

# CULTURE 33

a multi-cultural mixed-use project in the heart of Midtown  
Cleveland and the vibrant AsiaTown Community

+/- 45,000 SF Office Space Available | 3301 Payne Avenue

FOR MORE INFORMATION, PLEASE CONTACT:

**Scott Pollock** • *Senior Vice President*

200 Park Ave, Suite 220 | Cleveland, OH 44122

e: [spollock@fairmountproperties.com](mailto:spollock@fairmountproperties.com)

t: 440.821.8149

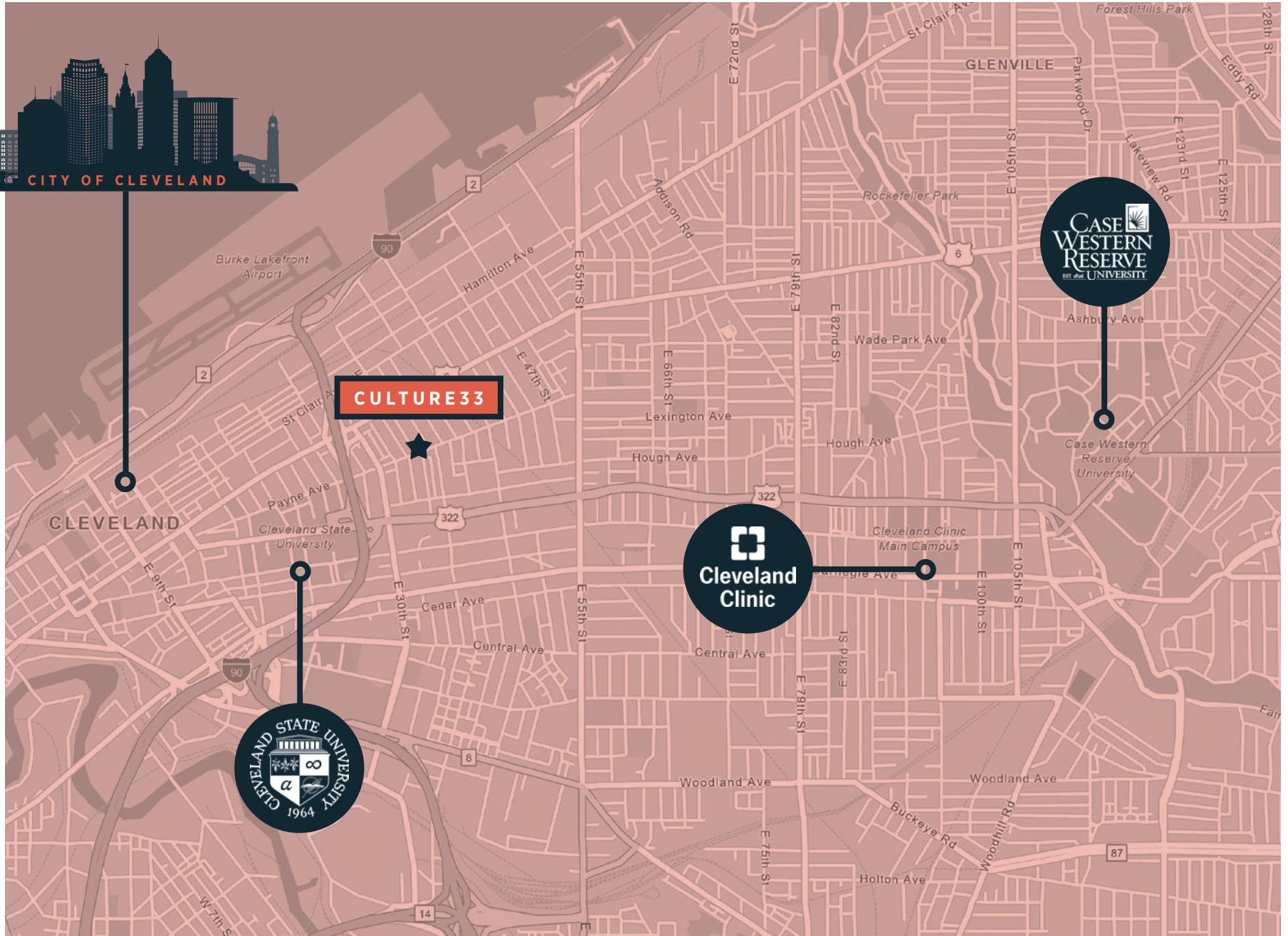


OFFICE  
3300

OFFICE  
3301

OFFICE  
3302





**CULTURE33**



## WHO

Cleveland based mixed-use developer Fairmount Properties, with a track record of over \$1.5 billion developed since 1998, in partnership with Frontline Development Group, a woman and minority owned real estate development firm focused on equitable development and community wealth building practices.

# FAIRMOUNT PROPERTIES

Fairmount Properties develops, owns and manages mixed-use districts throughout North America.

The majority of Fairmount Properties' projects are completed within the context of public/private partnerships with an unwavering commitment to transparency, collaboration and stewardship.

To date, Fairmount Properties has completed over four million square feet of ground-up development at a value of \$1.5 billion.

Learn more at [fairmountproperties.com](https://www.fairmountproperties.com)



FAIRMOUNT  
PROPERTIES



# FRONTLINE DEVELOPMENT GROUP

The Frontline Development Group is dedicated to advancing real estate development that is designed to enhance wealth generation.

Frontline develops real estate projects that are committed to innovative economic development that not only employs residents on our job sites, but partners at each step of the development to grow the balance sheets of economically and socially underutilized businesses.

This approach will both amplify the economic impact of real estate projects as well as increase the number of diverse, qualified competitors in the marketplace.

The Frontline Development Group is a woman and minority owned business focused on equitable development.



# ADDITIONAL PROJECT PARTNERS



WHAT





# TOP-TIER OFFICE SPACE

in Cleveland's most unique multi-cultural district

