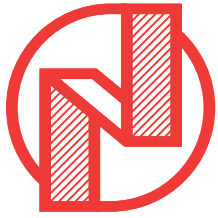


# nuCLEus

## Downtown Cleveland, Ohio

**STARK**  
ENTERPRISES<sup>SM</sup>



**NUCLEUS**  
CLEVELAND, OHIO

### EXPERIENCE OUR FUTURE PROPERTY: nuCLEus

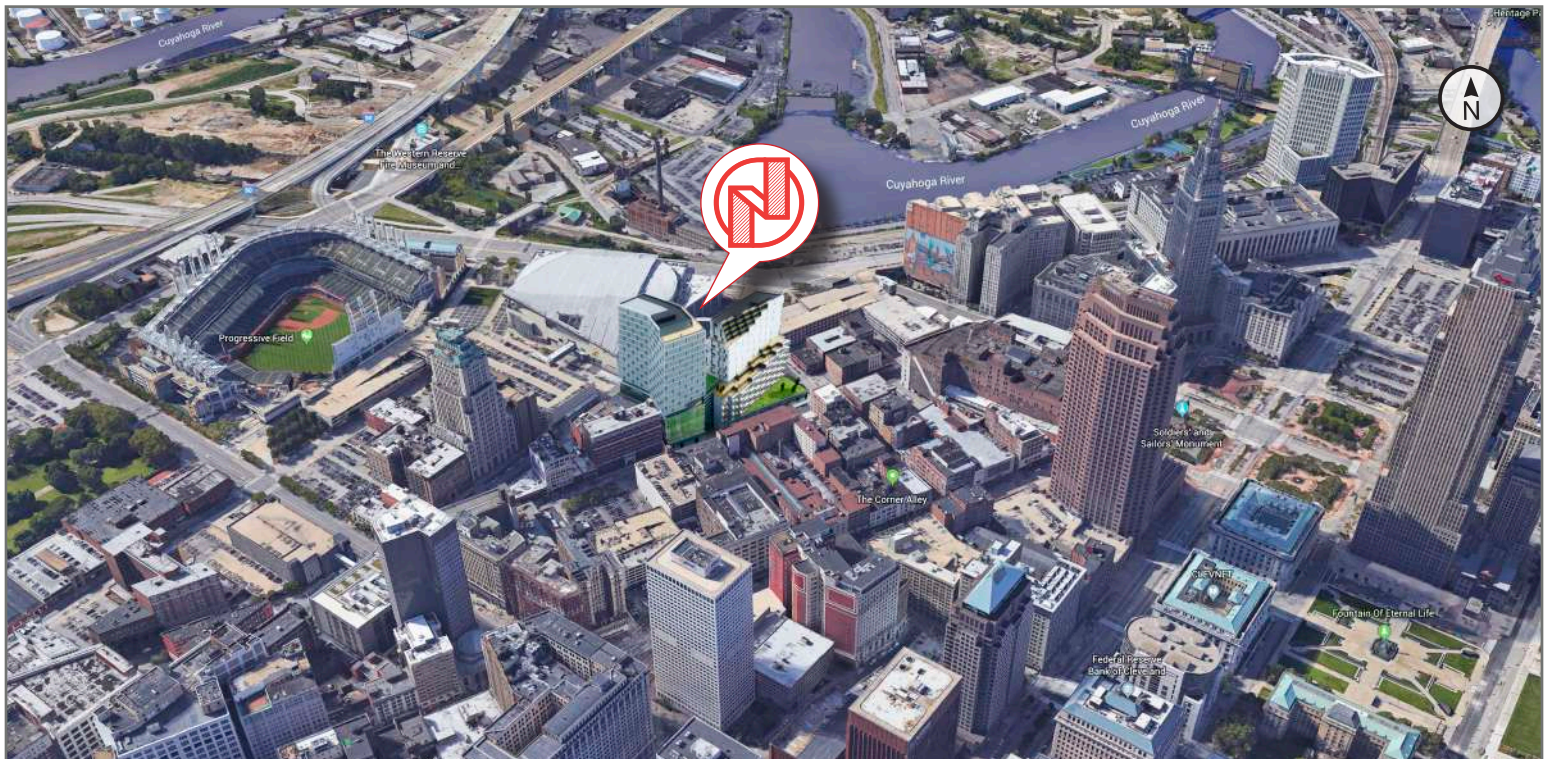
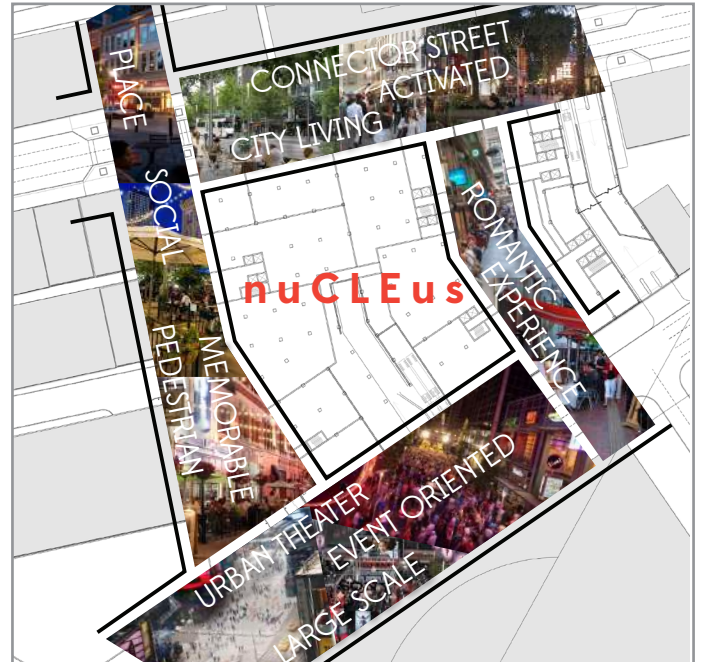
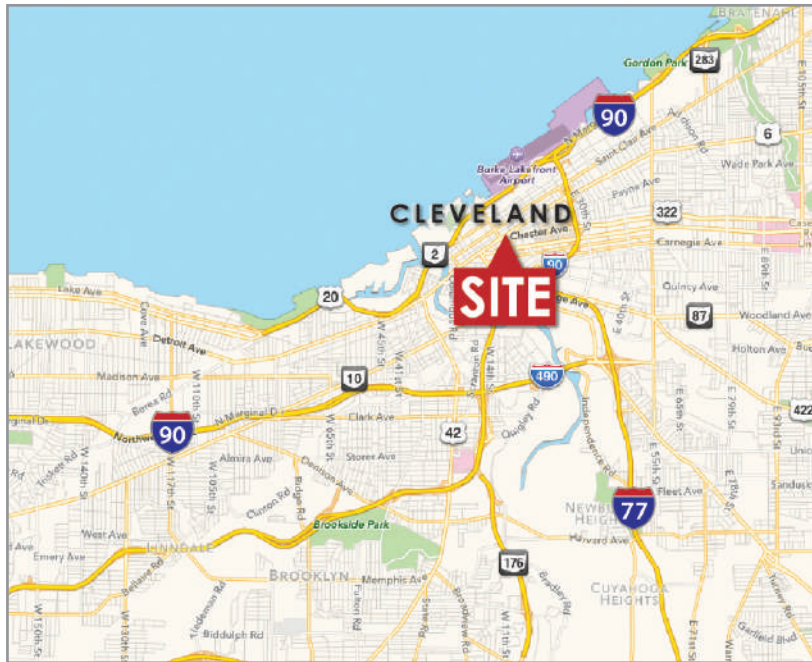
Bound by major street fronts including East 4th, Prospect Avenue and Huron Road, nuCLEus is situated in the ideal location for high volume national retailers and restaurants. nuCLEus will have commercial critical mass of almost 150,000 SF of national restaurant and retail tenants, a luxury hotel, 500 apartment/condo units and 200,000 SF of Class A office space. nuCLEus will capture powerful day and night time pedestrian traffic that will drive high sales-per square-foot, thanks to a growing number of city dwellers, a dynamic downtown work force and millions of visitors every year.



