC a premiere business location.

HTC is located in the heart of Cleveland, Ohio, one of the leading biomedical, health-care & technology regions in the nation.

- Over 600 health care companies
- Over \$1 billion invested in over 100 companies since 2003
- 65 National investors in Cleveland biomedical and health care companies
- 29 health care exits since 2002
- \$465 million Medical Mart & Convention Center
- \$600 million in annual research



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information
Scott Garson, CCIM,
Sr. Vice President, Owner/Agent
216 455 0935 | sgarson@naid.us
www.naid.us