Phase 1 of Culture33, delivering Q2 2021, will consist of professional office space in the re-purposed former Dave's Supermarket building. This catalytic project is AsiaTown's first and only new office development and tenants and employees will experience one of the most unique settings Cleveland has to offer in this multi-cultural district. The central location provides unparalleled access and proximity to downtown Cleveland, University Circle, Hospitals, Colleges, and a deep and talented workforce. Phase 2 of the project, delivering in 2022, will consist of new housing, retail, restaurants, and medical services.

## WHERE

Culture33 will transform the former Dave's Supermarket space located at 3301 Payne Ave. Additional development parcels include 3221, 3226 and 3338 Payne Ave, totaling approximately three acres in the coveted Midtown neighborhood of Cleveland, Ohio.

CITY OF CLEVELAND

The image is an aerial photograph of Cleveland, Ohio, with a reddish-orange color overlay. The city skyline is visible in the background. In the foreground, several areas are highlighted with white outlines and connected to orange callout boxes. The callouts are: 'CITY OF CLEVELAND' at the top center; 'ADDITIONAL DEVELOPMENT OPPORTUNITIES' in a box on the left, pointing to two rectangular areas; 'ADDITIONAL DEVELOPMENT OPPORTUNITIES' in a box on the right, pointing to a small rectangular area; and 'CULTURE33' in a box pointing to a larger rectangular area. The streets 'Mekensing' and 'Payne Ave' are labeled vertically. On the right side of the image, there are faint white circular and line patterns.

ADDITIONAL  
DEVELOPMENT  
OPPORTUNITIES

ADDITIONAL  
DEVELOPMENT  
OPPORTUNITIES

CULTURE33





# C L E D E M O G R A P H I C S



**383,781** population of Cleveland



**32,120** high-tech workers



**4,763** restaurants/bars



**\$57,090** annual average disposable income



**6** major health systems



**#7** Food City (travel + leisure)



**\$43M** annual cultural district economic impact



**7** Fortune 500 headquarters



**87%** Class A Office Occupancy



# PROXIMITY MATTERS

Culture33 is perfectly positioned within a rich and vibrant cultural community



## CULTURE + COMMUNITY

Culture33 is nestled within AsiaTown, a unique Cleveland neighborhood. AsiaTown is a vibrant cultural destination, business and dining district and residential home.

