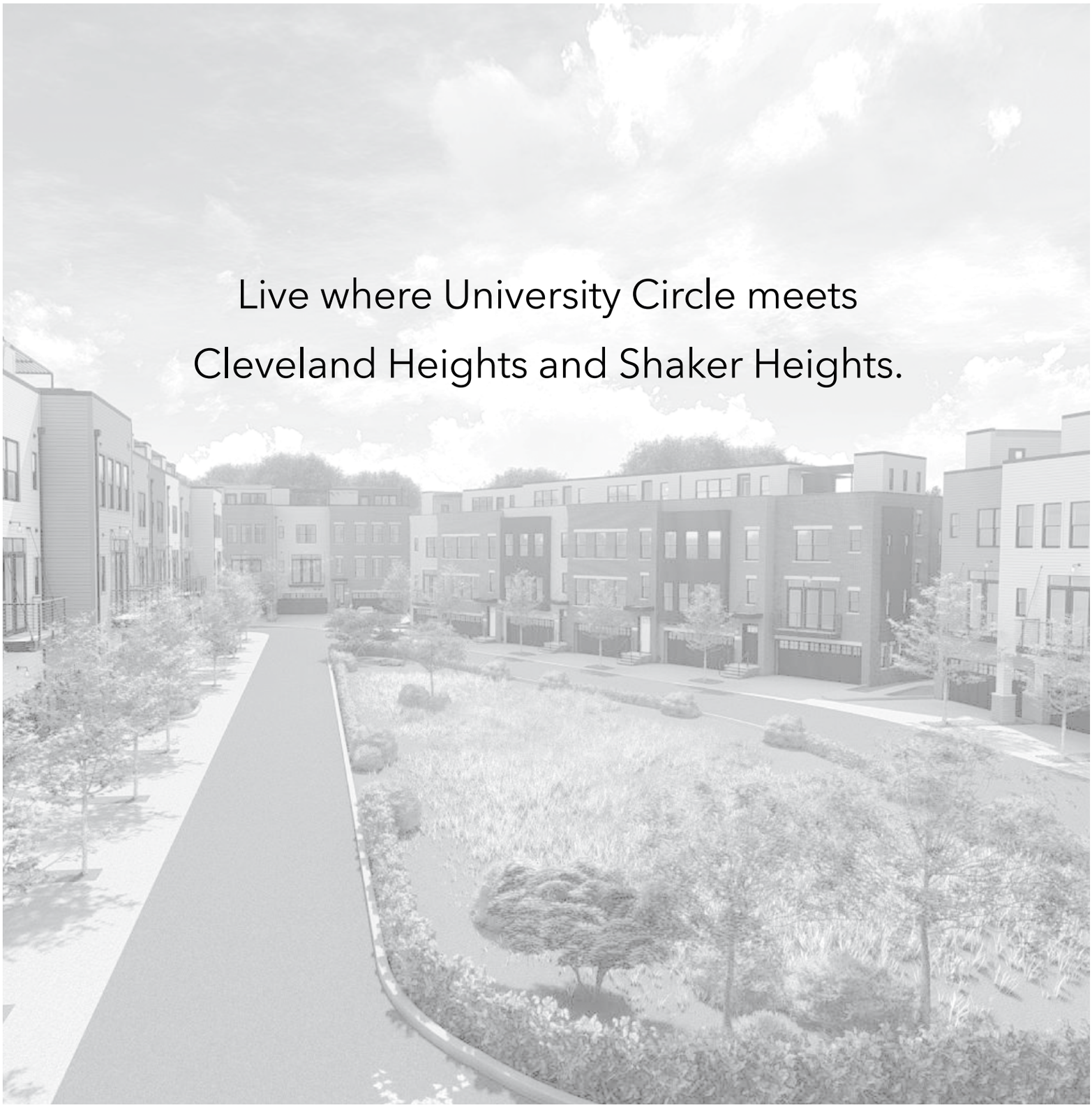
THE TOWNHOMES AT

NORTH PARK PLACE

Where The Circle meets The Heights

northparkplace.live



(216) 496-4212

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Health Tech Development

Kaczmar architects incorporated

KRILL THE BUILDING PROFESSIONALS

Howard Hanna

TED & CO.

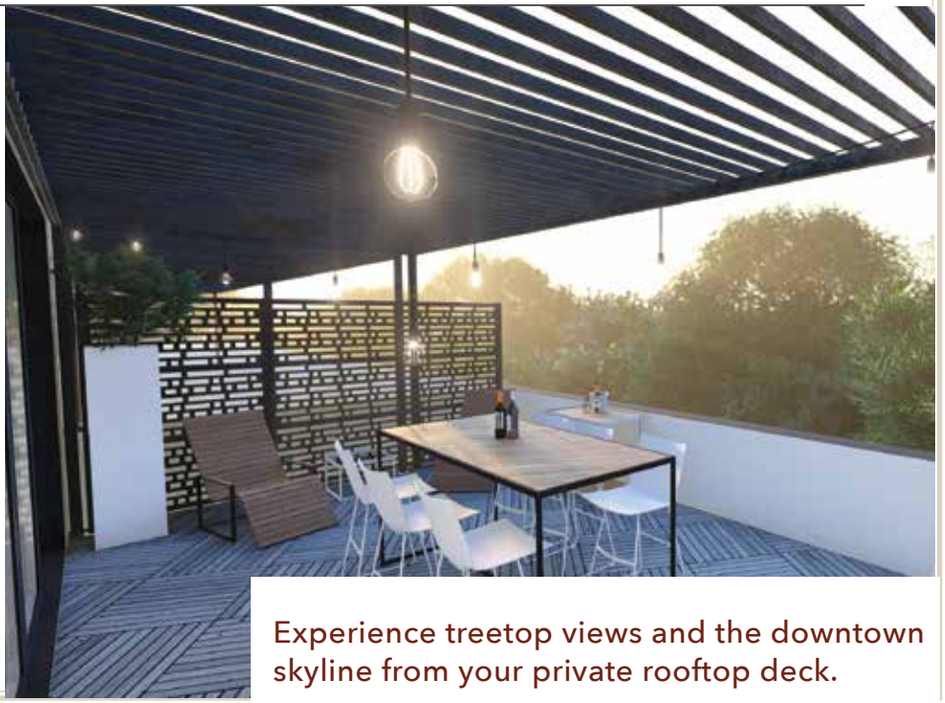
Geoffrey Hoffman Realtor

ENCHANTING.
UNEXPECTED.
AFFORDABLE LUXURY.

Discover your new neighborhood at North Park Place. Overlooking Doan Brook and historic Ambler Park, this peaceful setting is on the edge of University Circle in a tree-lined walkable neighborhood. Centrally located less than a mile from Case Western Reserve University, the Cleveland Clinic, University Hospitals, world class museums, and more. Established shopping and dining destinations are a mere five minute bike ride away: Shaker Square, the Larchmere Arts District, Cedar Fairmount in Cleveland Heights, and the "Top of the Hill" shops arriving soon. The new Lakes to Lakes Trail is right at your doorstep, and downtown Cleveland is less than five miles away.

