

MIXED-USE

THE BEACON

Cleveland, Ohio

STARK
ENTERPRISES
it's all about the experience®

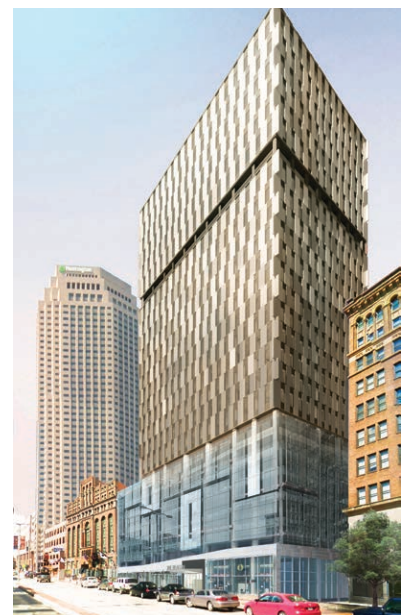
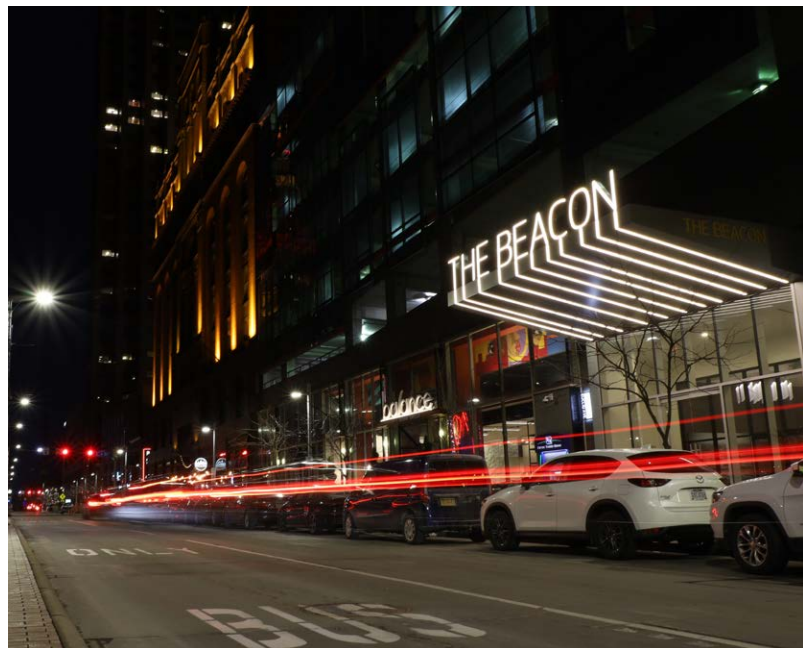
THE BEACON

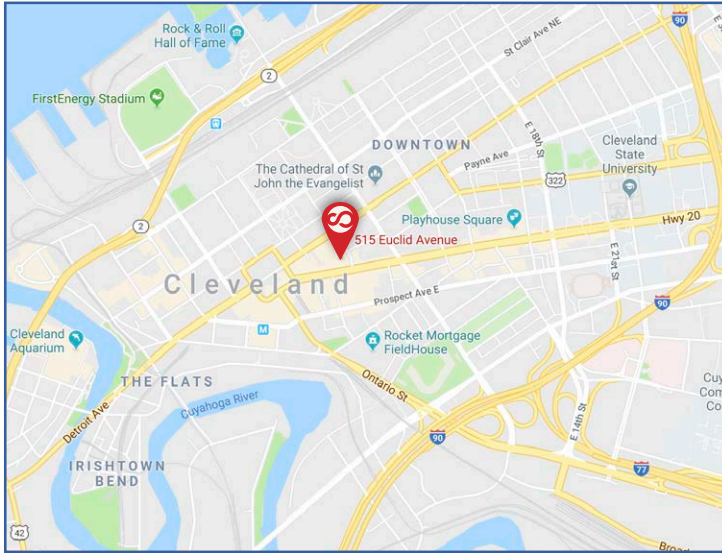
C L E V E L A N D

• A STARK ENTERPRISES AND DESSLER JOINT VENTURE

EXPERIENCE OUR PROPERTY: THE BEACON

Welcome to THE BEACON, downtown Cleveland's first residential high-rise since 1974. Conveniently situated on historic Euclid Ave in the central business district, the brilliant tower rises over Cleveland amidst the city lights to guide you home. THE BEACON offers the very best in dining, retail, and entertainment all right outside your door and pays tribute to Cleveland's rich cultural history, including the Rock & Roll Hall of Fame and the world's largest outdoor chandelier in the nationally ranked theater district.