Located in the heart of Cleveland, AsiaTown offers unparalleled views of Downtown and Lake Erie. This neighborhood offers a home away from home for newcomers of all ages, offering Asian grocery stores, gift shops, and a wide range of dining, from dim sum and pho to Korean bbq and hot pot. Engaging community events and festivals are also a big part of this vibrant cultural destination.

[asiatowncleveland.org](http://asiatowncleveland.org)



# WHY ASIATOWN?

a lively community with a lot to offer



22 restaurants representing  
8 different types of cuisines  
from 6 geographic regions  
in Asia



A “20-minute” neighborhood  
with grocery stores, pharmacy  
and herbal stores, tailor, salons,  
health services and restaurants,  
all within walking distance.



A unique multi-generational  
residential neighborhood

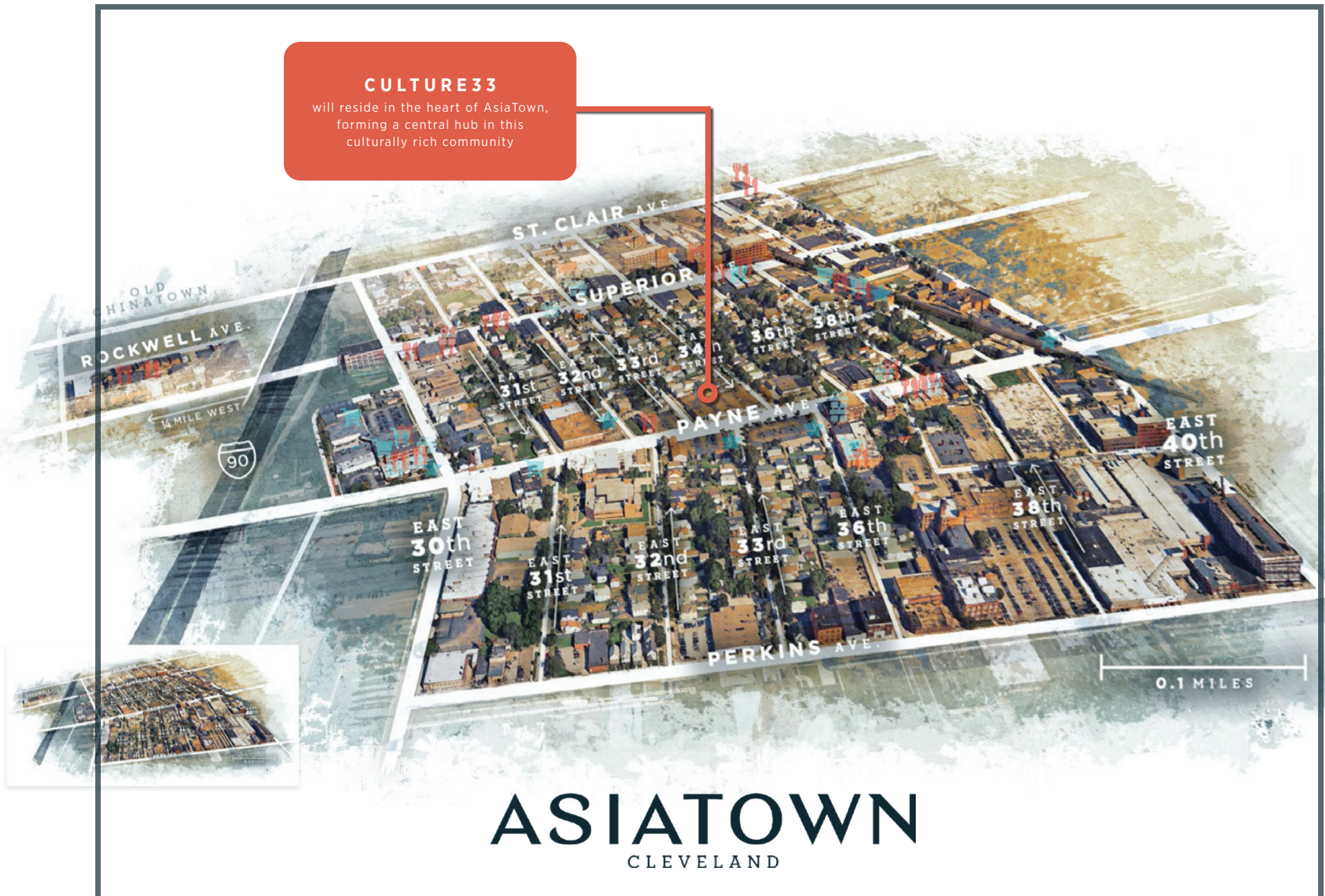


Layers of industrial, commercial,  
residential uses mixed together,  
offering unique neighborhood  
character and texture.

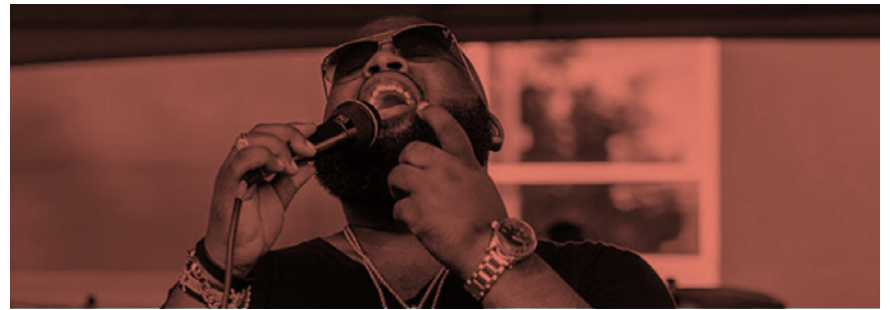
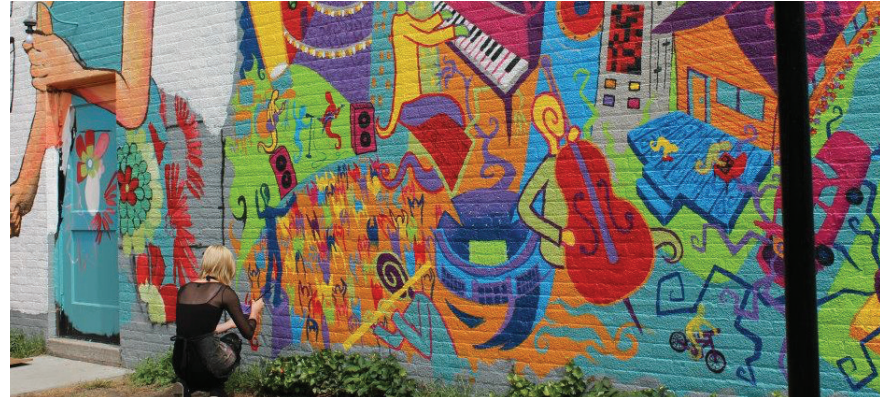


**CULTURE33**

will reside in the heart of AsiaTown,  
forming a central hub in this  
culturally rich community



**ASIATOWN**  
CLEVELAND



# M I D T O W N M I N D E D

building a complete place

Located between Downtown and University Circle, Midtown is the town to the city and unlike any other neighborhood in Cleveland. Just as Cleveland offers talent, diversity and innovation on a regional scale, MidTown offers it in a single neighborhood. Here, you can find world-class hospitals putting down roots next to legacy manufacturers, historic concert venues near leading architectural firms, and residential housing built to accommodate the talent driving the region's economy. The town celebrates the dynamism, accessibility and growth of our community at a neighborhood scale.



# M I D T O W N D E M O G R A P H I C S

who already calls Midtown home?

MidTown is home to more than 650 organizations, including 50 nonprofits, 12 design and architecture firms, 75 health tech & high tech ventures, dozens of manufacturers, and hundreds of small businesses.



CORPORATE  
HEADQUARTERS



ORGANIZATIONS



EMPLOYEES



RESIDENTS

# MIDTOWN FEATURED SPACES



## DREAM Cleveland

Dream Hotels, a New York City-based lifestyle hospitality brand, will build a 19-story, 207 room hotel and parking structure adjacent and connected to the Masonic Auditorium. The project will include multiple dining/lifestyle spaces, a fitness center and more.