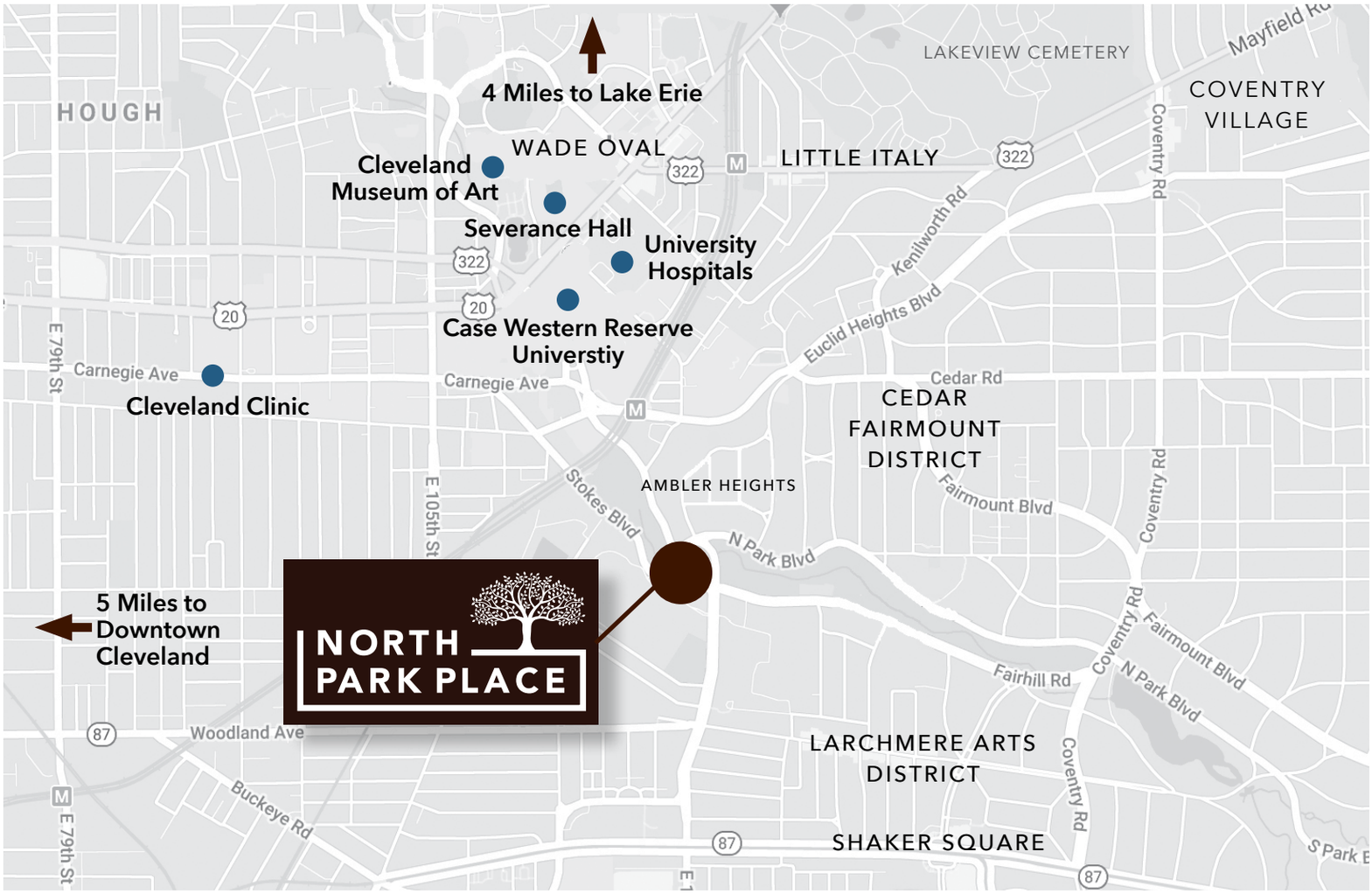
Own one of 34 new residences with a wide selection of floorplans and finishes available.

- 15-Year 100% Tax Abatement.
- Qualifying employees of University Circle institutions may receive up to $30,000 forgivable loan from The Greater Circle Living program.



Experience treetop views and the downtown skyline from your private rooftop deck.

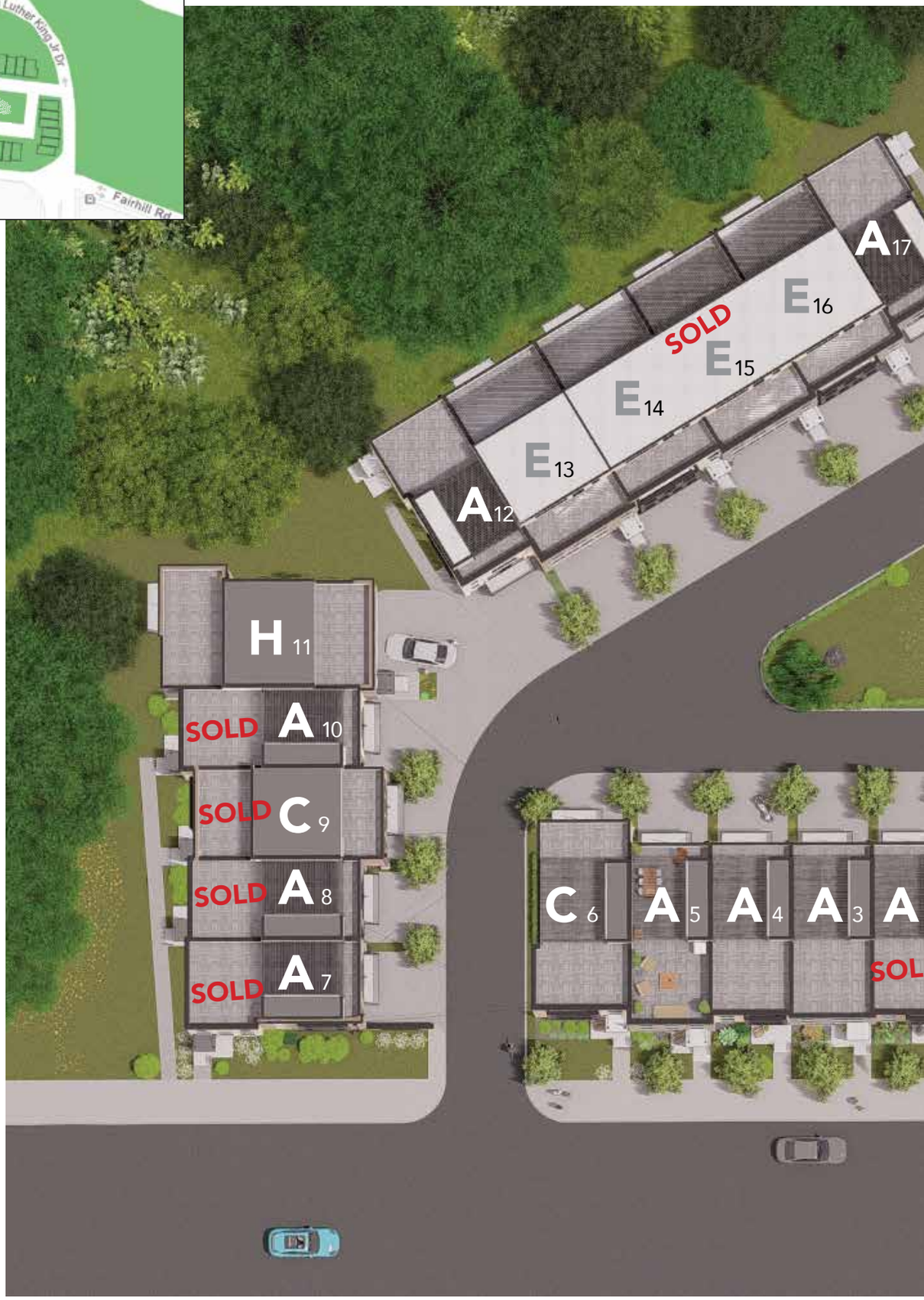
THE NEIGHBORHOOD



Additional floorplans available. All information is deemed reliable but not guaranteed. Renderings and advertising materials are for illustrative purposes only. Items, options, and features shown may be upgrades available at additional cost.

