



2121 ST. CLAIR AVENUE NE | CLEVELAND, OHIO 44114

PROPERTY INFORMATION PACKAGE // PREPARED FOR PROSPECTIVE BUYERS

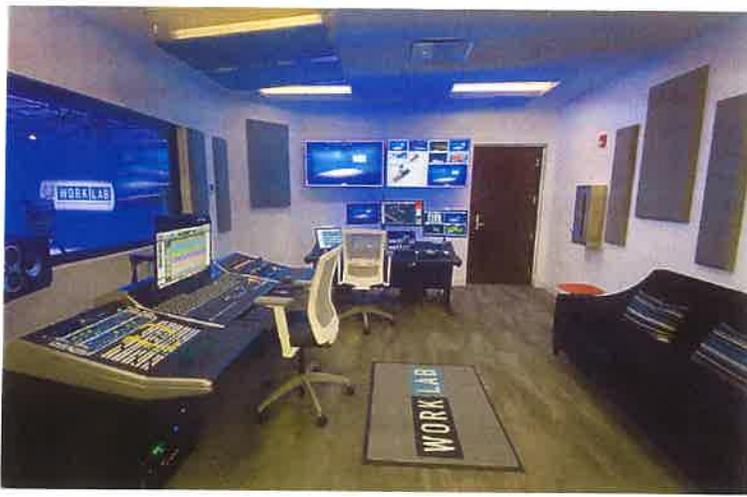
EXECUTIVE SUMMARY

2121 St. Clair Avenue presents an exceptional opportunity to acquire a fully improved commercial property located within Cleveland's dynamic Campus District, minutes from Downtown and the I-90/Innerbelt corridor. The ±6,517 SF freestanding building sits on a 0.15-acre parcel with strong visibility, flexible zoning, and easy access to major highways, public transit, and the central business district.

Currently configured as a modern creative workspace known as The S&P WorkLab, the property offers multiple income-generating or owner-user possibilities, including office, studio, showroom, and event uses. Surrounded by continued redevelopment and institutional investment, 2121 St. Clair represents both a strategic long-term hold and an immediate-use asset ready for occupancy.

PROPERTY OVERVIEW

Address	2121 St. Clair Avenue NE, Cleveland OH 44114
Parcel ID / APN	102-09-092 (Cuyahoga County)
Building Size	≈ 6,517 square feet
Lot Size	≈ 0.15 acres (6,700 SF)
Year Built	1952 (renovated and modernized)
Use Type	Commercial / Creative Office / Mixed-Use
Zoning District	To be verified with City of Cleveland Planning (likely General Commercial)
Construction Type	Masonry / Steel Frame
Utilities	Public water, sewer, electric, gas
Parking	Street parking plus adjacent lot access
Accessibility	Ground-level entry and ADA friendly



BUILDING DESCRIPTION

This one-story industrial-style building combines historic durability with modern interior improvements. High ceilings, exposed structural elements, polished concrete floors, and open sightlines give the space an adaptable footprint for today's creative and entrepreneurial tenants.

The current interior includes:

- Fully equipped Podcast Room
- Cyc wall
- Production/studio-quality Lighting
- Reception / Lobby Area
- Two Conference Rooms (large + small)
- Private Offices / Editing Rooms
- Open Production or Collaborative Floor
- Café / Lounge Space
- Restroom and Utility Areas

Mechanical, electrical, and IT infrastructure have been updated to support high-bandwidth digital production and hybrid work models. The building's simple rectangular footprint enables easy subdivision for multiple tenants or adaptive reuse.

LOCATION HIGHLIGHTS

Strategically positioned on the St. Clair commercial corridor, 2121 St. Clair benefits from strong connectivity and a growing business ecosystem.

Proximity:

- 2 minutes to I-90 / Innerbelt access
- 5 minutes to Downtown Cleveland and Playhouse Square
- 10 minutes to University Circle and Cleveland Clinic
- 24 minutes to Cleveland Hopkins International Airport
- Short walk to Cleveland State University and St. Vincent Charity Hospital

Neighborhood Context:

- Part of Cleveland's Campus District, one of the city's most active revitalization zones
- Surrounded by mixed commercial and light industrial users, artists' studios, and small tech firms
- Within minutes of the Downtown core and Lakefront development projects
- Served by RTA bus routes and near the Cleveland Lakefront light-rail station

INVESTMENT HIGHLIGHTS

- Turnkey Condition: Modernized systems and flexible interior layouts reduce initial capital requirements.
- Strategic Urban Location: Immediate access to Downtown, CSU, and major infrastructure.
- Multiple Use Paths: Ideal for creative firms, production studios, coworking, showroom, or mixed office retail use.
- Appreciating Submarket: Ongoing Campus District and MidTown redevelopment drives long-term value.
- Strong Fundamentals: Solid construction, high visibility, and limited inventory of comparable creative spaces.