*it's all about the experience<sup>SM</sup>*



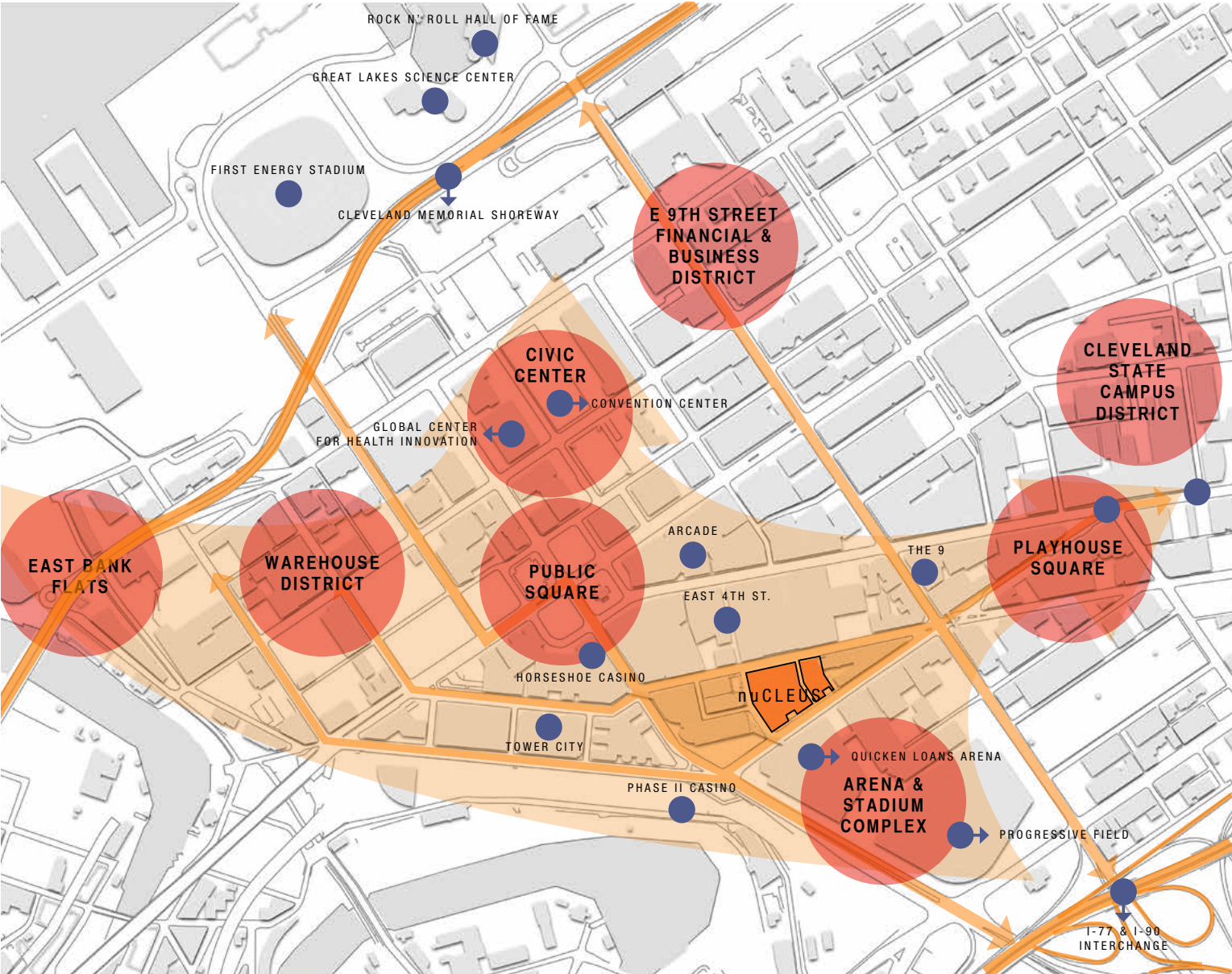
it's all about the experience<sup>SM</sup>



