

FLATS SOUTH INNOVATION DISTRICT

DEVELOPMENT OPPORTUNITY



FLATS SOUTH INNOVATION DISTRICT
W. 3RD STREET AND STONES LEVEE, CLEVELAND

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CLEVELAND, OHIO 44113

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1968 W. 3RD STREET
CLEVELAND, OHIO 44113

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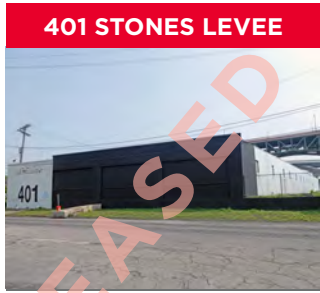
1978 W. 3RD STREET
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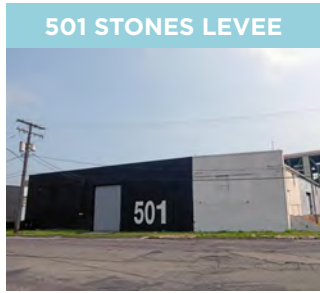
1986 W. 3RD STREET
CLEVELAND, OHIO 44113

6

WELCOME FLATS SOUTH INNOVATION DISTRICT



Name	Flats South Innovation District
Address	401 Stones Levee
Building Size	36,352 SF



Name	Flats South Innovation District
Address	501 Stones Levee
Building Size	19,475 SF



Name	Flats South Innovation District
Address	601 Stones Levee
Building Size	21,037 SF



Name	Flats South Innovation District
Address	1968 W. 3rd Street
Building Size	7,764 SF



Name	Flats South Innovation District
Address	1978 W. 3rd Street
Building Size	22,769 SF



Name	Flats South Innovation District
Address	1986 W. 3rd Street
Building Size	16,815 SF



FLATS DISTRICT PROPERTY HIGHLIGHTS

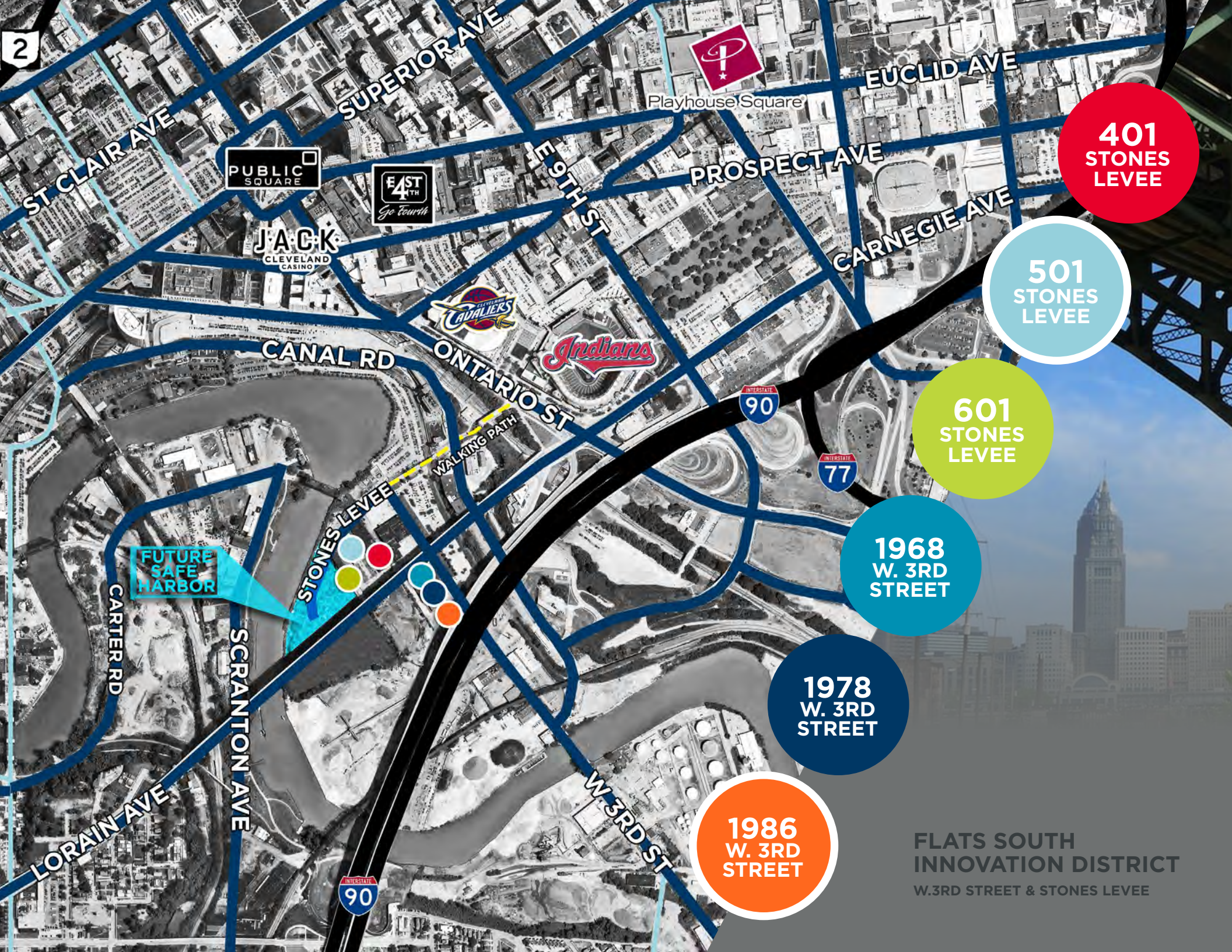
- Three (3) total properties available for potential mixed use development
- Prime downtown Cleveland location
- Easy highway access to I-77, I-90, I-480 and I-71
- Great views of the Cleveland skyline
- Walking path to Progressive Field, Rocket Mortgage FieldHouse and downtown Cleveland
- Excellent site conditions
- Prime high-end development location
- Ample paved land for outside storage or building expansion
- Ample area for parking

