

For Lease

5401 Hamilton Avenue,
Cleveland, Ohio 44114



Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

200 Public Square, Suite 1050
Cleveland, OH 44114
+1 216 239 5060
colliers.com/cleveland



Property Overview

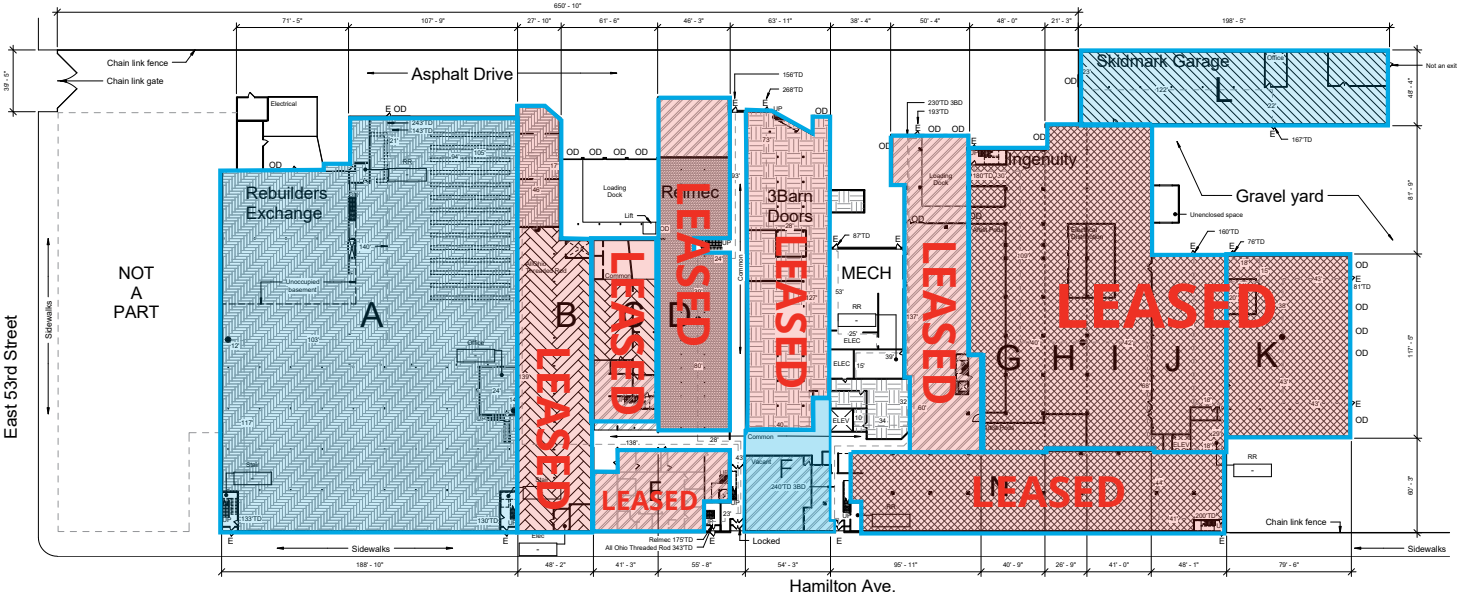
- Multiple suite configurations available (up to 48,000 SF)
- Immediate access to E. 55th Street leading to I-90 (2 Minutes) and the Opportunity Corridor (8 Minutes)
- Less than three (3) miles to Public Square and the Cleveland Clinic Main Campus
- Close to local restaurants (Goldhorn Brewery, Diner on 55th, Noble Beast Brewery)

Building Size	321,239 SF
First Floor	171,764 SF
Second Floor	88,875 SF
Third Floor	40,000 SF
Fourth Floor	20,000 SF
Ceiling Height	12' - 32'
Docks	8
Drive-In Doors	12
Power	3200 KVA
Sprinklers	Wet and Dry
Land	7.04 Acres