NUCLEUS  
CLEVELAND . OHIO



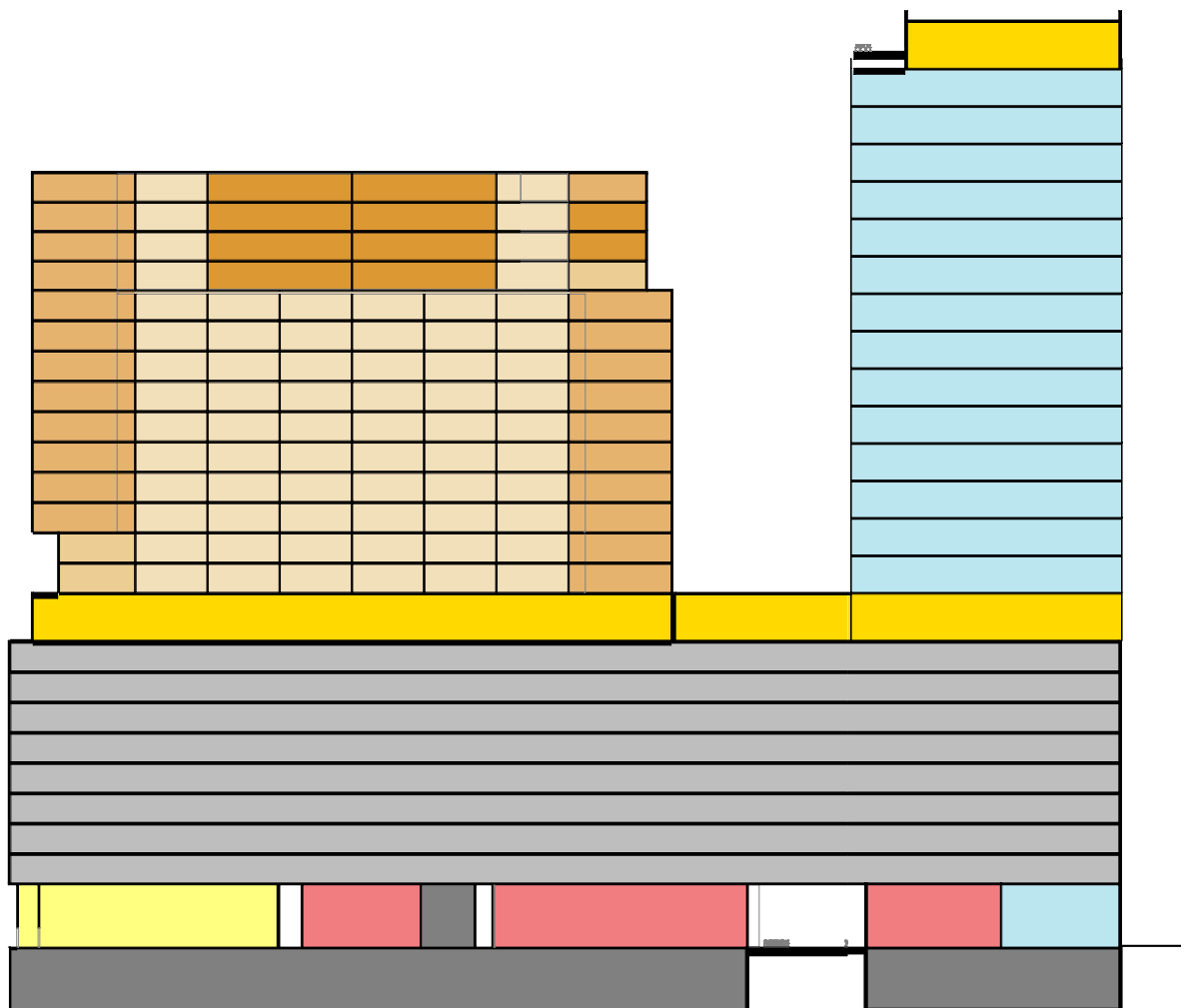
CONTEXT CONNECTIVITY