VISIT
FLATS SOUTH
INNOVATION DISTRICT

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W. 3RD AND STONES LEVEE
CLEVELAND, OHIO 44113



401
STONES
LEVEL

501
STONES
LEVEL

601
STONES
LEVEL

1968
W. 3RD
STREET

1978
W. 3RD
STREET

1986
W. 3RD
STREET

**FLATS SOUTH
INNOVATION DISTRICT**
W.3RD STREET & STONES LEVEL

FLATS SOUTH INNOVATION DISTRICT

401 STONES LEVEE

CLEVELAND, OHIO 44113



LEASING



Innovating Responsibly Since 1914



1

AVAILABLE **SHORT-TERM** OPTION



Property Highlights

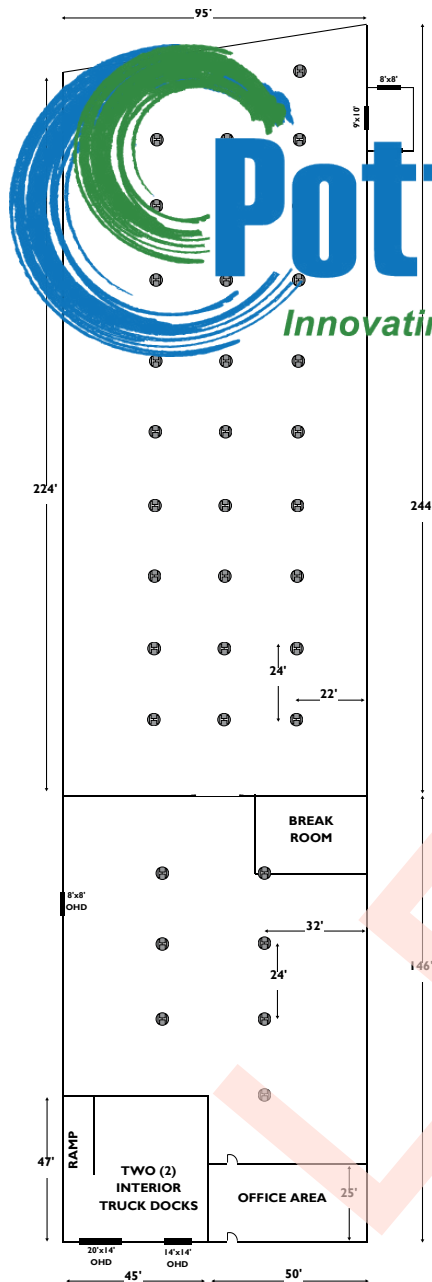
- 36,352 SF of warehouse / office space available
- Great views of downtown Cleveland and Scranton Peninsula