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First Floor

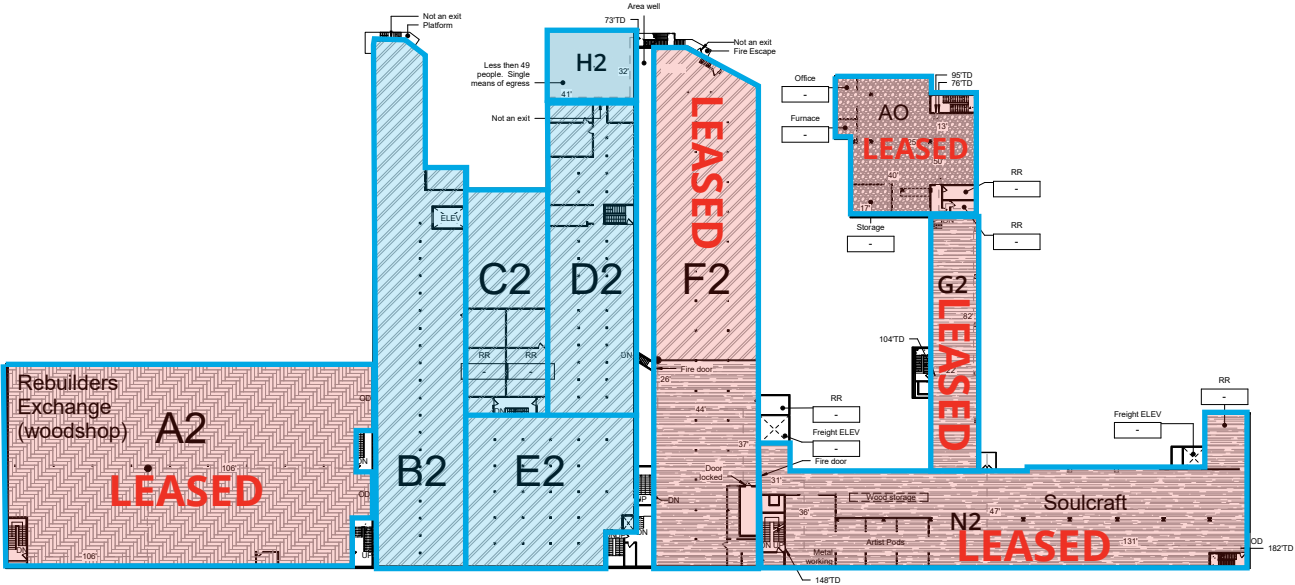


Parking

Click site plan
to expand

Suite	SF	Asking Rate (MG)	Ceiling Heights	Drive-Ins	Docks
A	48,000	\$2.00/SF	16'	1	To Suit
B	12,164	Leased	12'	Shared	Shared
C	8,200	Leased	12'	Shared	Shared
D	13,500	Leased	16'	Shared	Shared
E (Office)	5,000	Leased	-	-	-
F	4,000	\$2.00/SF	12'	1	None
G-H-I-J	30,000	Leased	15'-26'9"	2	1
K	10,000	Leased	20'	2 (12'x14', 12'x12')	3
L	10,000	\$4.00/SF	13'-14'	2	None
M	8,000	Leased	-	1	1
N	14,000	Leased	13'9"	To Suit	None

Second Floor

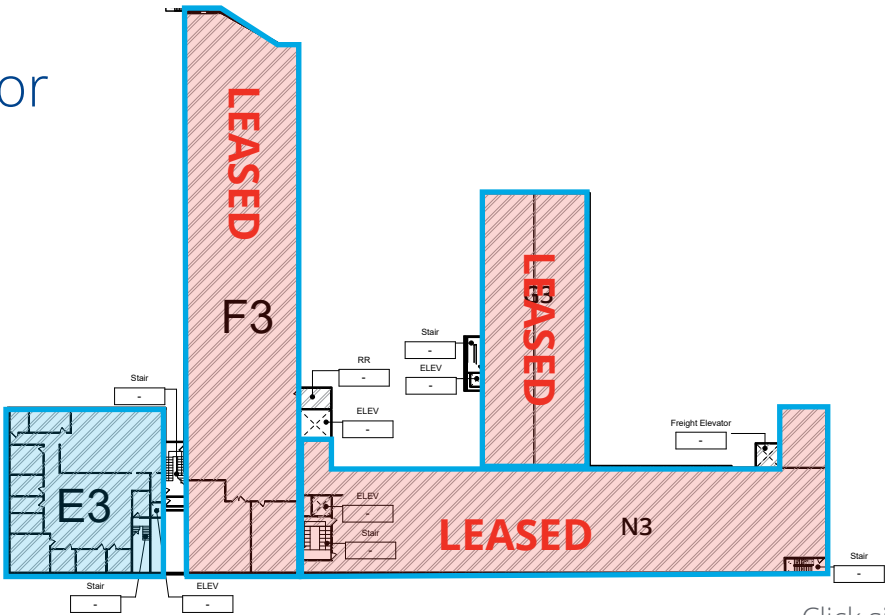


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Suite	SF	Asking Rate (MG)	Ceiling Heights	Drive-Ins	Docks
A2	20,000	\$2.00/SF	11'	-	-
B2	11,994	\$0.25/SF	12'	Shared	Shared
C2	4,400	\$0.25/SF	10'	Shared	Shared
D2	9,283	\$0.25/SF	12'	Shared	Shared
E2	6,428	\$0.25/SF	12'	Shared	Shared
F2	14,000	Leased	12'	Shared	Shared
G2/N2	16,500	Leased	-	-	None
AO (Office)	4,270	Leased	-	None	None