## Tru by Hilton

The first Tru by Hilton hotel to Ohio features hip, practical amenities at an affordable pricepoint. The MidTown location gives the Tru easy access to proximity cultural institutions such as the Agora Theatre, the RTA Healthline and Playhouse Square,



## Dave's Market & Eatery

Dave's Market is a family-owned, Cleveland-based Grocery Store. Envisioned as the next revolutionary offering, the Market & Eatery features the same fantastic Dave's experience with several modern offerings added, including a diverse fresh-food court and self-serve kiosks.

\* appx. travel time from Culture33

# Taste of the Town

NEIGHBORHOOD DINING GUIDE

Multiple establishments in a single building

1000 FEET



- 1 **Albaik Restaurant**  
2901 EUCLID AVENUE  
(216) 716-8750  
albaikrestaurant.com  
Middle Eastern
- 2 **Bombay Chaat**  
2044 EUCLID AVENUE  
(216) 331-4598  
bombaychaat.net  
Indian street food
- 3 **Bloom Bakery**  
1938 EUCLID AVENUE  
(216) 373-0737  
bloombakery.com  
Pastries, salads, sandwiches
- 4 **Cafe Ah-Roma**  
2230 EUCLID AVENUE  
(216) 771-8700  
cafeah-roma.com  
Soups, salads, sandwiches
- 5 **Café Phix**  
6815 EUCLID AVENUE  
cafe-phixmidtown.com  
Coffee, sandwiches
- 6 **Caribbean Dreams & Seafood**  
7823 CEDAR AVENUE  
(216) 339-4544  
Comfort
- 7 **China Mountain III**  
7907 CEDAR AVENUE  
(216) 881-4477  
chinamountain3.weebly.com  
Chinese
- 8 **Crust**  
3000 ST. CLAIR AVENUE  
(216) 589-9711  
crusttremont.com  
Subs, pizza, salad, pasta
- 9 **Elements**  
2300 EUCLID AVENUE  
(216) 802-3131  
elementsoneuclid.com  
Appetizers, salads, entrees
- 10 **Fluffy Duck Cafe**  
10001 CHESTER AVENUE  
(216) 218-9447  
fluffyduckcafe.com  
Homemade pastries, hot and cold sandwiches
- 11 **Gallucci's**  
6810 EUCLID AVENUE  
(216) 881-0045  
tasteitaly.com  
Italian, pizza, sandwiches
- 12 **Goldhorn Brewery**  
1361 E 55TH STREET  
(216) 465-1352  
goldhornbrewery.com  
Seasonal housemade beers
- 13 **Grandpa's Kitchen**  
1905 E 55TH AVENUE  
(216) 881-2727  
Deli
- 14 **Ha Ahn**  
3030 SUPERIOR AVENUE  
(216) 664-1152  
Korean
- 15 **Han Chinese Kabob & Grill**  
3710 PAYNE AVENUE  
(216) 769-8745  
Chinese
- 16 **Hot Spot Gyro George**  
1332 CARNEGIE AVENUE  
(216) 239-1141  
hotspotcleveland.com  
Breakfast, soup, salad, sandwiches
- 17 **Hunan One**  
7901 EUCLID AVENUE  
(216) 421-0450  
hunanonecleveland.com  
Chinese
- 18 **Koko Bakery and Cafe**  
3710 PAYNE AVENUE  
(216) 881-7600  
kokobakery.com  
Asian
- 19 **Korea House**  
3700 SUPERIOR AVENUE  
(216) 431-0462  
koreahousecleveland.com  
Korean
- 20 **La Bodega**  
3859 SUPERIOR AVENUE  
(216) 331-3001  
labodega-tremont.com  
Sandwich shop
- 21 **Label 78 Restaurant and Lounge**  
7804 CARNEGIE AVENUE  