## STACKING

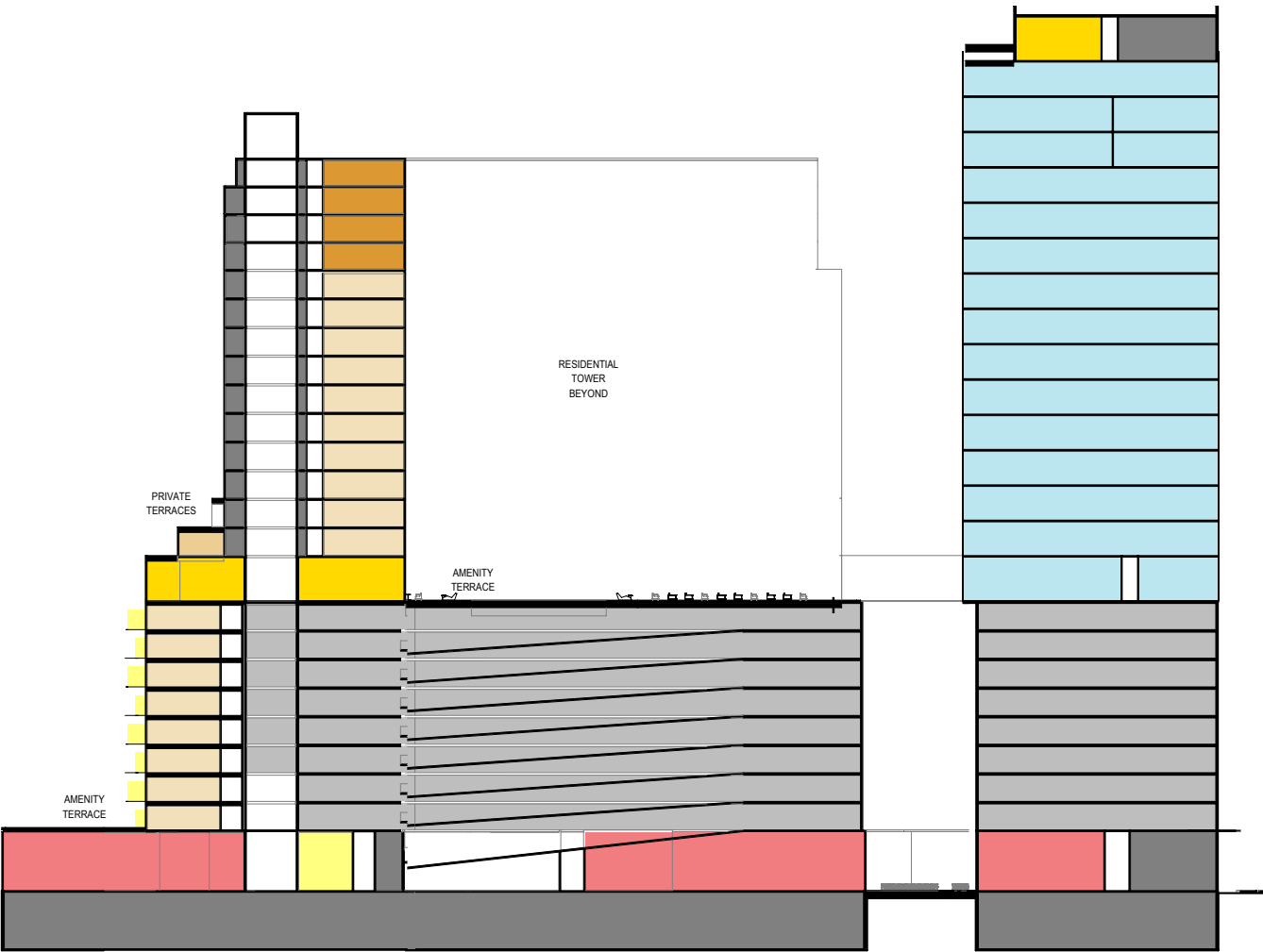
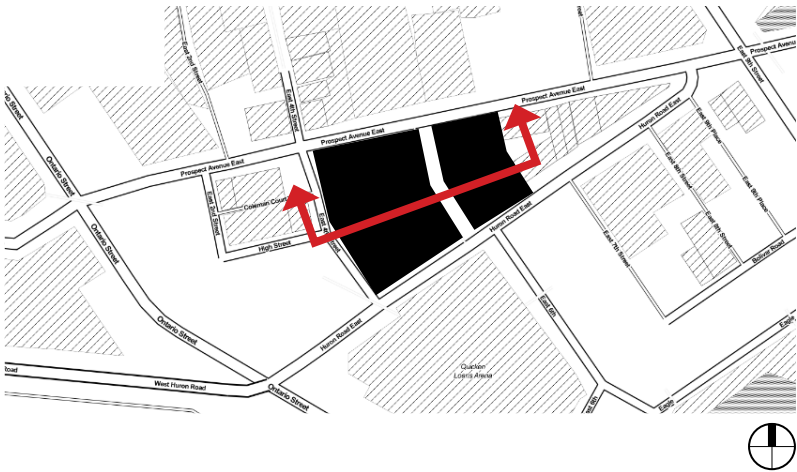
PROGRAM / METRICS

