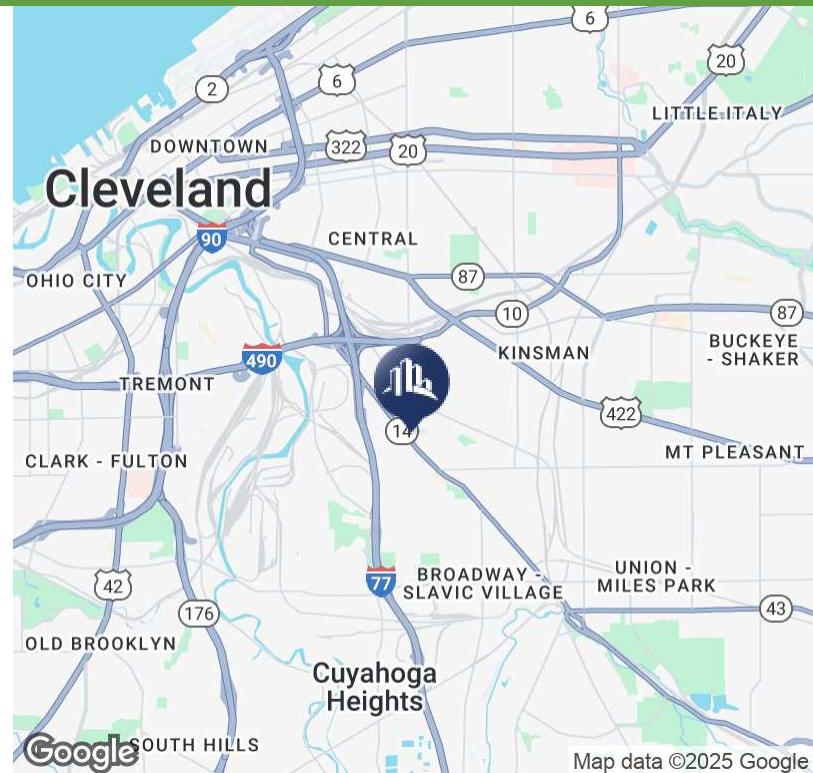


The Columbia Building

5601 BROADWAY AVE, CLEVELAND, OH 44127

FOR LEASE

Office Building



PROPERTY DESCRIPTION

The future of contemporary space and urban revitalization is coming to 5601 Broadway Ave. Immerse yourself in a professional environment designed to inspire productivity and collaboration, with sleek, modern architectural elements and abundant natural light. The area will cater to the diverse needs of businesses, from startups to established enterprises. Whether you seek a dynamic, customizable workspace or a prime location in Cleveland, OH, this property provides the ideal backdrop for your organization to thrive and elevate its professional image.

PROPERTY HIGHLIGHTS

- Renovated interior with modern finishes
- Large storefront windows for natural light
- Open layout for flexible use
- High visibility on Broadway Ave
- Dedicated parking for convenience

LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding The Columbia Building in Cleveland, Ohio. Situated in a heavily trafficked intersection, this location offers a close proximity to everything Cleveland in your future office space. Embrace the convenience of nearby landmarks such as the renowned Cleveland Museum of Art, the lively dining scene on East 4th Street, and the picturesque Rockefeller Park. With easy access to public transportation and major highways, the area seamlessly blends urban energy with everyday practicality, creating an ideal environment for your business to flourish. Experience the dynamic blend of amenities and commerce that awaits you at this historical location in the heart of Cleveland.

OFFERING SUMMARY

Lease Rate:	\$14.50 - 17.95 SF/yr (NNN)
Number of Units:	3
Available SF:	1,645 SF
Lot Size:	1,878 SF
Building Size:	7,436 SF