(216) 417-8210  
Casual
- 22 **Li Wah**  
2899 PAYNE AVENUE  
(216) 696-6558  
liwahrestaurant.com  
Chinese, Dim Sum
- 23 **LJ Shanghai**  
3142 SUPERIOR AVENUE  
(216) 400-6936  
Chinese-Shanghainese
- 24 **Map of Thailand**  
3710 PAYNE AVENUE  
(216) 361-2220  
mapofthailandrestaurant.com  
Thai
- 25 **Miega Korean**  
3820 SUPERIOR AVENUE  
(216) 432-9200  
miegakoreanbbqleveland.com  
Korean BBQ
- 26 **Number One Pho**  
3120 SUPERIOR AVENUE  
(216) 781-1178  
numberonepho.com  
Vietnamese
- 27 **Oven Fresh Pizza & Wings**  
2121 E 79TH STREET  
(216) 431-6400  
ovenfreshpizzawings.com  
Comfort
- 28 **Phusion Cafe**  
3030 SUPERIOR AVENUE  
(216) 781-3399  
phusioncafe.com  
Taiwanese
- 29 **Rising Grill**  
3709 PAYNE AVENUE  
(216) 465-3561  
risinggrill.com  
Korean
- 30 **Rumi's Market**  
8225 CARNEGIE AVENUE  
(216) 229-7864  
rumis-market.com  
International, Mediterranean
- 31 **Superior Restaurant**  
3000 SUPERIOR AVENUE  
(216) 621-5899  
thesuperiorrestaurant.com  
Deli
- 32 **Slyman's**  
3106 ST. CLAIR AVENUE  
(216) 621-3760  
slymans.com  
Breakfast, lunch, deli
- 33 **Souper Market**  
7501 CARNEGIE AVENUE  
(216) 781-1176  
thesoupermarket.com  
Soups, salads
- 34 **Siam Cafe**  
3951 ST CLAIR AVENUE  
(216) 361-2323  
Chinese-Cantonese
- 35 **Superior Pho**  
3030 SUPERIOR AVENUE  
(216) 781-7462  
superiorpho.com  
Vietnamese
- 36 **Szechuan Cafe**  
2999 PAYNE AVENUE #142  
(216) 515-1111  
szechuancafeleveland.com  
Chinese-Szechuan
- 37 **Szechuan Gourmet**  
1735 E 36TH STREET  
(216) 881-9088  
Chinese
- 38 **Table 45**  
9801 CARNEGIE AVENUE  
(216) 707-4045  
tbl45.com  
International fare
- 39 **Tastebuds**  
1400 EAST 30TH STREET  
(216) 344-1770  
tastebudsrestaurant.com  
Salads, wraps, specials
- 40 **Wasabi**  
2123 E 79TH STREET  
(216) 459-7533  
wasabijapanesecleveland.com  
Chinese, Japanese, Sushi
- 41 **Wonton Gourmet Bbq**  
3211 PAYNE AVENUE  
(216) 875-7000  
wontongourmetbbq.com  
Chinese
- 42 **Vienna Distributing Company of Ohio**  
8110 CARNEGIE AVENUE  
(216) 361-4500  
viennadistributing.com  
Deli Meats
- 43 **Vintage Tea & Coffee**  
6001 EUCLID AVENUE #110  
(216) 417-8230  
vintageteaandcoffee.com  
Coffee, sandwiches

- FAST FOOD IN MIDTOWN**
- 44 **Burger King**  
2828 CARNEGIE AVENUE
  - 45 **KFC**  
2930 CARNEGIE AVENUE
  - 46 **McDonald's**  
3050 CARNEGIE AVENUE
  - 47 **Popeye's**  
7020 CARNEGIE AVENUE
  - 48 **Rally's**  
3040 CARNEGIE AVENUE
  - 49 **Subway**  
3636 EUCLID AVENUE

HOW

OFFICE  
3300











FOR MORE INFORMATION, PLEASE CONTACT:

**Scott Pollock** • *Senior Vice President*

200 Park Ave, Suite 220 | Cleveland, OH 44122

e: [spollock@fairmountproperties.com](mailto:spollock@fairmountproperties.com)

t: 440.821.8149