PROPERTY SUMMARY

PROPERTY SPACE: 515,500 GSF

LOCATION

ADDRESS: 515 Euclid Ave, Downtown Cleveland, OH 44114
 LATITUDE: 41.500907 LONGITUDE: -81.692987

BUILDING SUMMARY

NUMBER OF FLOORS: 29
 NUMBER OF SUITES: 187
 RETAIL SQUARE FOOTAGE: 7,802
 GARAGE PARKING SPACES: 525



67,895
 SEATS AT
FIRST ENERGY STADIUM
 ENTERTAINING APPROXIMATELY
1.5 MILLION
 PEOPLE A YEAR

570,000
 VISITORS
 PER YEAR
THE ROCK & ROLL
HALL OF FAME

SHERWIN
WILLIAMS
HEADQUARTERS
 COMING 2024
 IN DOWNTOWN
 CLEVELAND

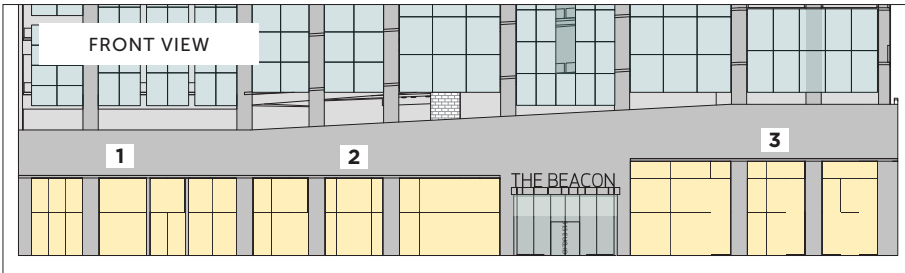
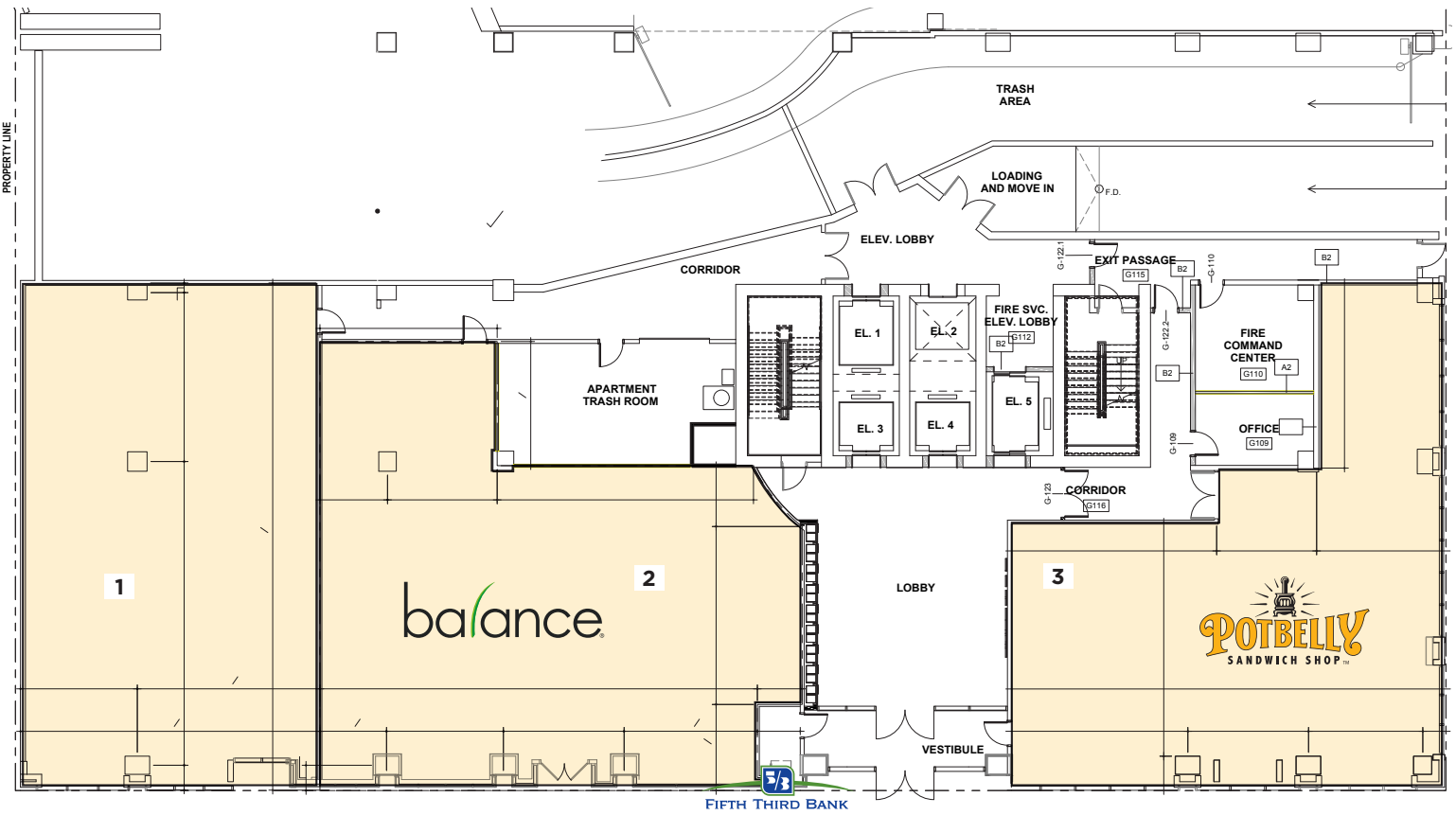
21,000
 RESIDENTS
 IN DOWNTOWN
 CLEVELAND