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

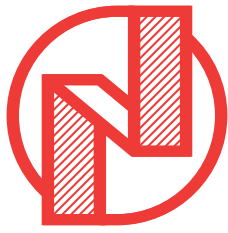


D5 BUILDING SECTION

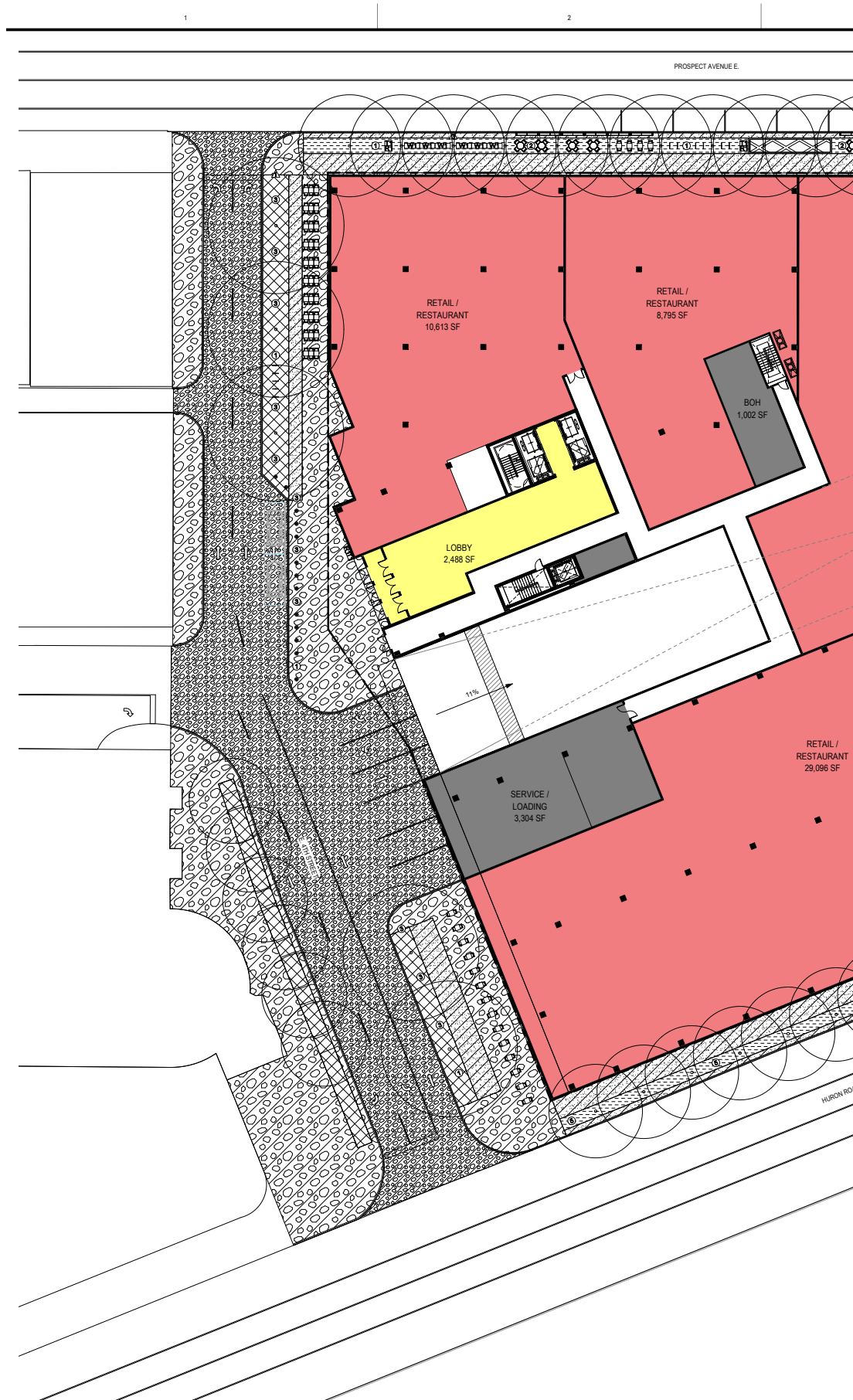




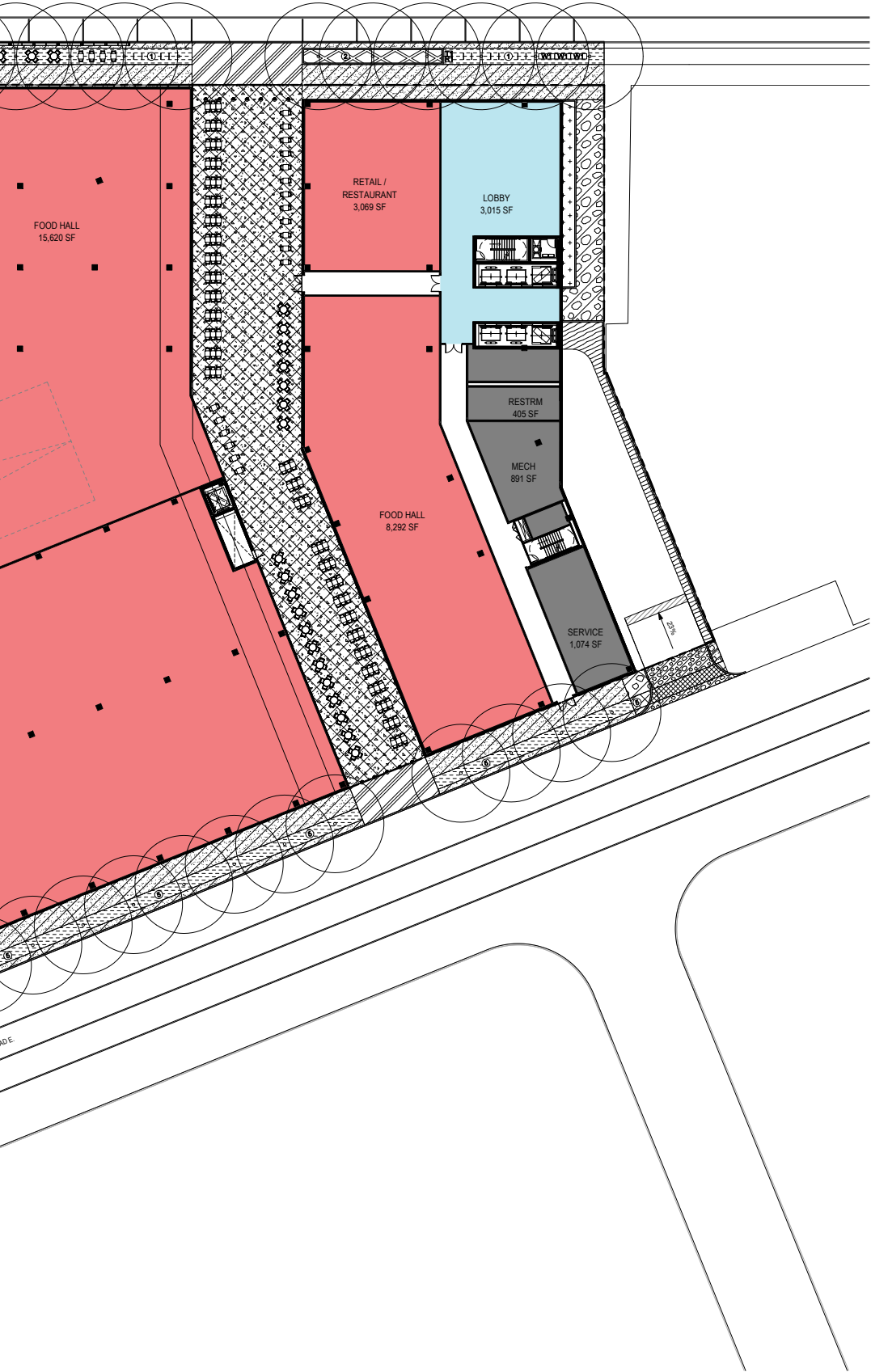
A3 BUILDING SECTION



NUCLEUS  
CLEVELAND, OHIO







*it's all about the experience<sup>SM</sup>*



Cleveland State enrollment: 17,000 students

Rock and Roll Hall of Fame: 9 million 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: 4,000 with another 1,800 by 2016