SITE PLAN

A The Ambler
C The Creekside
D The Deming
E The Edison
H The Harcourt



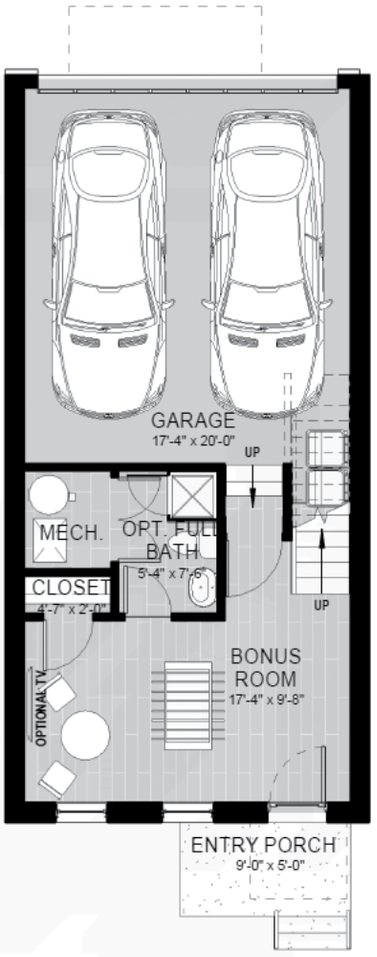
A 18
A 19
E 20
E 21
E 22
D 23
C 24
A 25
A 26
C 27
A 28
A 29
C 30
A 31
A 32
A 33
A 34
A 1
2
D SOLD
MLK JR. , BLVD. ⇉
STOKES BLVD. ⇉

THE AMBLER

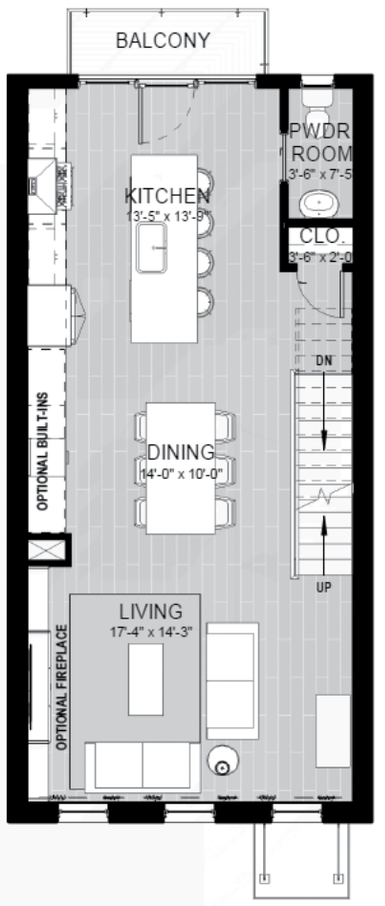
NORTH PARK PLACE

THE AMBLER

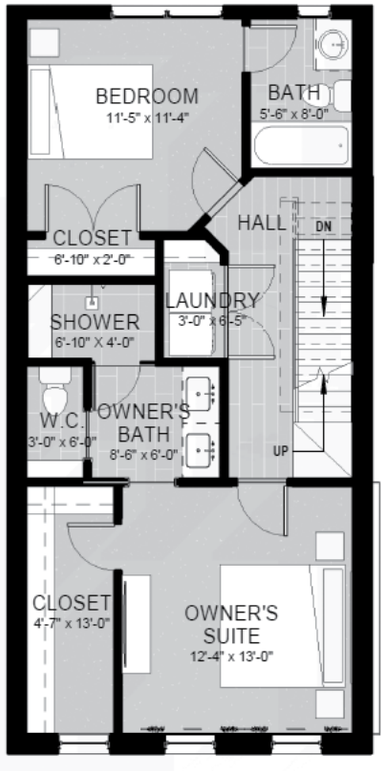
- 2-3 Bedrooms
- 2 1/2 Bathrooms
- 1860 +/- Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite



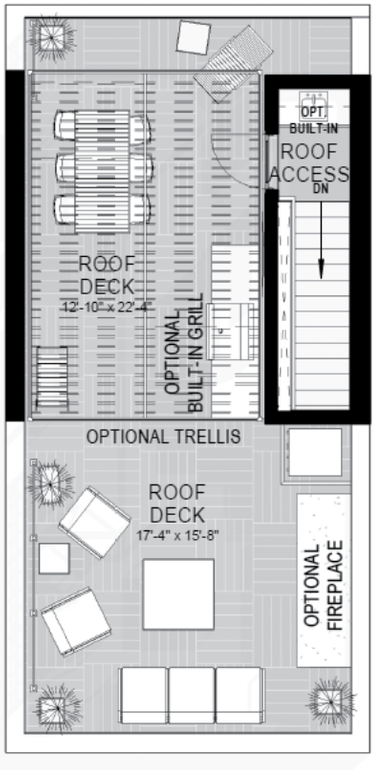
ENTRY LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



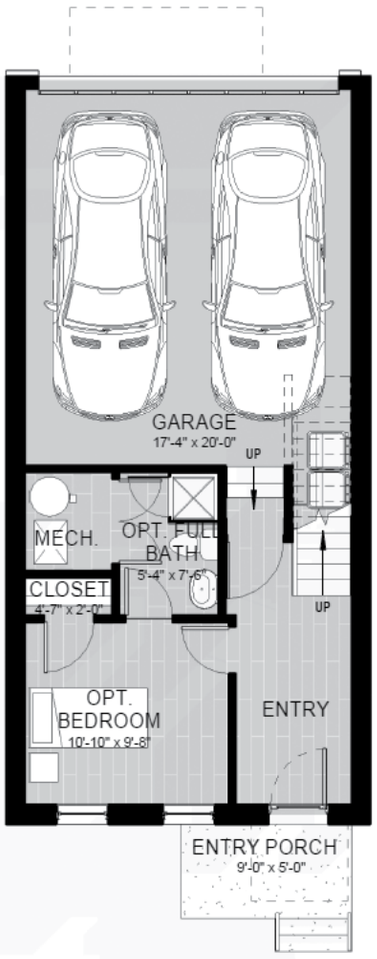
TERRACE LEVEL PLAN

THE AMBLER (VARIATION)

NORTH PARK PLACE

THE AMBLER

- 2-3 Bedrooms
- 2 1/2 Bathrooms
- 1860 +/- Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite



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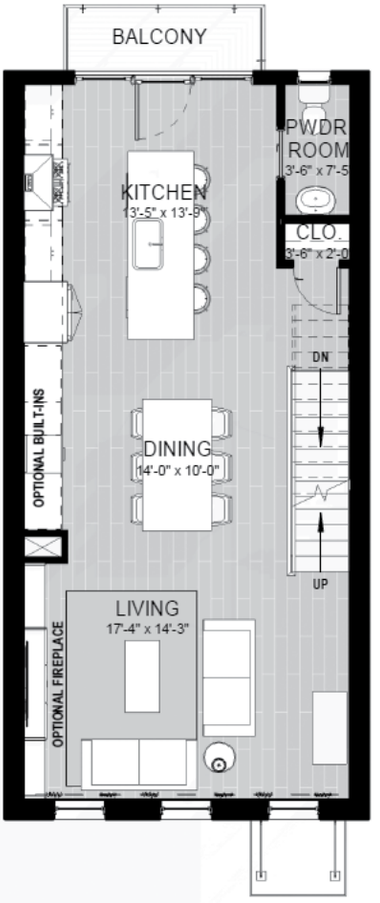

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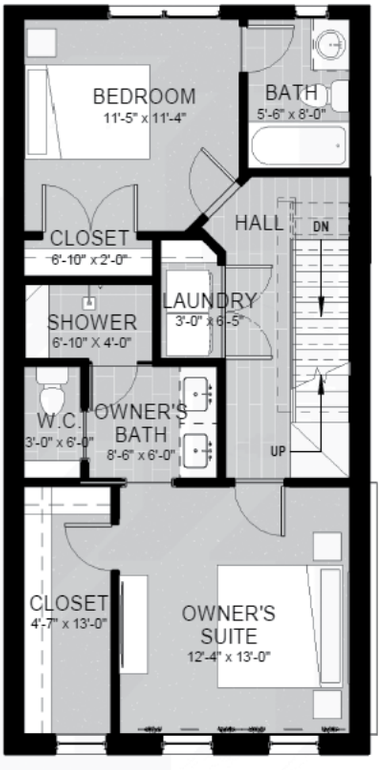