2 MILLION
 VISITORS
 PER YEAR
JACK CASINO

OVER 250
 RESTAURANTS
 IN DOWNTOWN
 CLEVELAND

20,652
 SEATS AT
ROCKET MORTGAGE
FIELDHOUSE
 ENTERTAINING APPROXIMATELY
2 MILLION
 PEOPLE A YEAR

35,041
 SEATS AT
THE PROGRESSIVE
FIELD
 ENTERTAINING APPROXIMATELY
1.6 MILLION
 PEOPLE A YEAR



FLOOR 1

1	LEASE PENDING	2,505 SF
2	BALANCE PAN-ASIAN GRILLE	2,855 SF
3	POTBELLY'S	2,405 SF

*Size Noted is Approximate

CLEVELAND BY THE NUMBERS

<p>43M VISITORS TO DOWNTOWN IN 2021</p>	<p> 106,000 JOBS</p>	<p>6TH FOR FASTEST WAGE GROWTH IN THE US</p>	<p> 95 WALK SCORE WALKER'S PARADISE</p>	<p> FASTEST GROWING NEIGHBORHOOD IN NORTHEAST OHIO</p>
<p> 79 TRANSIT SCORE EXCELLENT TRANSIT</p>	<p>1,200+ RESIDENTIAL UNITS CURRENTLY UNDER CONSTRUCTION</p>	<p> 65 BIKE SCORE BIKEABLE</p>		
<p> WALKING DISTANCE TO THE NEW SHERWIN WILLIAMS WORLD HEADQUARTERS </p>				

STARK ENTERPRISES

it's all about the experience®

STARK ENTERPRISES, headquartered in Cleveland, Ohio, is a full-service real estate development company with the highest level of expertise in acquisition, development, leasing, property management, construction, architectural design, landscape architecture and marketing. Balancing new urbanist principles and sustainability practices with economic viability, Stark Enterprises delivers remarkably progressive, next generation mixed-use properties.

For over 45 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Stark's multi-billion dollar portfolio consists of retail, entertainment, office, residential, hotel and student housing environments, totaling approximately 12.5 million square feet.

With over \$1 billion under development, Stark properties are always managed with the company's long-term investment strategy in mind and are continually recognized by customers and industry leaders as among the most beautiful, well operated and maintained properties in the nation.

45+
YEARS
OF
EXPERIENCE

DEVELOPED IN
8
STATES

OVER
\$1
BILLION
UNDER
DEVELOPMENT

MULTI-
BILLION
DOLLAR
PORTFOLIO

OVER
12.5
MILLION
SQUARE FEET
DEVELOPED

PORTFOLIO

ARIZONA

The Market at Estrella Falls
GOODYEAR, AZ

CONNECTICUT

**One Financial Plaza:
The Gold Building**
HARTFORD, CT

FLORIDA

Lyons Corner
GAINESVILLE, FL

Summer Pointe Village
SUMMERFIELD, FL

West Shire Village
OCALA, FL

NEW YORK

30 Flatbush Avenue
BROOKLYN, NY

NORTH CAROLINA

Oak Harbor Village
BOLIVIA, NC

PENNSYLVANIA

Covington Valley Estates
ERIE, PA

Smith & Fifth
PITTSBURGH, PA

TEXAS

Liv+ Arlington
ARLINGTON, TX

OHIO

32 East
CINCINNATI, OH

**515 Euclid Parking
Garage**
DOWNTOWN CLEVELAND, OH

The Beacon
DOWNTOWN CLEVELAND, OH

Belden Park Crossings
NORTH CANTON, OH

Brecksville Center
BRECKSVILLE, OH

- Brecksville Associates
- Miller 21 Associates
- Snowville I Associates
- Snowville II Associates

Crocker Park
WESTLAKE, OH

Crocker Park Living
WESTLAKE, OH

- The Residences
- Excelsior
- Ovation

Eton Chagrin Boulevard
WOODMERE, OH

**Golf Galaxy Shopping
Center**
FAIRLAWN, OH

Portage Crossing
CUYAHOGA FALLS, OH

The Promenade
WESTLAKE, OH

Rosemont Commons
FAIRLAWN, OH

The Shops of Fairlawn
FAIRLAWN, OH

**The Shoppes
at Stonecreek**
PICKERINGTON, OH

SOM Center Plaza
MAYFIELD HEIGHTS, OH

The Strip
NORTH CANTON, OH

**Tanglewood Professional
Center, LLC**
CHAGRIN FALLS, OH

**The Terraces on the
Green**
AKRON, OH

**The Terraces at
Northridge**
CLEVELAND, OH

West End
WOODMERE, OH

West Market Plaza
FAIRLAWN, OH

West 9th Parking Lot
DOWNTOWN CLEVELAND, OH

FOR LEASING INFORMATION: 216.464.2860

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