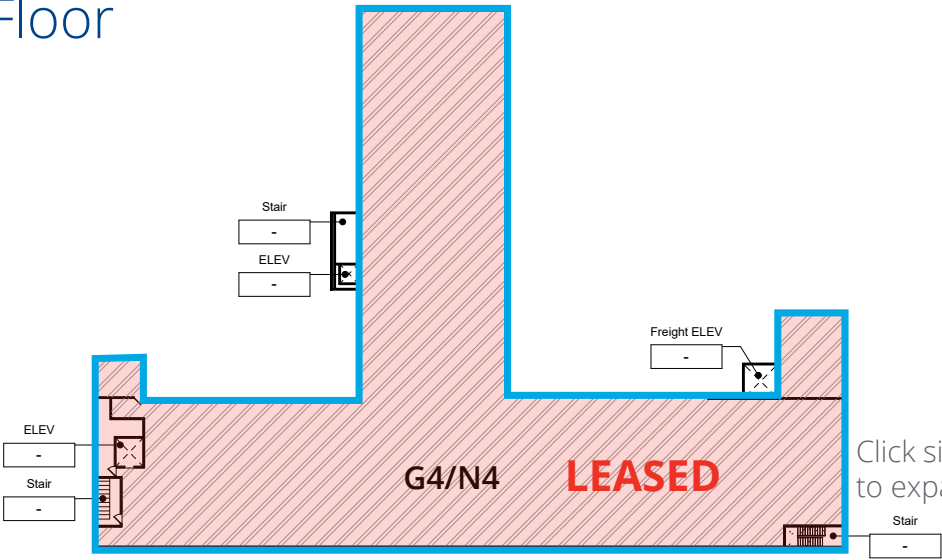
Upper Floors

Third Floor



Click site plan to expand

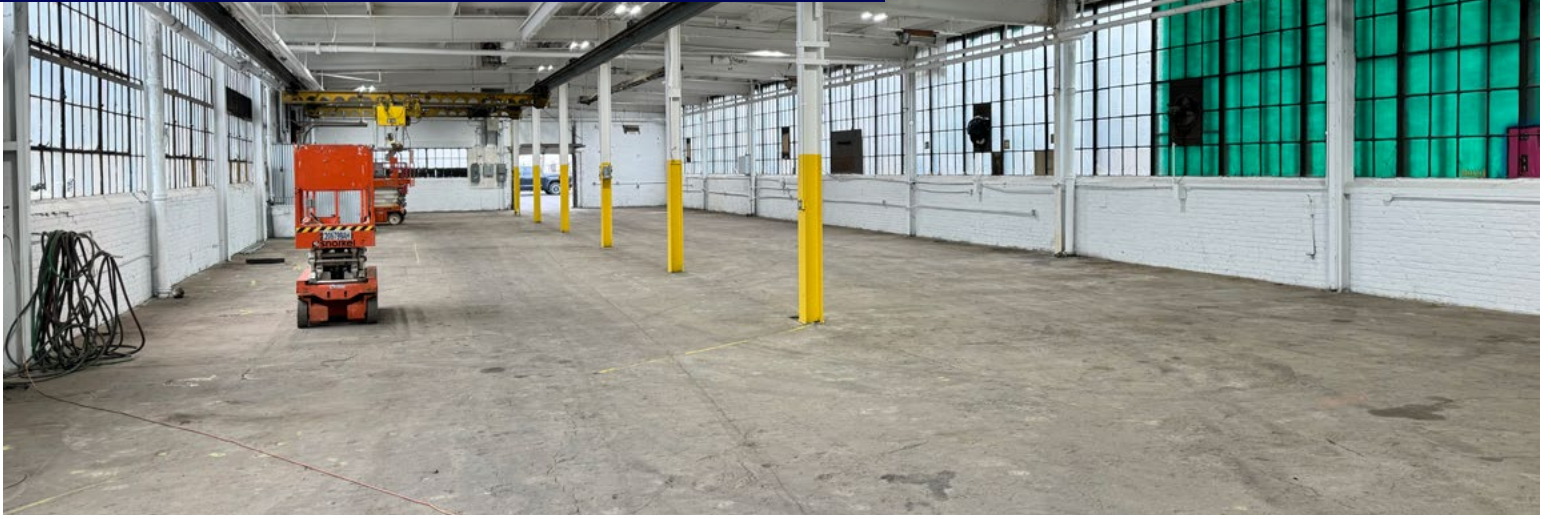
Fourth Floor

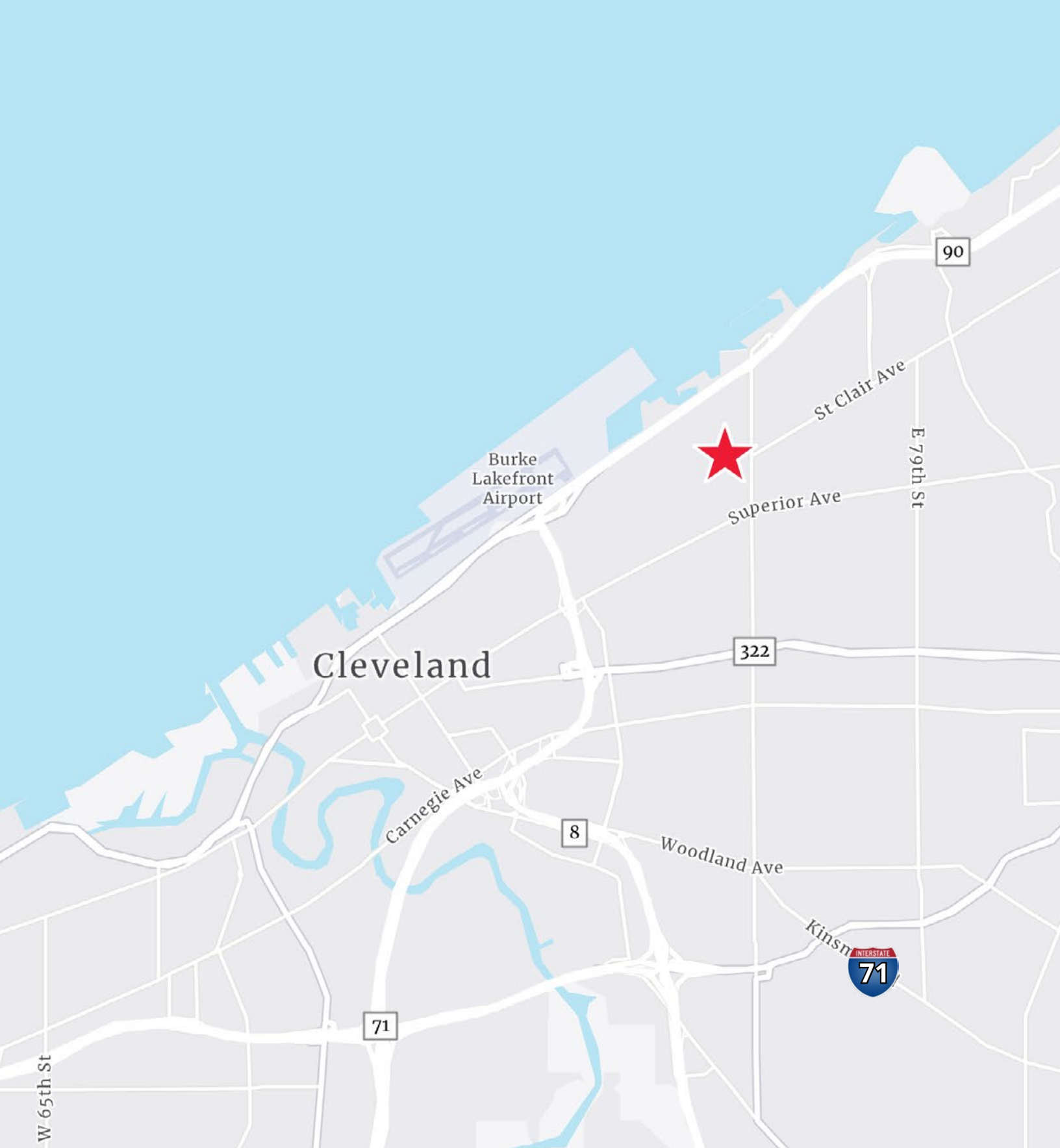


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Suite	SF	Asking Rate	Ceiling Heights	Drive-Ins	Docks
E3 (Office)	6,500	\$0.25/SF	-	-	-
F3	14,000	Leased	12'	Shared	Shared
G3 (Office)	13,600	Leased	-	-	-
N3	6,500	Leased	13'10"	Shared	Shared
G4/N4 (Office)	20,000	Leased	-	-	-

Property Photos





CONTACT US:

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