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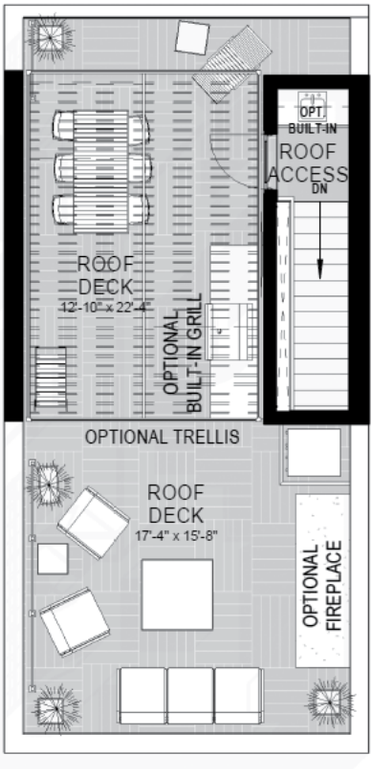


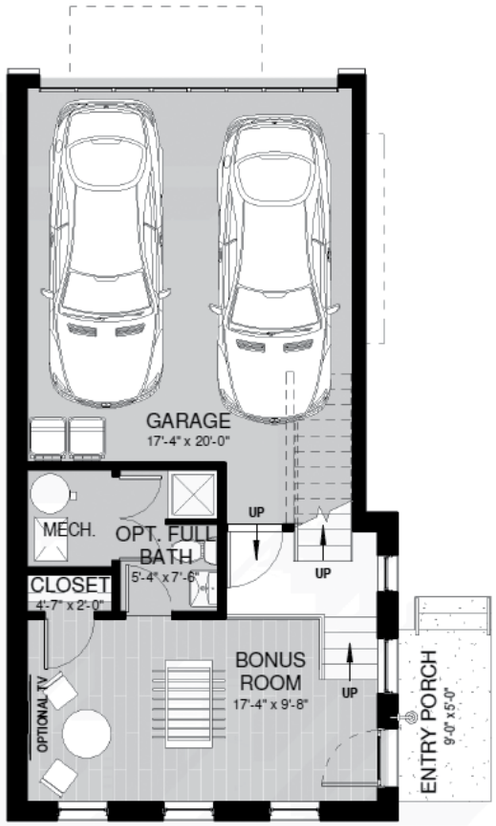
TERRACE LEVEL PLAN

THE AMBLER (VARIATION)

NORTH PARK PLACE

THE AMBLER

- 2-3 Bedrooms
- 2 1/2 Bathrooms
- 2012 +/- Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite



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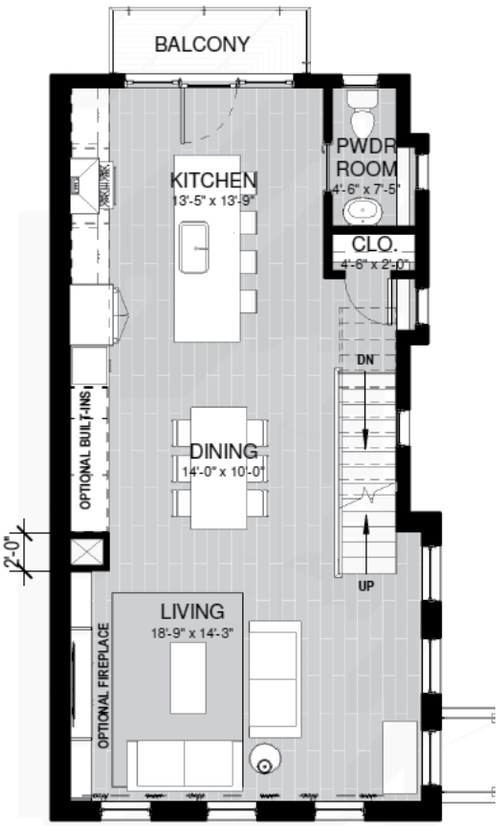

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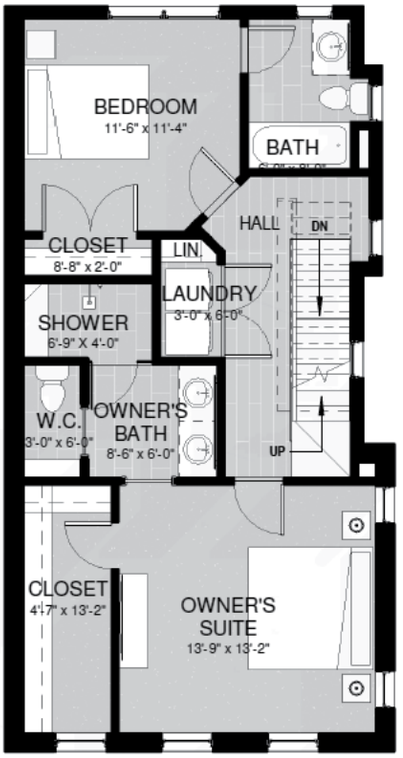

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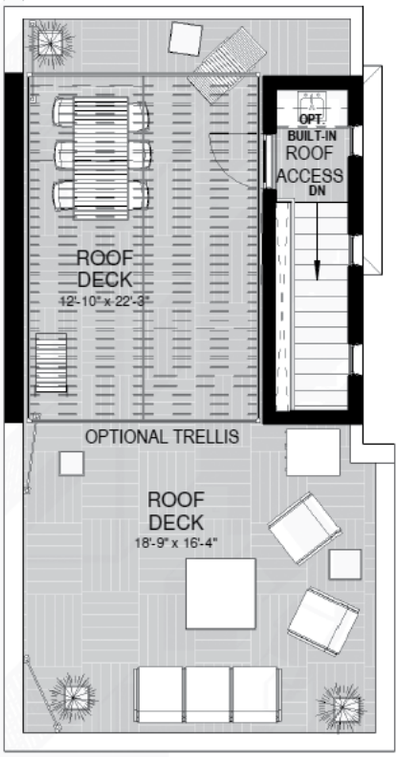
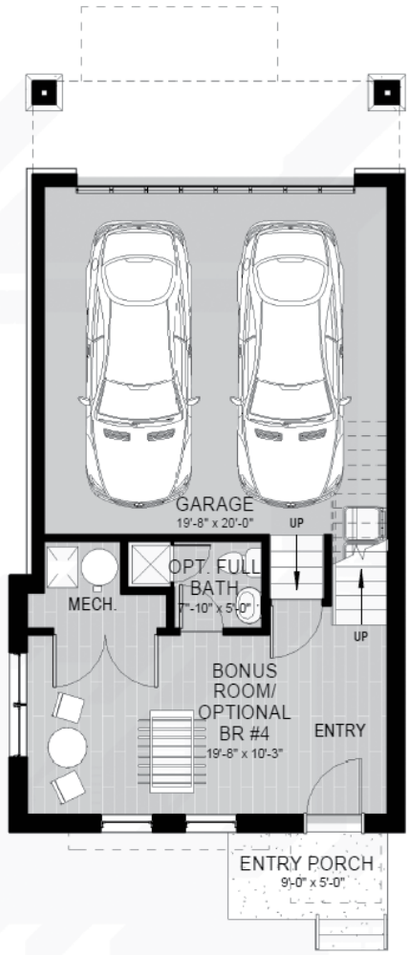