Downtown Housing: 97.8% 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



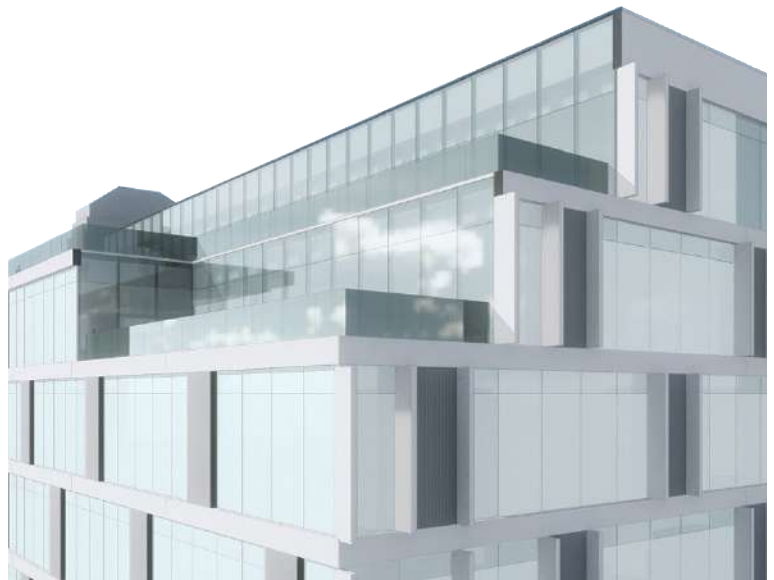


1. 1890 Restaurant & Lounge
2. 21 Lounge
3. 4th Street Bar & Grille
4. American Bar & Grille
5. Bar Louie
6. Barley House
7. Blue Point Grille
8. Brasa Gill Brazilian Steak
9. Chinato
10. Chocolate Bar
11. Cibreo Cleveland
12. Cleveland Chop
13. Cowell & Hubbard
14. D'Vine Wine Bar
15. David's Restaurant
16. District
17. Flaming Ice Cube
18. Flannery's Pub
19. Hard Rock Cafe
20. Hodge's
21. Horseshoe Casino Cleveland
22. Houlihan's
23. House of Blues
24. Hyde Park Prime Steakhouse
25. Johnny's Downtown
26. Kevin's Martini Bar & Pickwick & Frolic
27. Lola Bistro
28. Mallorca
29. Metropolitan Cafe
30. Morton's The Steakhouse
31. Muse
32. Osteria Di Valerio
33. Pimentos
34. Potbelly Sandwich Shop
35. Pura Vida by Brandt Evans
36. Red
37. Saigon
38. Society Lounge
39. Stonetown
40. Sushi 86
41. Sweetwater's Cafe Sausalito
42. Table 9 Restaurant & Lounge
43. Taza: A Lebanese Grill
44. The Greenhouse Tavern
45. Tilted Kilt
46. Urban Farmer
47. Winking Lizard Tavern
48. XO Prime Steaks
49. Zocalo

