BE IN THE CENTER OF IT ALL: nuCLEus

Bound by major street fronts, East 4th, Prospect Avenue and Huron Road, nuCLEus is situated in the ideal location for high volume national retailers and restaurants. nuCLEus consists of two 24 floor towers; one residential tower and one office tower on top of Retail & Parking, including 250 residential units, 1,300 parking spaces, 80,000 SF commercial/retail space, and 400,000 SF of Class A office space. The position of nuCLEus in the city provides the opportunity for this development to serve as a significant connector to other key developments while acting as a catalyst that “connects the dots”, creating a vibrant network of urban energy.
STREETS CONCEPTS

Streets are a living, breathing part of the cityscape. They are the places where people live out their daily lives. There are inherent qualities of the existing cityscape that nuCLEus will help to celebrate and also enhance, therefore moving the city forward into the 21st century. Each street has an identity that drives both its function and its aesthetic connection to the urban fabric.
nuCLEus will serve as a significant connector to other key developments while acting as a catalyst for new development.
STACKING
PROGRAM / METRICS

Residential  310.5 ft
Office  353.5 ft

- AMENITY
- COMMON
- OFFICE
- PARKING
- RETAIL
- SERVICE
- 1BR
- 2BR
- 2BRL
- 3BR
- AMENITY
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICE

RESIDENTIAL TOWER
OFFICE TOWER
On top of retail & parking
nuCLEus | Downtown Cleveland, Ohio

Overview :: 22

nuCLEus2019 01.16 SCHEMATIC DESIGN NARRATIVE 3.1

Program Stacking

Program Distribution

Retail

Parking

Mechanical & Transfer Cores

Residential (Liner)

Commercial

Hotel Lobby + Conference Center

Hotel

Residential

B-1 Mechanical / Utility Floor

PLOT A

PLOT B

Residential [Condos]

12'-0"

Hotel

17'-0" - 11'-0"

Office

14'-6"

228'-10"

Mechanical

14'-6"

243'-4"

Parking

11'-4"

127'-4"

Parking + Mechanical

11'-4"

Residential [Liner Units]

11'-4" Typical

Residential [Typical]

11'-0"

Residential [Amenities]

20'-0"

Penthouse

20'-0"

Retail

22'-8"

22'-8"

Residential [Typical]

11'-0"

15,000 FT² 8,500 FT²

48'-0"

113'-4"

133'-4"

MECHANICAL

14'-6"

243'-4"

304'-4"

579'-4"

627'-4"

647'-4"

RESIDENTIAL TOWER

OFFICE TOWER

On top of retail & parking
nuCLEus | Downtown Cleveland, Ohio
Highest attendance of all hall of fames – 90% of visitors are from outside of Cleveland

The museum generates more than $107 million annually in economic impact

Cleveland State enrollment: 17,000 students

Rock and Roll Hall of Fame: 570,000 total visitors

Playhouse Square: 1 million+ guests per year

Quicken Loans Arena: 200 yearly events/2 million visitors

Progressive Field: 1.6 million guests

Public Square: $50 million renovation to create more walkable connections between Downtown neighborhoods

First Energy Stadium: 1.5 million+

Downtown Hotel Rooms: 5,000

Downtown Housing: 91.5% occupancy

Downtown Office Workers: 125,000

Cleveland Convention Center: Will host over 400 events over the next 7 years

JACK Casino: 2 million+

Rock Hall induction generates $16 million for the city

The museum generates more than $107 million annually in economic impact

Highest attendance of all hall of fames – 90% of visitors are from outside of Cleveland
nuCLEus | Downtown Cleveland, Ohio

1. 1890 Restaurant & Lounge
2. 21 Lounge
3. 4th Street Bar & Grille
4. American Bar & Grille
5. Bar Louie
6. Barley House
7. Blue Point Grille
8. Chinato
9. Chocolate Bar
10. Cibreo Cleveland
11. Cleveland Chop
12. Cowell & Hubbard
13. David’s Restaurant
14. District
15. Flaming Ice Cube
16. Flannery’s Pub
17. Hodge’s
18. Horseshoe Casino Cleveland
19. House of Blues
20. Hyde Park Prime Steakhouse
21. Jimmy John’s
22. Johnny’s Downtown
23. Kevin’s Martini Bar & Pickwick & Frolic
24. Lola Bistro
25. Mallorca
26. Morton’s The Steakhouse
27. Panini’s
28. Potbelly Sandwich Shop
29. Pura Vida by Brandt Evans
30. Red
31. Saigon
32. Society Lounge
33. Southern Tier
34. Sushi 86
35. Sweetwater’s Cafe Sausalito
36. Taza: A Lebanese Grill
37. The Greenhouse Tavern
38. Turn
39. Urban Farmer
40. Winking Lizard Tavern
41. XO Prime Steaks
42. Zocalo
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 40 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions. Consisting of approximately 7 million square feet of retail, entertainment, office, residential, hotel and student housing environments, Stark properties are continually recognized by customers and industry leaders as among the most beautiful, well operated and maintained properties in the nation.

Stark Enterprises • 1350 West 3rd Street, Cleveland, OH 44113
LEARN MORE: StarkEnterprises.com  FOR LEASING INFORMATION: 216.464.2860

experience OTHER STARK PROPERTIES

O H I O
1. Lakes at West Chester Village
   WEST CHESTER, OH
2. Brooklor Plaza
   NORTH OLMI STED, OH
3. Crocker Park
   WESTLAKE, OH
   • The Residences
   • Exce lior
   • Ovation
4. The Promenade
   WESTLAKE, OH
5. Reserve Office Park
   WESTLAKE, OH
6. The Shoppes at Stonecreek
   PICKERINGTON, OH
7. Office Max Plaza
   FAIRLAWN, OH
8. Rosemont Commons
   FAIRLAWN, OH
9. Shops of Fairlawn
   FAIRLAWN, OH
10. West Market Plaza
    FAIRLAWN, OH
11. Terraces at Northridge
    CLEVELAND, OH
12. nuCLEus
    DOWNTOWN CLEVELAND, OH
13. The Beacon
    DOWNTOWN CLEVELAND, OH
14. Portage Crossing
    CUYAHOGA FALLS, OH
15. Terraces on the Green
    AKRON, OH
16. SOM Center Plaza
    MAYFIELD HEIGHTS, OH
17. Whitehall Terrace
    KENT, OH
18. The Strip
    NORTH CANTON, OH
19. Belden Park Crossings
    NORTH CANTON, OH
20. West End
    WOODMERE, OH
21. Eton Chagrin Boulevard
    WOODMERE, OH
22. 32 East
    CINCINNATI, OH
23. Tanglewood
    PROFESSIONAL CARE
    CHAGRIN FALLS, OH
24. Brecksville Center
    BRECKSVILLE, OH
25. Solstice
    LOS ANGELES, CA
26. The Market at Estrella Falls
    GOODYEAR, AZ
27. Liv+
    ARLINGTON, TX
28. Overbrook Apartment
    Homes
    LOUISVILLE, KY
29. The Icon on Smithfield
    PITTSBURGH, PA
30. Covington Valley Estates
    ERIE, PA
31. 30 Flatbush Avenue
    BROOKLYN, NY
32. Liv+
    GAINESVILLE, FL

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