TERRACE LEVEL PLAN

THE CREEKSIDE



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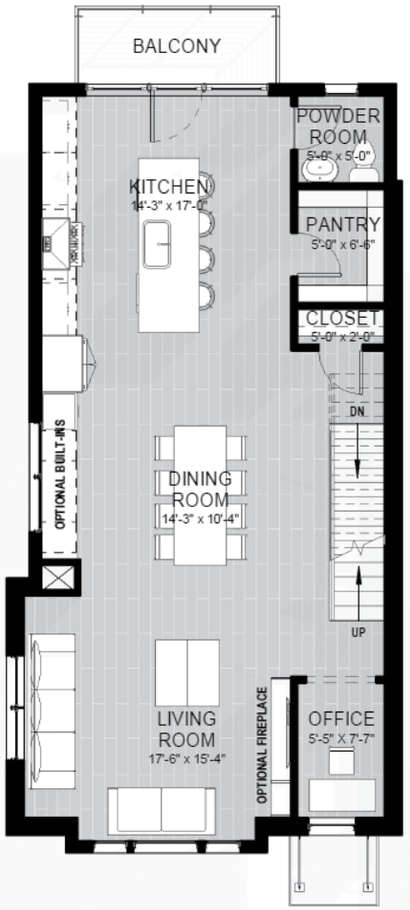

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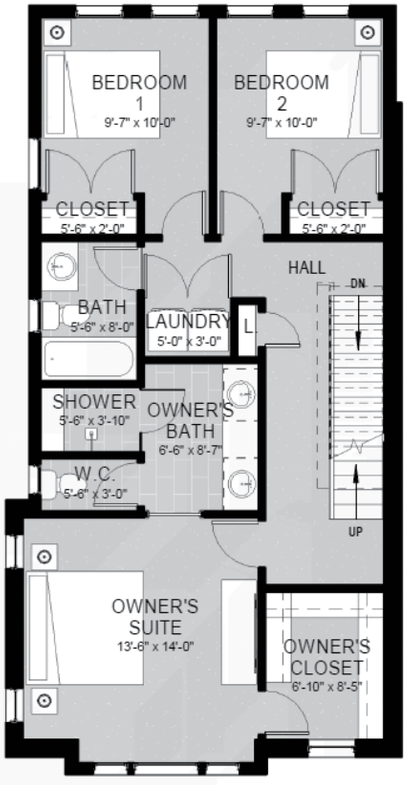

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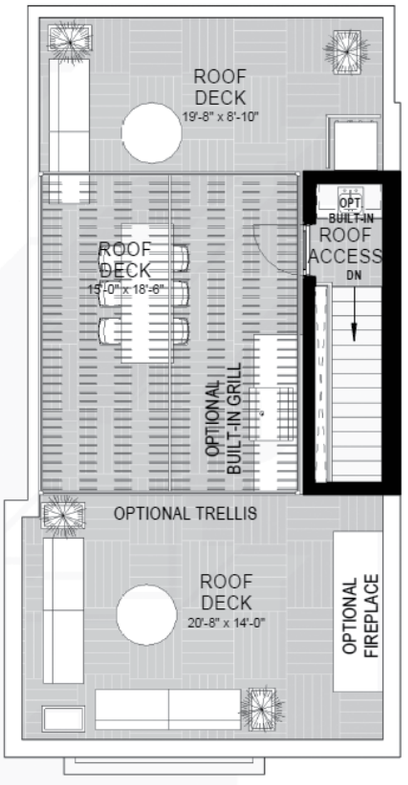


TERRACE LEVEL PLAN

NORTH PARK PLACE

THE CREEKSIDE

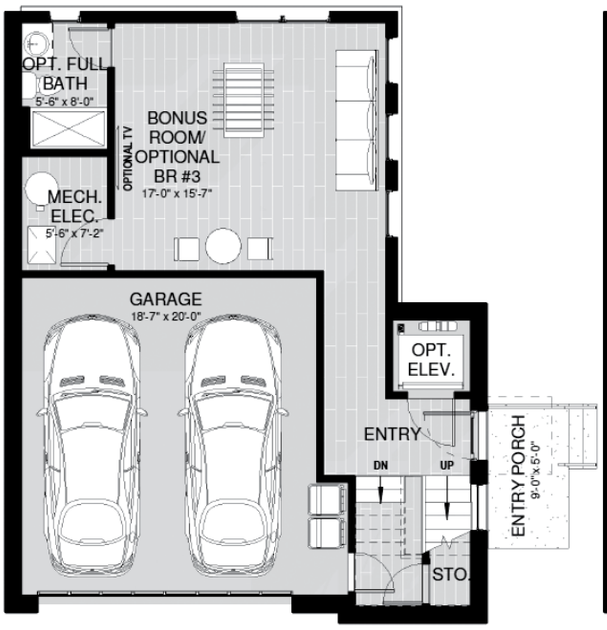
- 3-4 Bedrooms
- 2 1/2 Bathrooms
- 2294 +/- Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite
- Optional Rooftop Bonus Room on select units

THE DEMING

NORTH PARK PLACE

THE DEMING

- 3-4 Bedrooms
- 2 1/2 Bathrooms
- 2835+ Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite
- Optional Rooftop Bonus Room
- Optional Elevator



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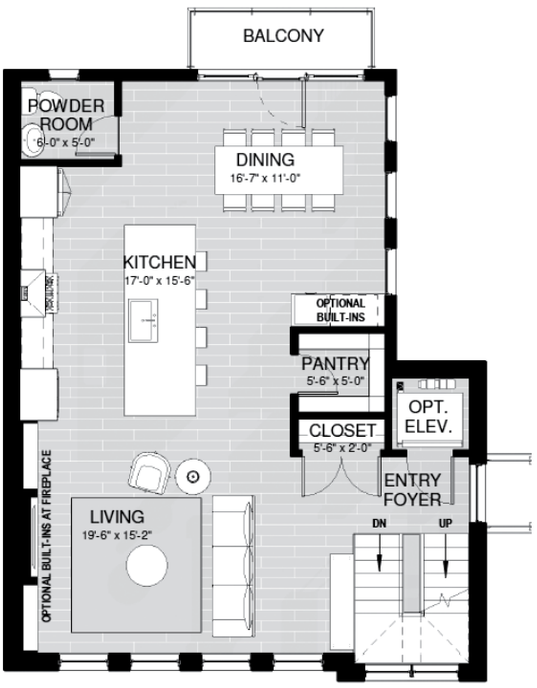

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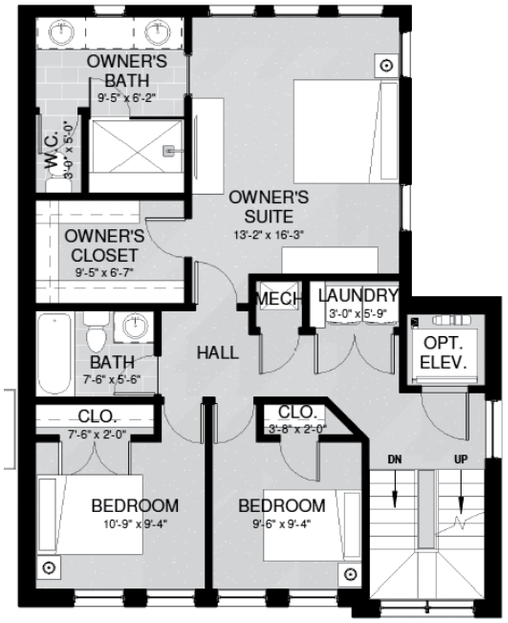