Greg DiGeronimo

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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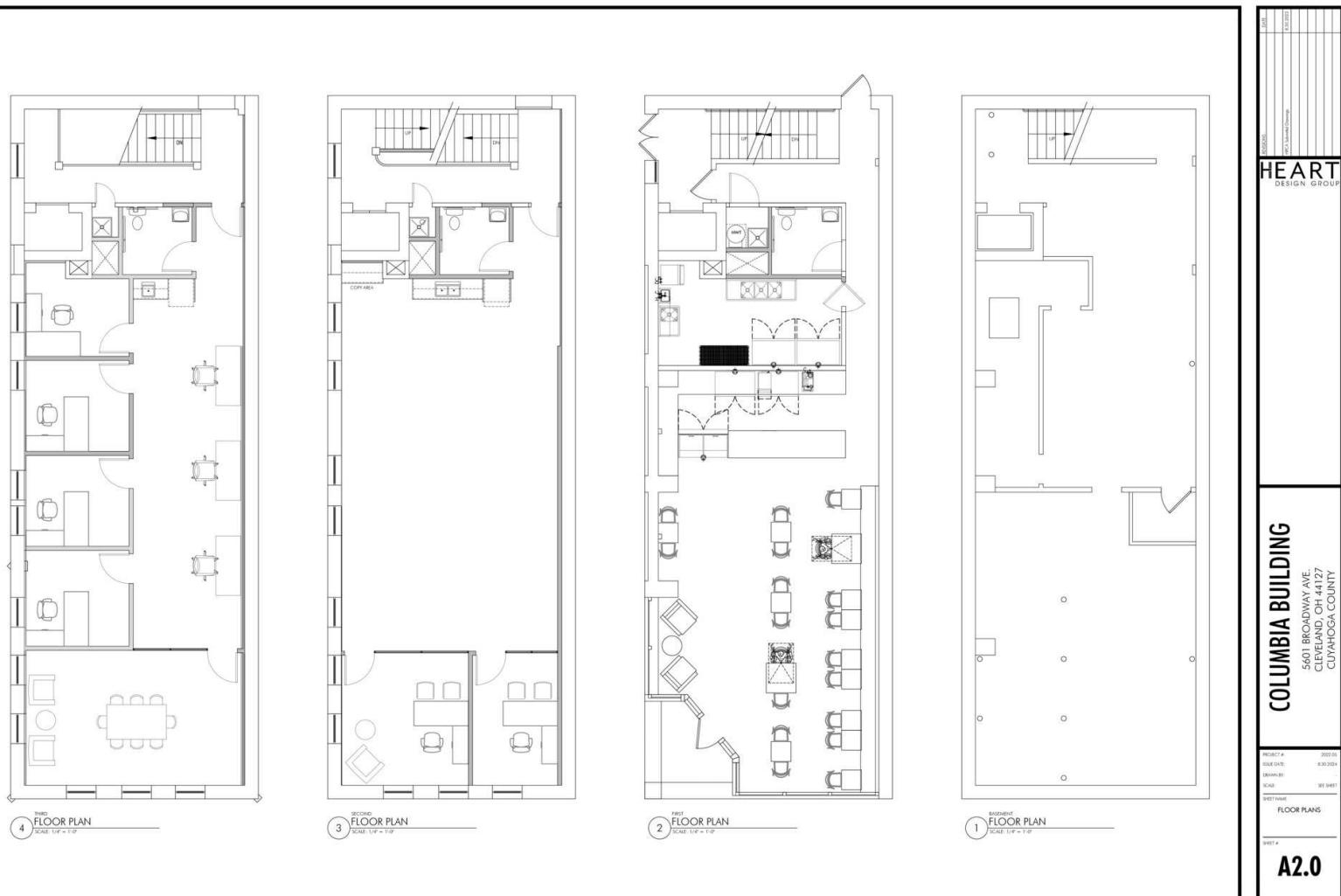
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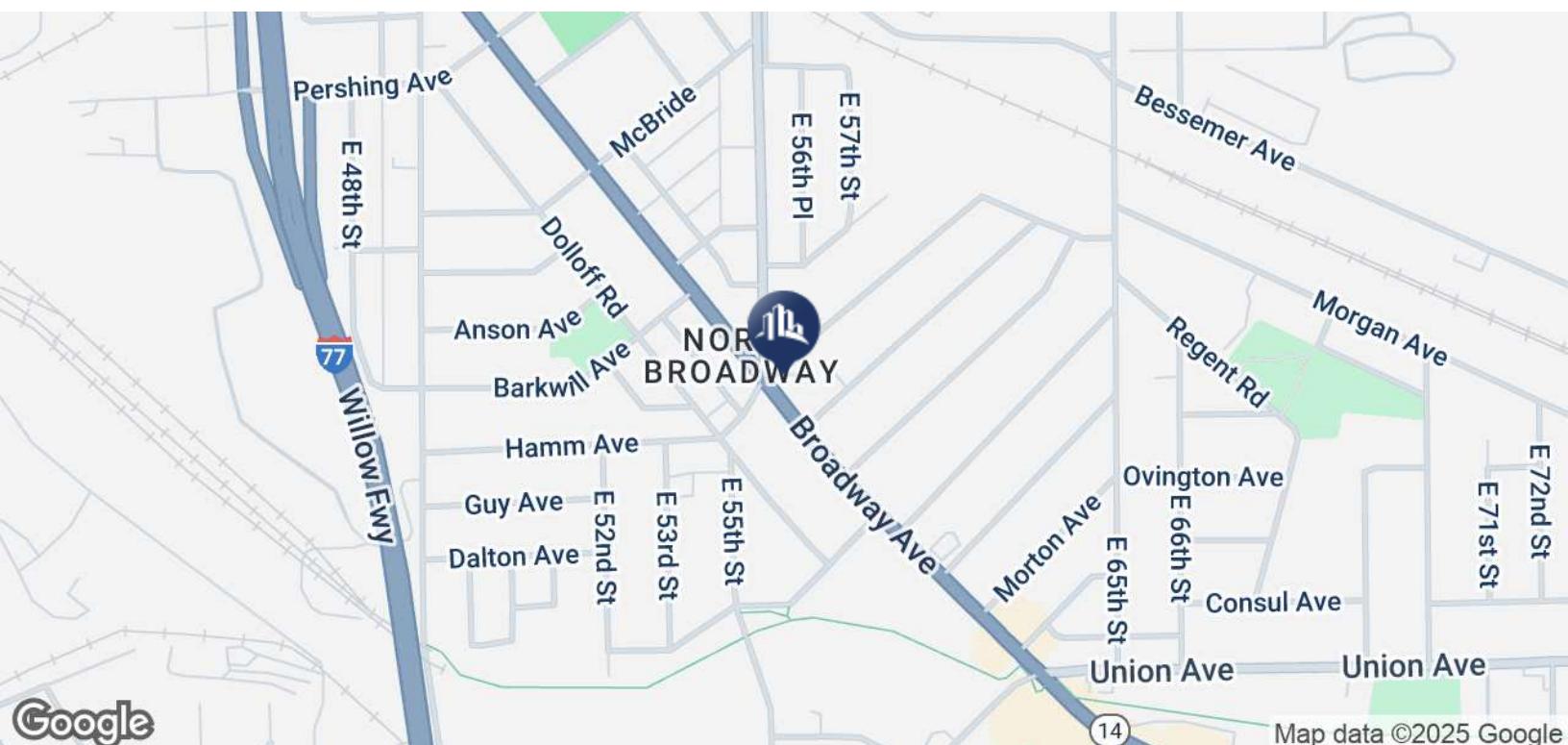
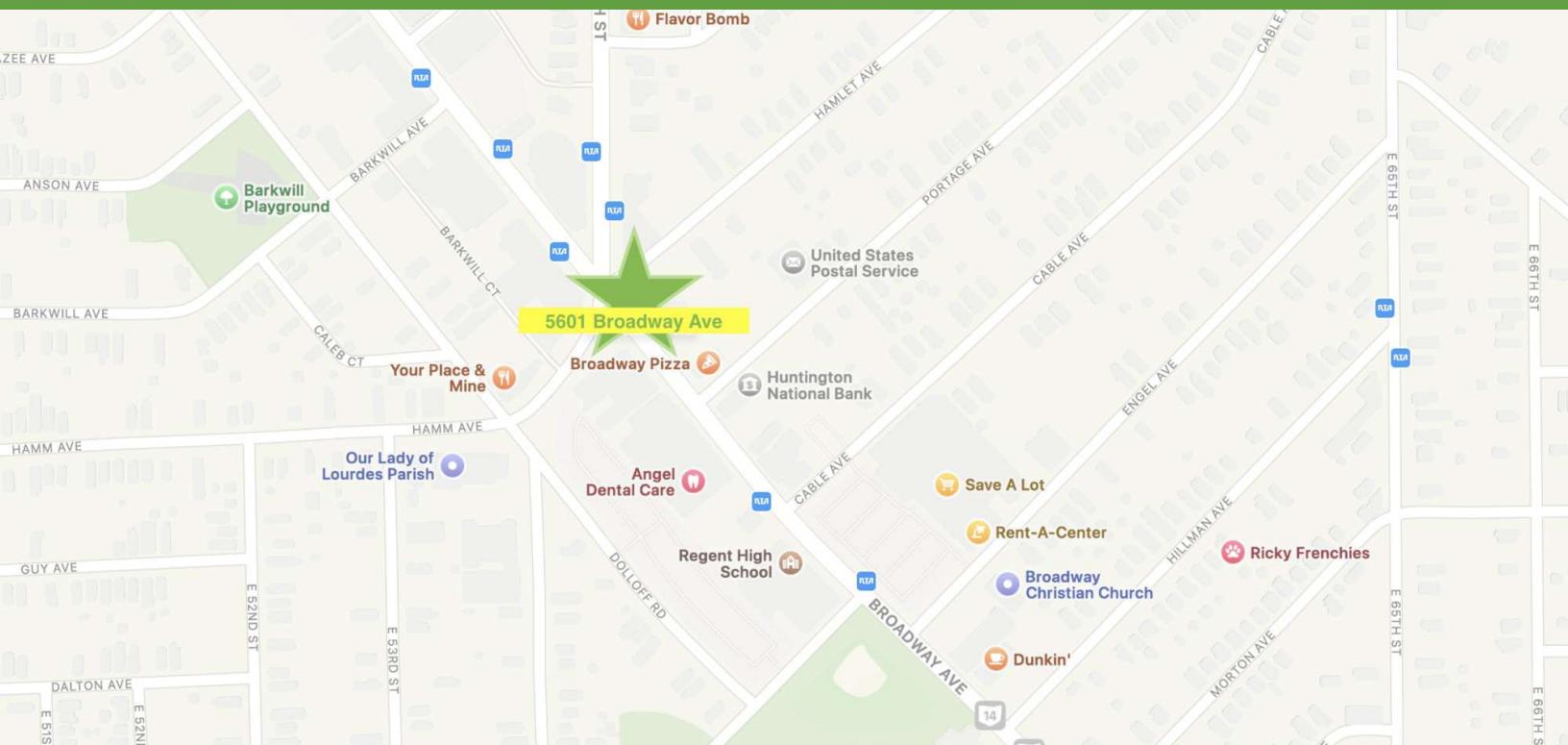