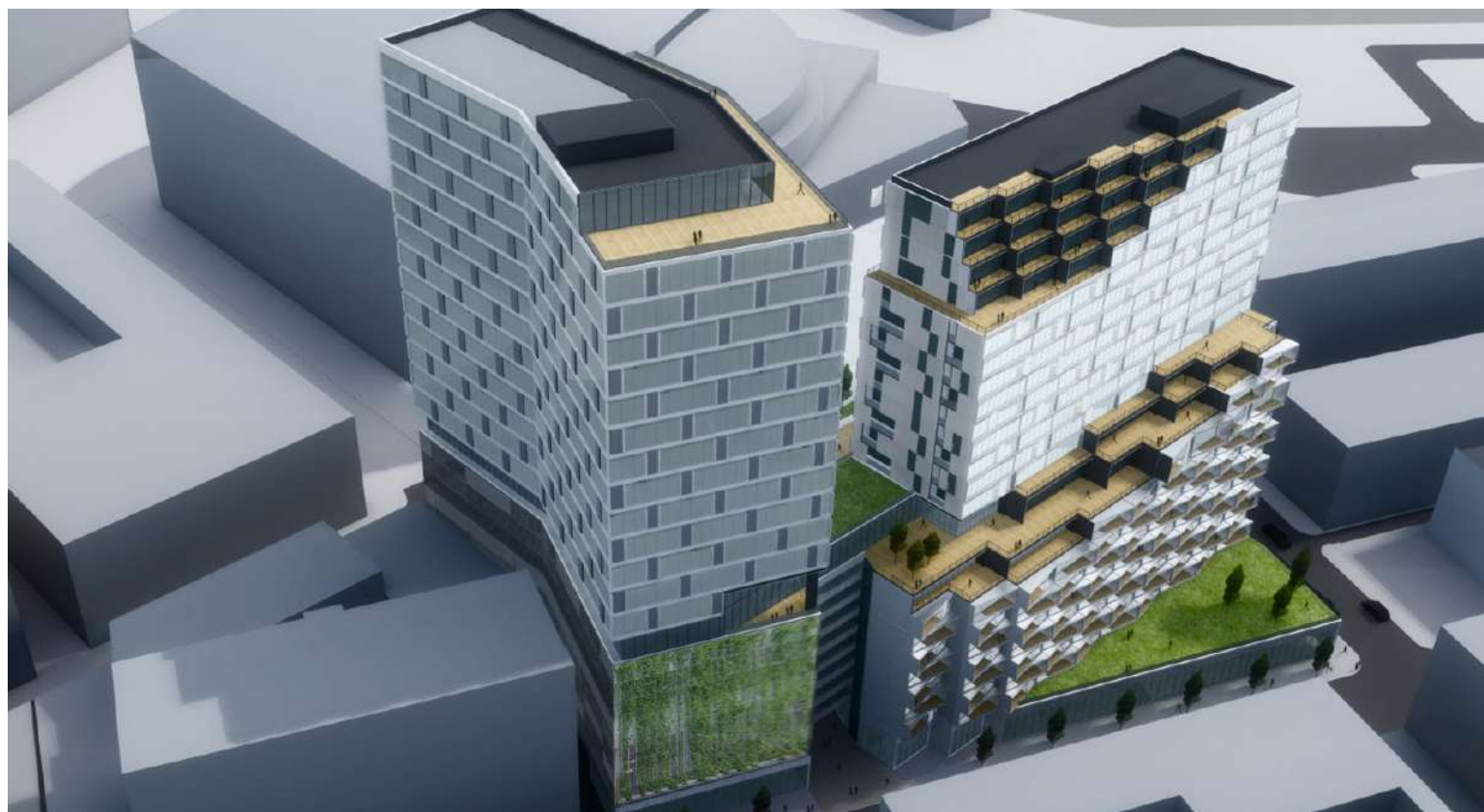




*it's all about the experience<sup>SM</sup>*







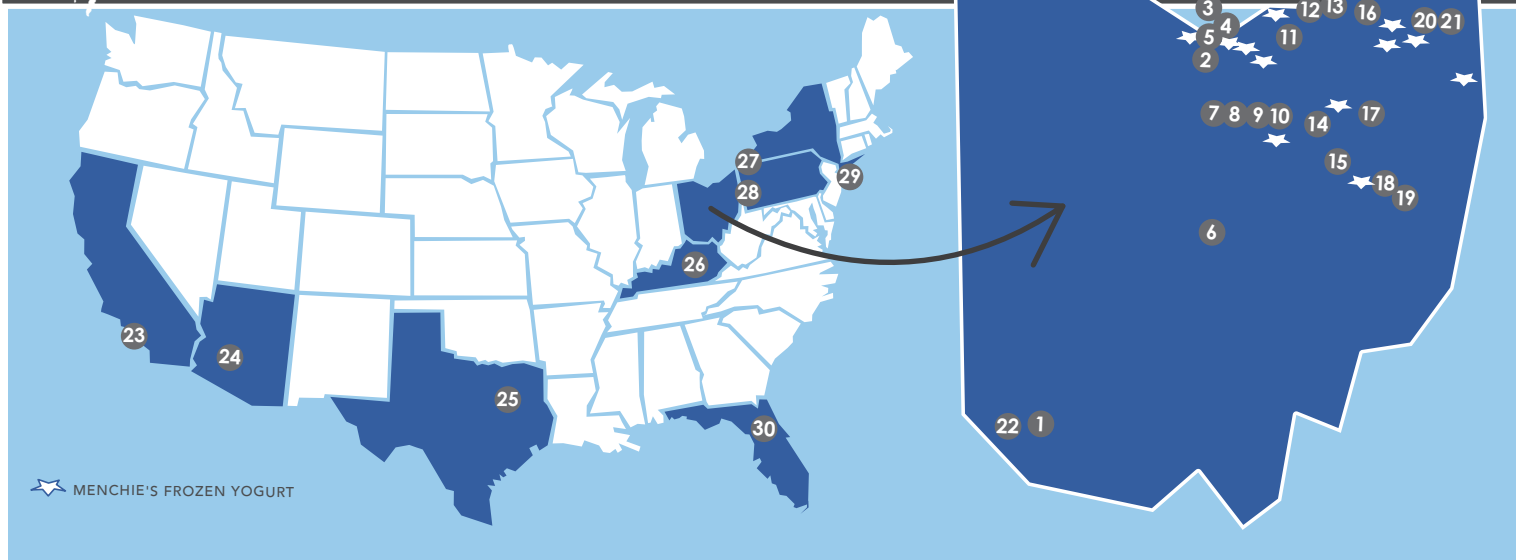
**STARK ENTERPRISES**, headquartered in Cleveland, Ohio, is a full service real estate development company with the highest level of expertise in acquisition, development, leasing, property management, construction, architectural design, landscape architecture and marketing. Balancing new urbanist principles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

For nearly 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](http://StarkEnterprises.com) **FOR LEASING INFORMATION:** 216.464.2860

## experience OTHER STARK PROPERTIES



### OHIO

1. Lakes at West Chester Village  
WEST CHESTER, OH
2. Brooklor Plaza  
NORTH OLMS TED, OH
3. Crocker Park  
WESTLAKE, OH
  - The Residences
  - Excelsior
  - 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 ChagrinBoulevard  
WOODMERE, OH
22. 32 East  
CINCINNATI, OH

### CALIFORNIA

23. Solstice  
LOS ANGELES, CA

### ARIZONA

24. The Market at  
Estrella Falls  
GOODYEAR, AZ

### TEXAS

25. Liv+  
ARLINGTON, TX

### KENTUCKY

26. Overbrook Apartment Homes  
LEXINGTON, KY

### PENNSYLVANIA

27. The Icon on Smithfield  
PITTSBURGH, PA
28. Covington Valley Estates  
ERIE, PA

### NEW YORK

29. 30 Flatbush Avenue  
BROOKLYN, NY

### FLORIDA

30. Liv+  
GAINESVILLE, FL