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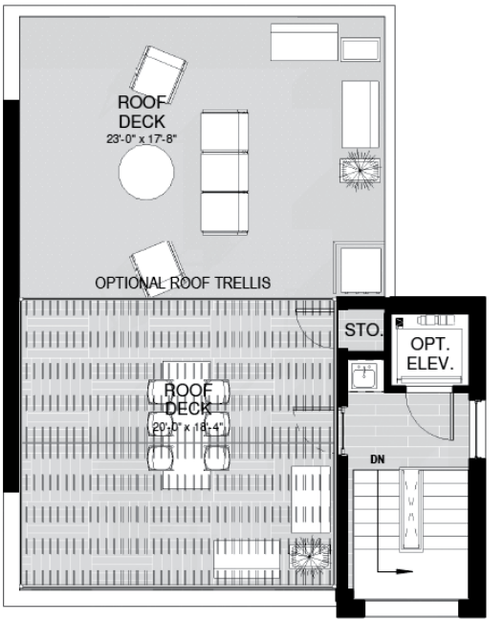
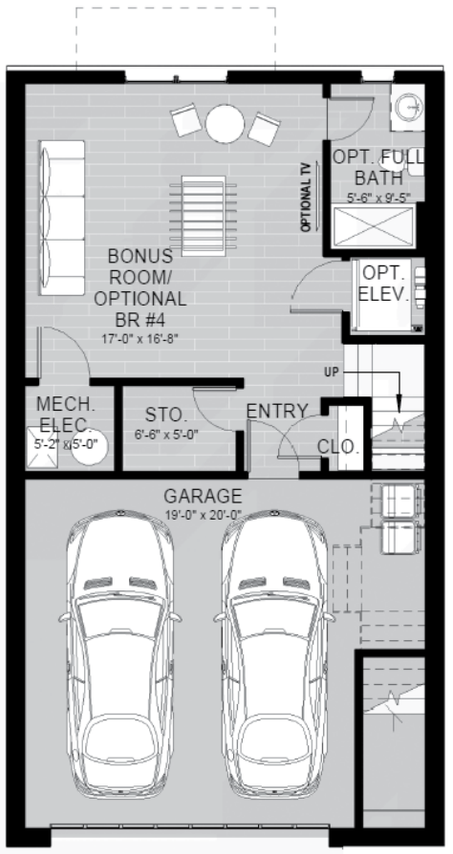


TERRACE LEVEL PLAN

THE EDISON



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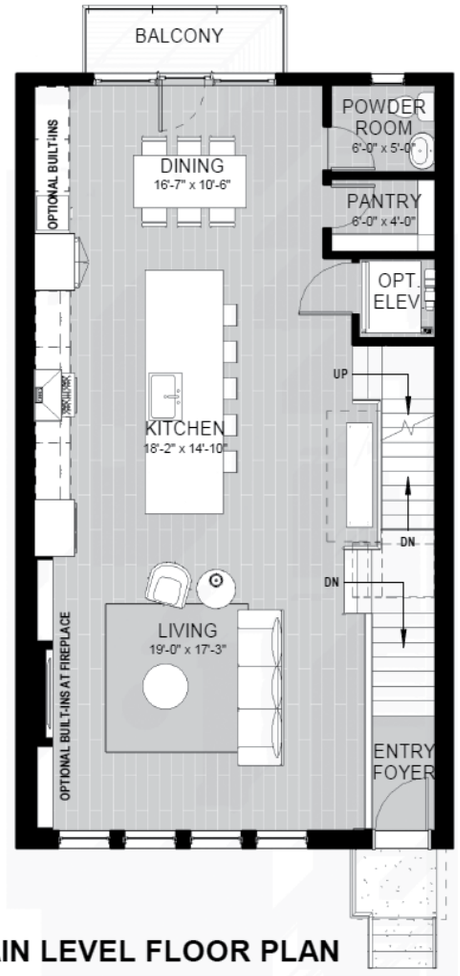

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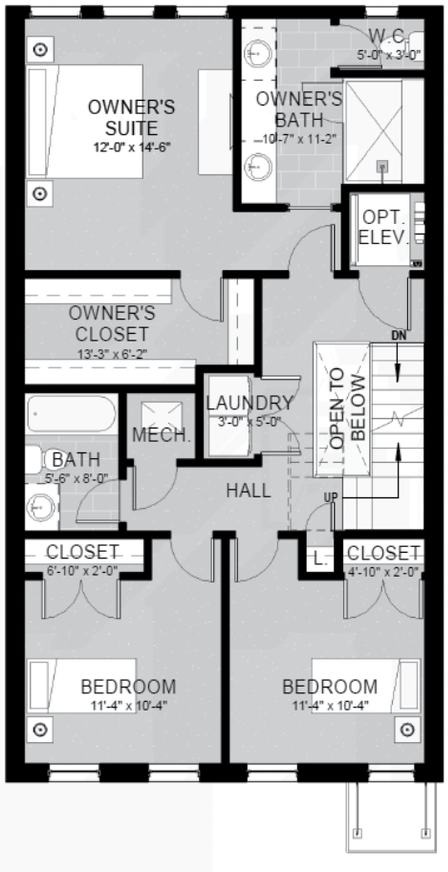

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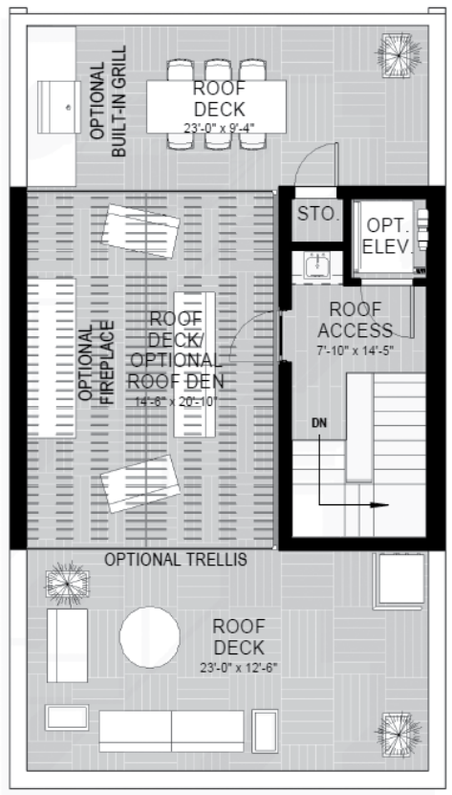


TERRACE LEVEL PLAN

NORTH PARK PLACE

THE EDISON

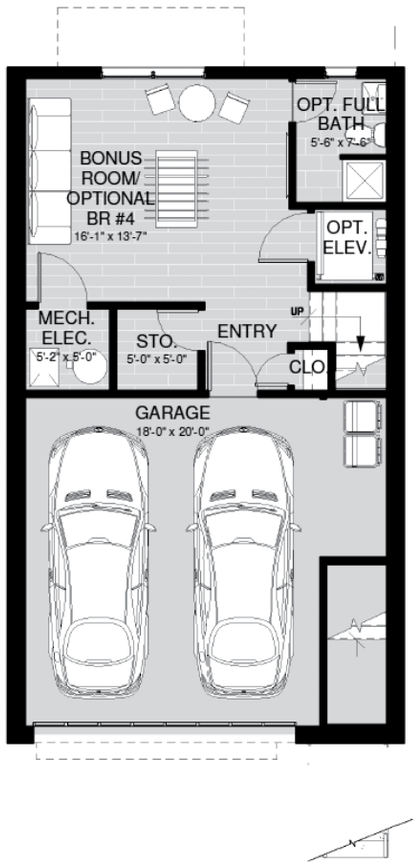
- 3-4 Bedrooms
- 2 1/2 Bathrooms
- 2883+ Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite
- Optional Rooftop Bonus Room
- Optional Elevator

THE EDISON (VARIATION)

NORTH PARK PLACE

THE EDISON

- 3-4 Bedrooms
- 2 1/2 Bathrooms
- 2561+ Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite
- Optional Rooftop Bonus Room
- Optional Elevator