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INNOVATION DISTRICT

FLOOR PLAN & AERIAL



PROPERTY SPECIFICATIONS

TOTAL SF	36,352 SF
CONSTRUCTION	Masonry
CEILING HEIGHT	12' - 15'
DRIVE-IN DOORS	One (1)
DOCKS	Three (3)
COLUMN SPACING	22' x 24' - 24' x 31'

FLATS SOUTH INNOVATION DISTRICT

501 STONES LEVEE

CLEVELAND, OHIO 44113

501

2

MOVE-IN READY



Property Highlights

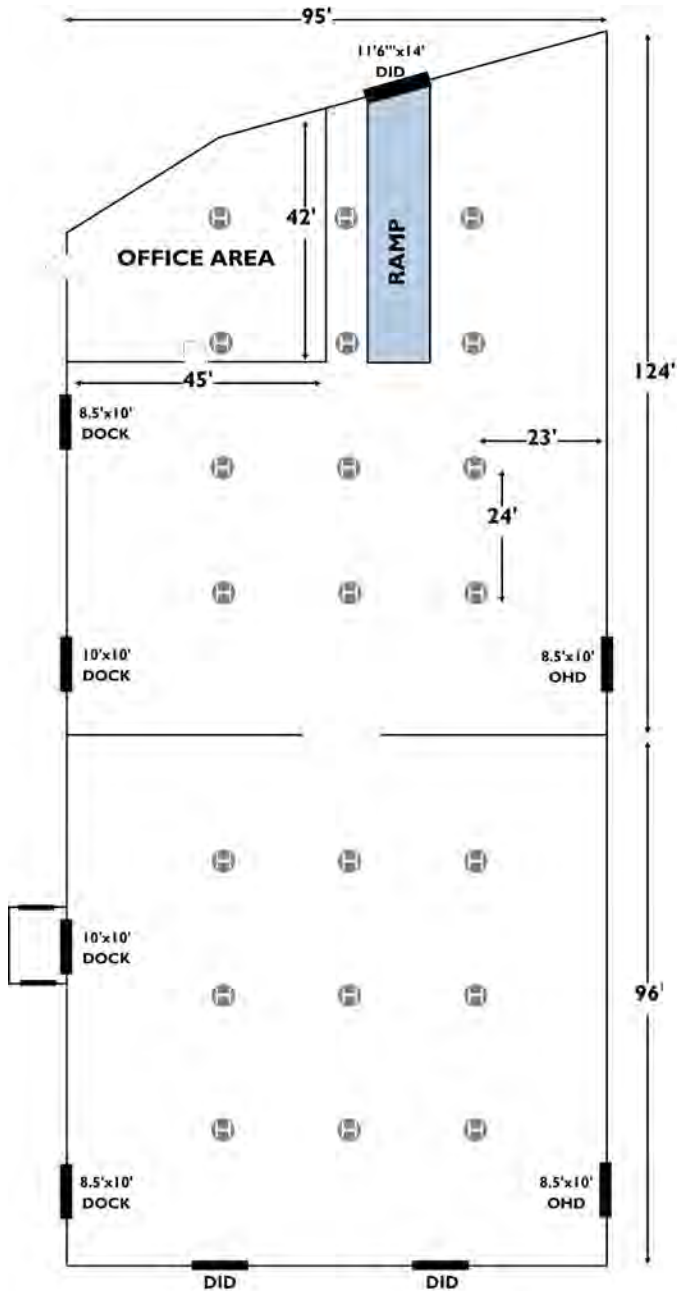
- 19,475 SF of warehouse / office space available
- Owner/user opportunity