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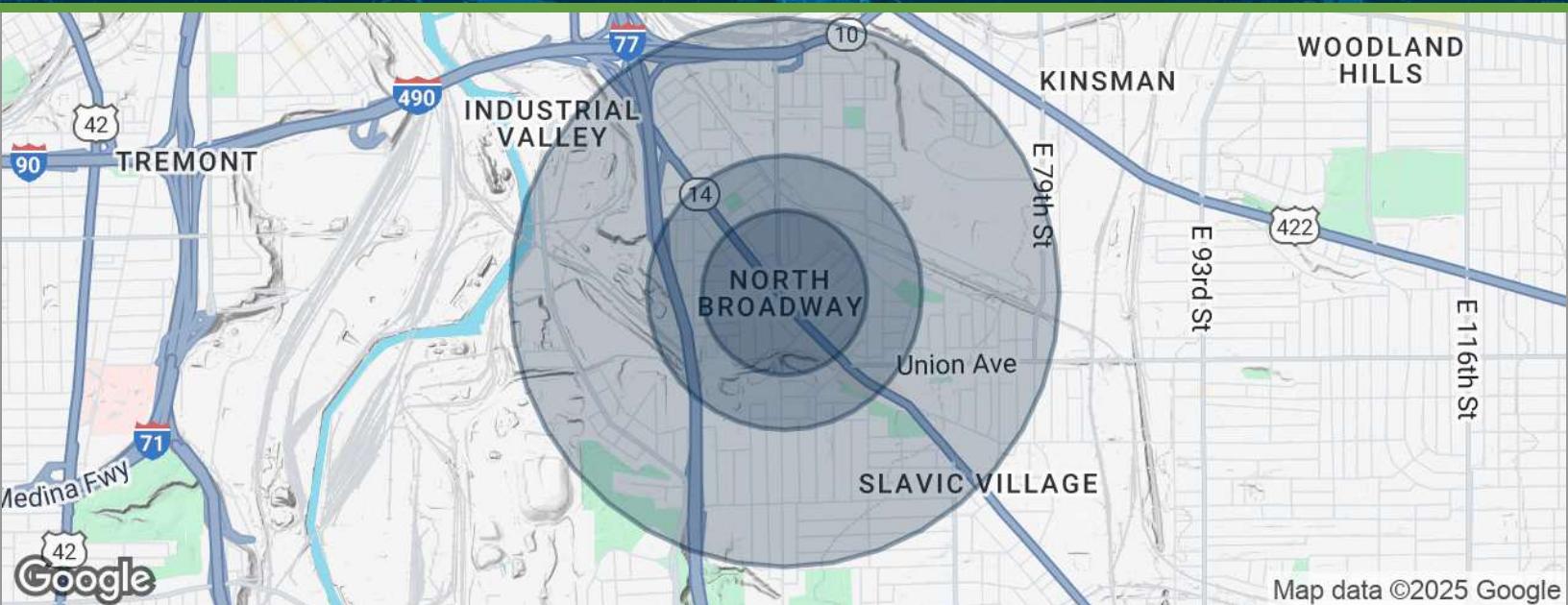
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	875	2,575	9,702
Median age	39	38	36
Median age (Male)	39	38	35
Median age (Female)	38	38	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	415	1,116	4,032
# of persons per HH	2.1	2.3	2.4
Average HH income	\$33,550	\$35,040	\$35,733
Average house value	\$80,111	\$78,672	\$92,385

* Demographic data derived from 2020 ACS - US Census



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