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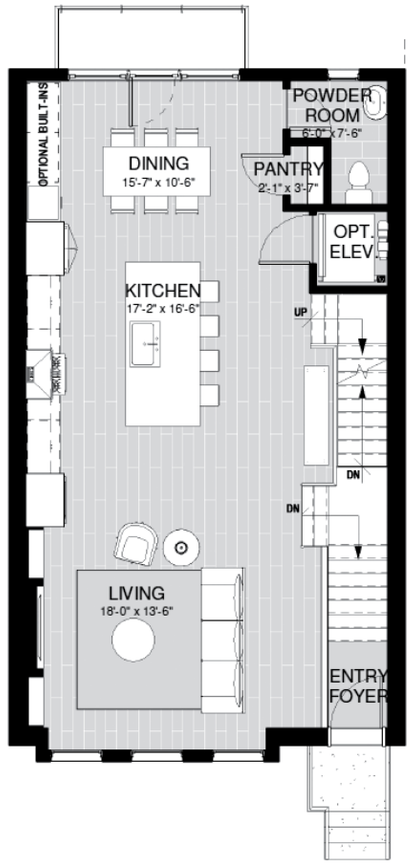

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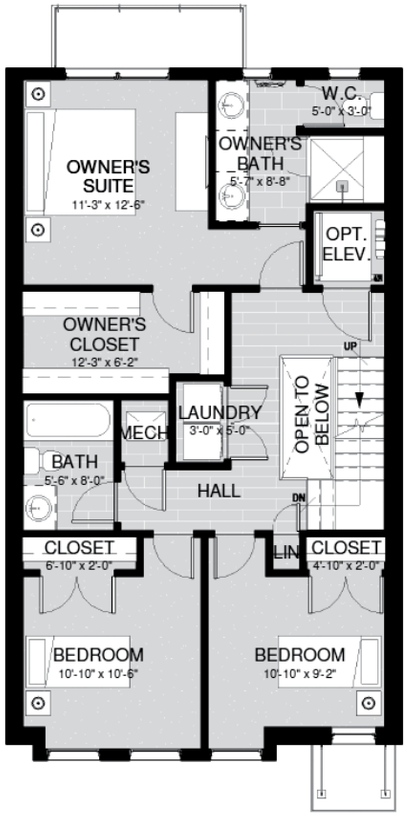

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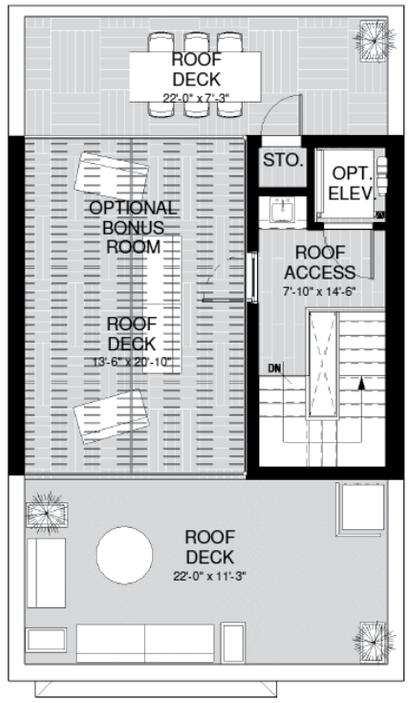
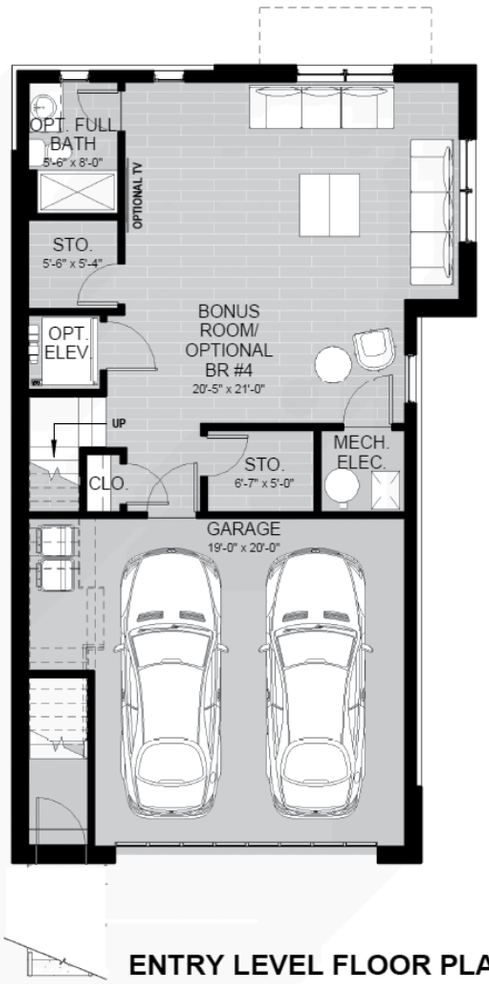


TERRACE LEVEL PLAN

THE HARCOURT



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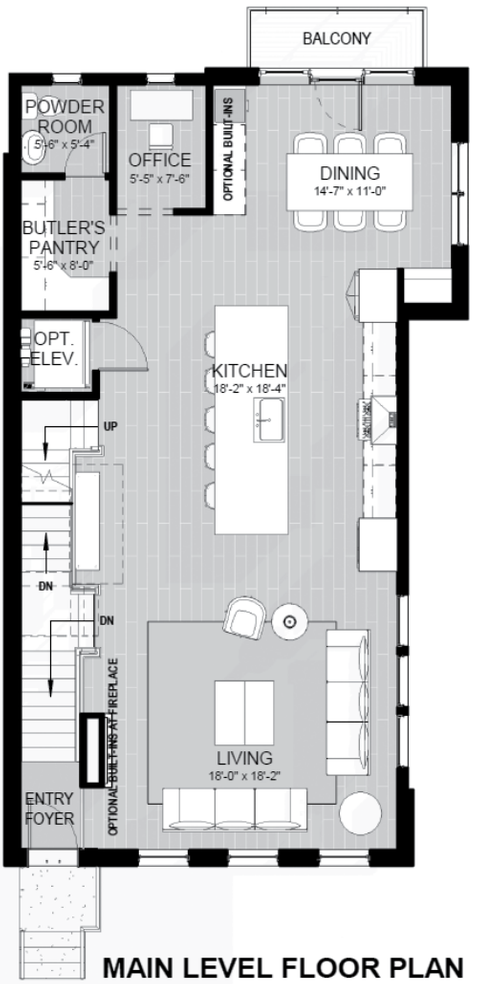

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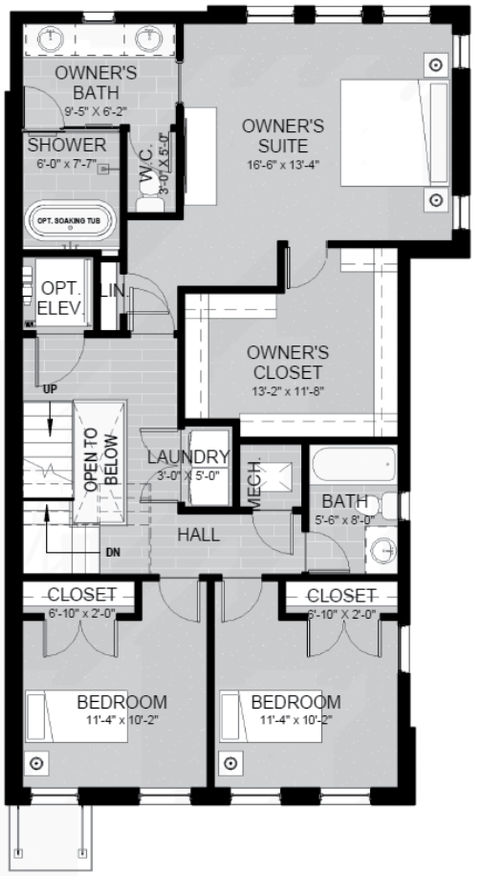