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INNOVATION DISTRICT

FLOOR PLAN & AERIAL



PROPERTY SPECIFICATIONS

TOTAL SF	19,475 SF
CONSTRUCTION	Masonry
CEILING HEIGHT	13'
DRIVE-IN DOORS	Three (3)
DOCKS	One (1) exterior
COLUMN SPACING	23' X 24'

FLATS SOUTH INNOVATION DISTRICT

601 STONES LEVEE

CLEVELAND, OHIO 44113

LEASES



3

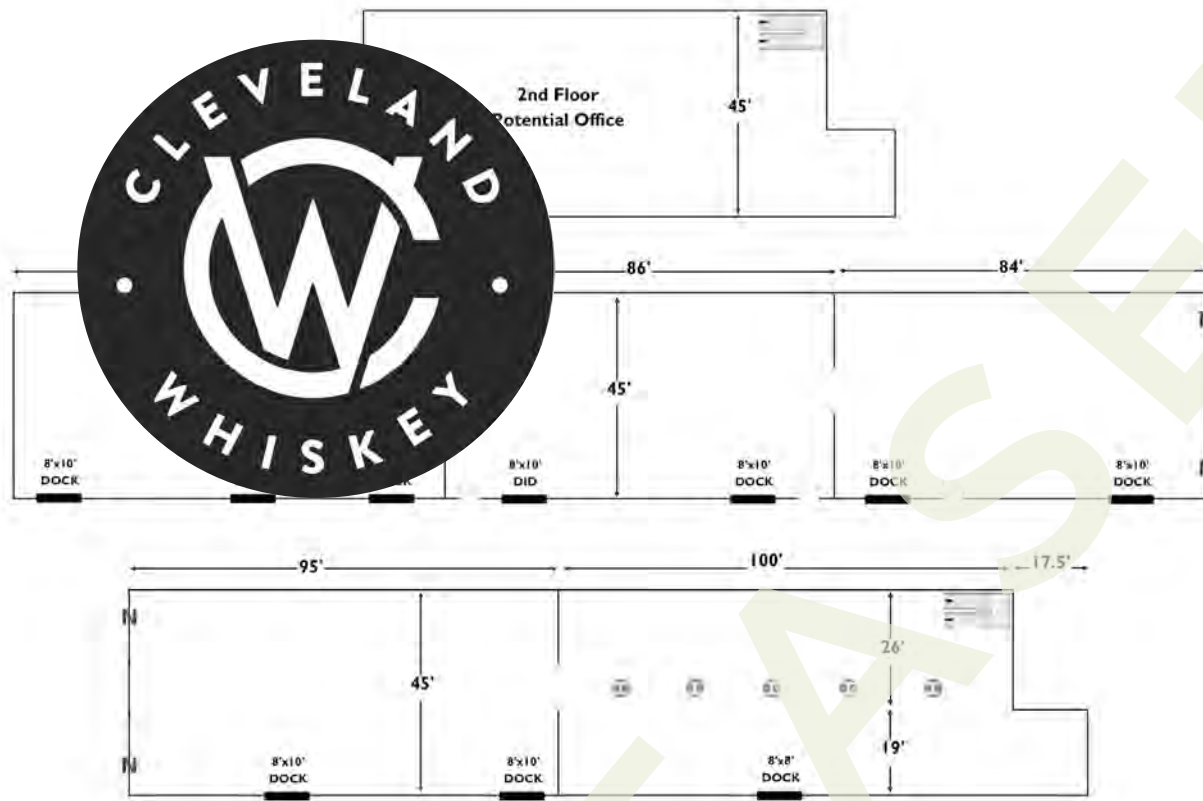
CLEVELAND WHISKEY



Property Highlights

- 21,037 SF of warehouse / office space available on 1st floor
- Additional 4,835 SF of office space available for redevelopment on 2nd floor

FLOOR PLAN & AERIAL



PROPERTY SPECIFICATIONS

TOTAL SF	21,037 SF
CONSTRUCTION	Brick
CEILING HEIGHT	12' warehouse; 16'-20' office