MARKET CONTEXT

The Downtown-adjacent Cleveland submarkets have seen sustained activity in adaptive-reuse commercial projects, with average sale prices of \$85–\$130 per SF for renovated small-scale office and mixed-use properties (CoStar Q4 2025 snapshot). Vacancy in similar creative-office product remains below 7%, driven by demand from production, marketing, and technology tenants.

Given its size and configuration, 2121 St. Clair fits a niche underserved by larger office inventory — small, private, and authentic space with strong urban character.

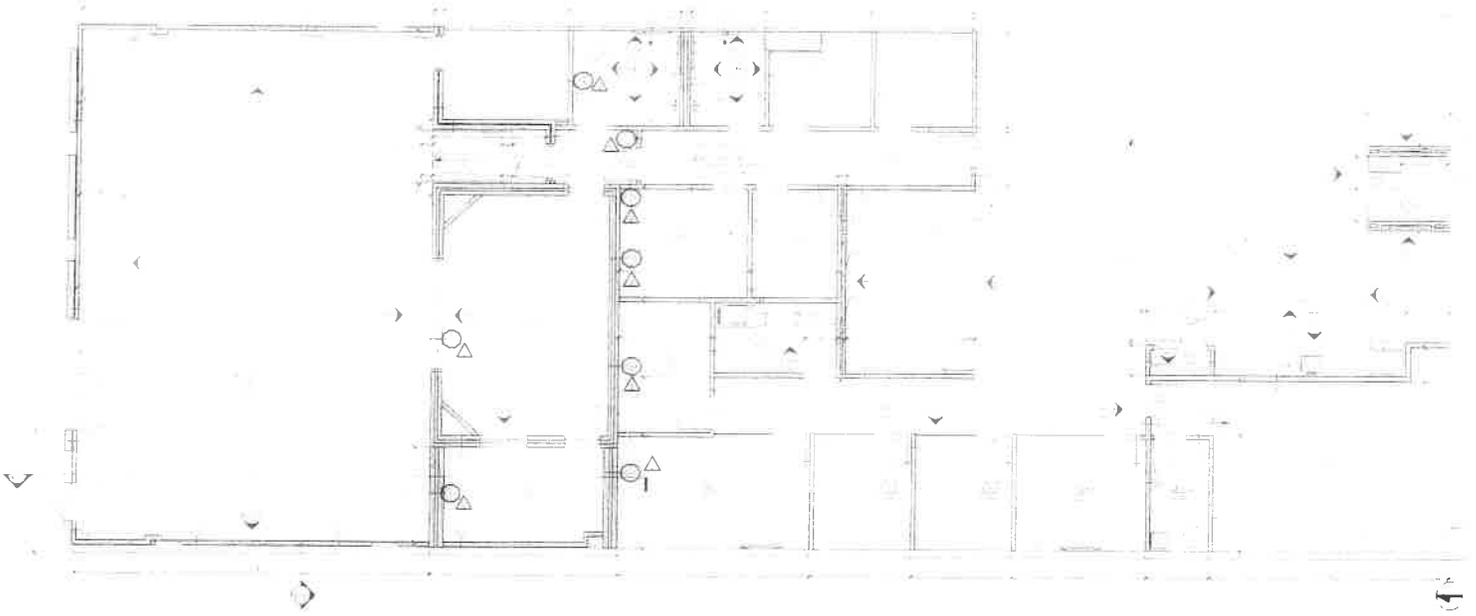
FINANCIAL SUMMARY (ILLUSTRATIVE)

Asking Price	To be determined by owner / broker
Market Value Range	To be determined
Potential Gross Income	\$12 – \$18 / SF NNN market rent range
Operating Expenses	Variable by use — est. \$2.50 – \$3.25 / SF
Cap Rate Estimate	7% – 8.5% target return range

Figures are illustrative and for marketing discussion only; buyers should verify through due diligence.



FLOOR PLAN



ZONING AND PERMITTING

Per City of Cleveland Planning records, the parcel lies within a commercial district supporting office, studio, retail, and assembly uses. Buyers are encouraged to confirm current designation and any overlay districts via the City GIS Zoning Map or Planning Department.

COAKLEY

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