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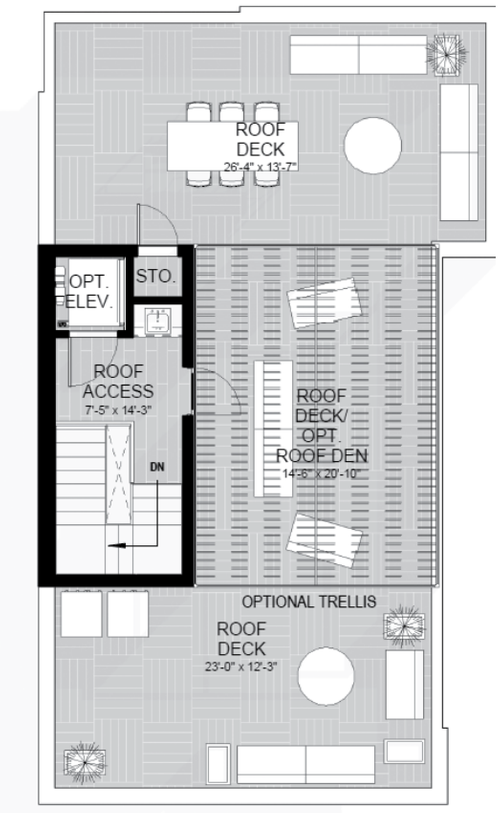

TERRACE LEVEL PLAN

NORTH PARK PLACE

THE HARCOURT

- 3-4 Bedrooms
- 2 1/2 Bathrooms
- 3378+ Sq Ft
- 2 Car Garage
- Rooftop Terrace
- Optional Ground Level Bedroom Suite
- Optional Rooftop Bonus Room
- Optional Elevator

STATE OF THE ART FINISHES

- Dramatic 9'-6" ceilings on main living level
- Roof terraces w/ synthetic decking and artificial turf
- Elegantly equipped kitchens featuring:
  - » ENERGY STAR rated Stainless Steel range, refrigerator, dishwasher and range hood
  - » Granite countertops
  - » Premium kitchen cabinetry w/ dovetail soft close drawers and doors
  - » Tile backsplash
  - » Impressive island with decorative pendant lighting
  - » Exterior vented range exhaust fans
- Luxurious master suites featuring:
  - » Oversized walk-in tiled showers w/ frameless glass shower doors
  - » Granite countertops w/ dual undermount sinks
  - » Premium ceramic tile flooring
  - » Private water closets
- Hardwood flooring in main living area, kitchen, dining area and associated hallways
- Recessed lighting
- Private balcony off kitchen plus spacious roof terrace w/ views
- Energy star rated; green built construction built to qualify for the City of Cleveland's 15 year tax abatement
- Full height, full face brick and cement board exteriors w/ metal accents
- 'Smart Garage Hub' garage door openers for package delivery / smartphone control
- Solid core interior doors throughout
- 2 car garage plus guest parking included for each unit

Work with our talented design team to create your dream home.

CURATED UPGRADES AVAILABLE TO PERSONALIZE YOUR HOME

- Roof den bonus rooms for additional living space
- First level bedroom / in-law suites with full baths
- Elevator (available on select floorplans)
- Smart home and surround sound upgrade packages available
- Rainfall showerhead systems
- Custom cabinets, shelving, built-ins and decorative beamed ceilings
- Hardwood stained stair treads and painted risers
- Fireplaces
- Structural re-enforcement for hot tubs
- Electric vehicle charging stations

Additional floorplans available. All information is deemed reliable but not guaranteed. Renderings and advertising materials are for illustrative purposes only. Items, options, and features shown may be upgrades available at additional cost.

BRIAN J. SMITH, President, Health-Tech Development, Inc.: Brian has been a construction, real estate & healthcare industry innovator for over 35 years. As the Director of Strategic Project Development with the Cleveland Clinic, he was a key player in the implementation of numerous capital projects throughout the Clinic healthcare system. His ability to work cross functionally with stakeholders such as Clinic leadership, municipalities, boards of directors, community outreach and institutional development ensured the success of his projects. During Brian's time with the Cleveland Clinic, the enterprise grew from 1 hospital to over 170 locations across the globe.

Brian is the past president of the American Institute of Constructors, Northern Ohio Chapter, as well as an investor in North Coast Angel Fund/EMBA Investments. He earned two undergraduate degrees in Construction Technology & Engineering and an Executive Master of Business Administration Degree from Case Western Reserve University in Cleveland, Ohio. In 2019, Brian formed Health-Tech Development, Inc., a private real estate development and consulting firm.

DAVID F. FISCHBACK, President/Co-Chairman, The Krill Co., Inc.: David has over 33 years of construction experience working with The Krill Co., Inc. on construction management, design build, and general contracting. As the President of Krill, David is responsible for full project delivery from concept to completion. He has extensive experience directing the construction team with an emphasis on master scheduling, project phasing, construction estimating and value engineering. He also oversees contract bidding, subcontractor negotiations, and daily construction administration.

During his career he has overseen the development and construction of a wide range of project types including; Historic Renovations, New Commercial Office, Manufacturing Facilities, Laboratory & Research Facilities, Hospitality Facilities, and Senior Housing Facilities, for such clients as The Cleveland Clinic, The Sherwin Williams Co., Progressive Insurance, Case Western Reserve University, Jennings Hall, Lorain Health & Dentistry, and private Developers.

CHRISTOPHER J. KACZMAR, RA, AIA. President, Kaczmar Architects Incorporated: Chris has extensive experience overseeing a variety of project types during his career with Kaczmar Achitects incorporated (KAI). His talent and commitment as an Architect, organizer, and communicator have resulted in award-winning projects that are completed on-time and within budget. Chris's clients understand that in working with him they have a design partner who provides great value for their project.

Among Chris's successfully completed projects is the $110 Million Westin Book-Cadillac Detroit Hotel & Condominiums Project and the $74 Million Louis Stokes Cleveland VAMC Office Building. Recently, Chris led the KAI team in delivering the 2018 National Interstate Insurance World Headquarters Office Building, recipient of the 2018 NAIOP Office Architectural Design of the Year Award.

TED THEOPHYLACTOS, Realtor: Serving the amazing city of Cleveland and its surrounding suburbs for 20+ years, Ted has an extensive knowledge of both East and West side communities and is a recognized leader in the highly-specialized areas of residential city sales and new construction. Focused on Cleveland's growing urban housing market long before it became popular, Ted's career began in 1991 when he was licensed with Realty One. In 1997, he joined Progressive Urban Real Estate and began selling in Tremont and Ohio City where he had the pleasure of working on some of the city's first new housing since the 1950's. In 2001, Ted earned Cleveland's highest honor of becoming top realtor in terms of volume and has remained in that position for the past 19 years. In 2008 Ted joined forces with real estate giant, Howard Hanna and he has been with the brokerage for 12 years. In an ever-changing market, he is known for his vast knowledge of the housing market, financing, mortgage trends, design trends, what's hot and buying/selling strategies for his buyers and sellers. A new construction specialist he has worked on a number of luxury projects with the region's top developers.

GEOFFREY HOFFMAN, Realtor: Geoffrey was born and raised in Cleveland Heights and is a lifelong resident of the Cleveland area. After graduating from Case Western Reserve University in 2002 he "crossed the river" to live on the West Side before relocating back to the East Side in 2012. He has nearly 2 decades of experience in residential and artistic construction, design, remodeling, and property management. In 2013 he was licensed as a Realtor and the following year was named Howard Hanna "Rookie of the Year". He has since earned recognition in National Sales Excellence, Quality Service Award, and ranked in the top 5% of agents by Cleveland Magazine. Geoffrey is trained as a Certified New Home Specialist, Relocation Specialist, and in Homes of Distinction. He sells historic homes, new homes, and everything in between.

EQUAL HOUSING
OPPORTUNITY

THE TOWNHOMES AT

NORTH PARK PLACE

Where The Circle meets The Heights

(216) 496-4212

northparkplace.live