FLATS SOUTH INNOVATION DISTRICT

1968 W. 3RD STREET

CLEVELAND, OHIO 44113

LEASES



4



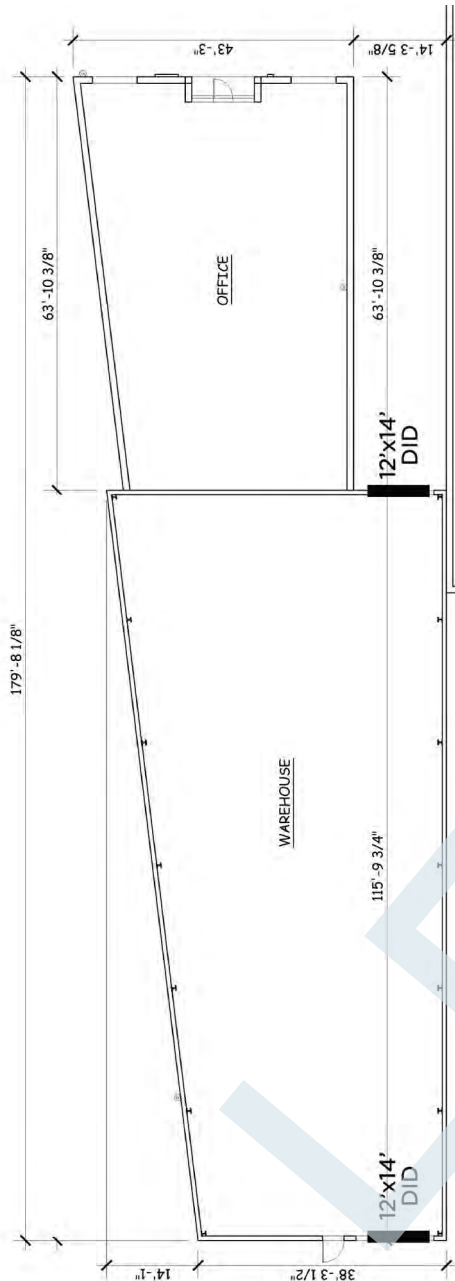
REDEVELOPMENT OPPORTUNITY



Property Highlights

- 7,764 SF of warehouse / office space available
- Clear span
- Office renovations underway

SITE PLAN & AERIAL



PROPERTY SPECIFICATIONS

TOTAL SF	7,764 SF
CONSTRUCTION	Masonry / Metal
CEILING HEIGHT	19' clear
DRIVE-IN DOORS	Two (2) 12' x 14'

FLATS SOUTH INNOVATION DISTRICT

1978 W. 3RD STREET

CLEVELAND, OHIO 44113

LEASED

3 BARN
DOORS

5



FANTASTIC **DEVELOPMENT** OPPORTUNITY

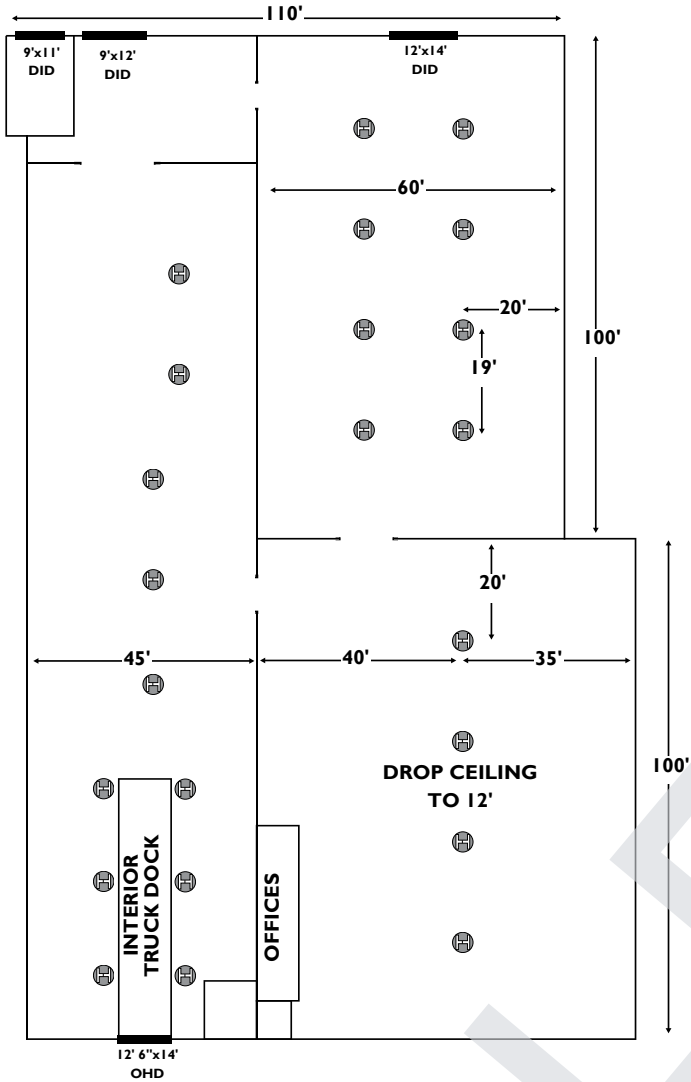


Property Highlights

- 22,769 SF of warehouse / office space available
- Flexible floor plans

B 3 BARN DOORS

FLOOR PLAN & AERIAL



PROPERTY SPECIFICATIONS

TOTAL SF	22,769 SF
CONSTRUCTION	Masonry
CEILING HEIGHT	12' - 15'
DRIVE-IN DOORS	Three (3) 9'x11', 9'x12', 12'x14'
DOCKS	One (1) Internal - 50'
COLUMN SPACING	20'x40', 19'x20'

B 3 BARN DOORS

FLATS SOUTH INNOVATION DISTRICT

1986 W. 3RD STREET

CLEVELAND, OHIO 44113



MANY **AMENITIES** NEARBY



Property Highlights

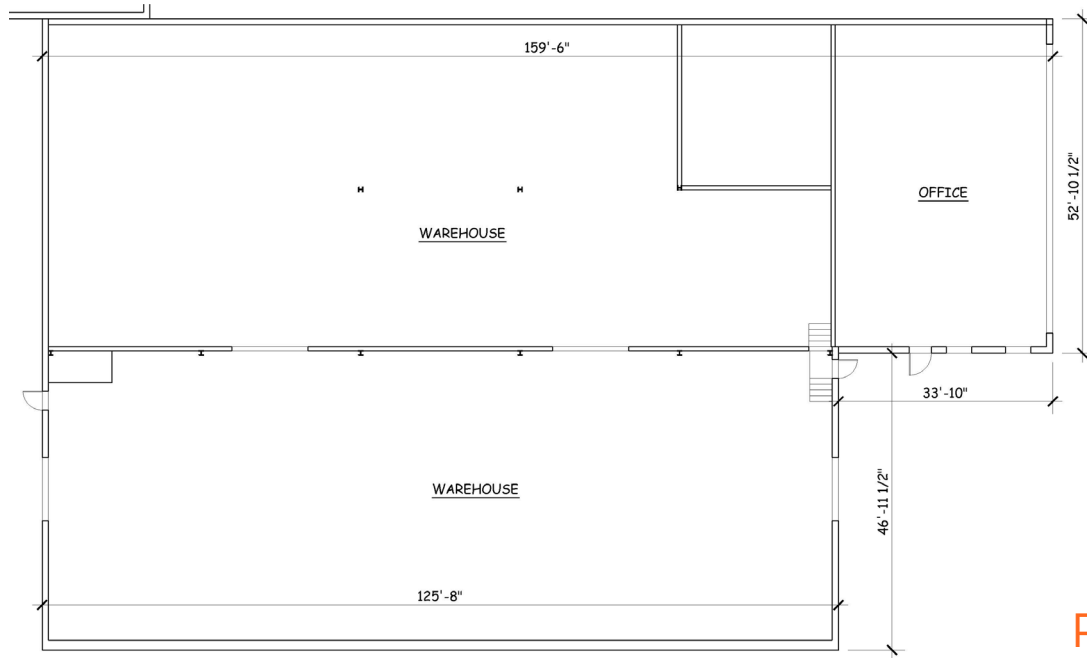
- 16,815 SF of warehouse / office space available
- Extremely clean facility ideal for manufacturing
- Move-in condition
- Highly responsive property owner

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SITE PLAN & AERIAL



PROPERTY SPECIFICATIONS

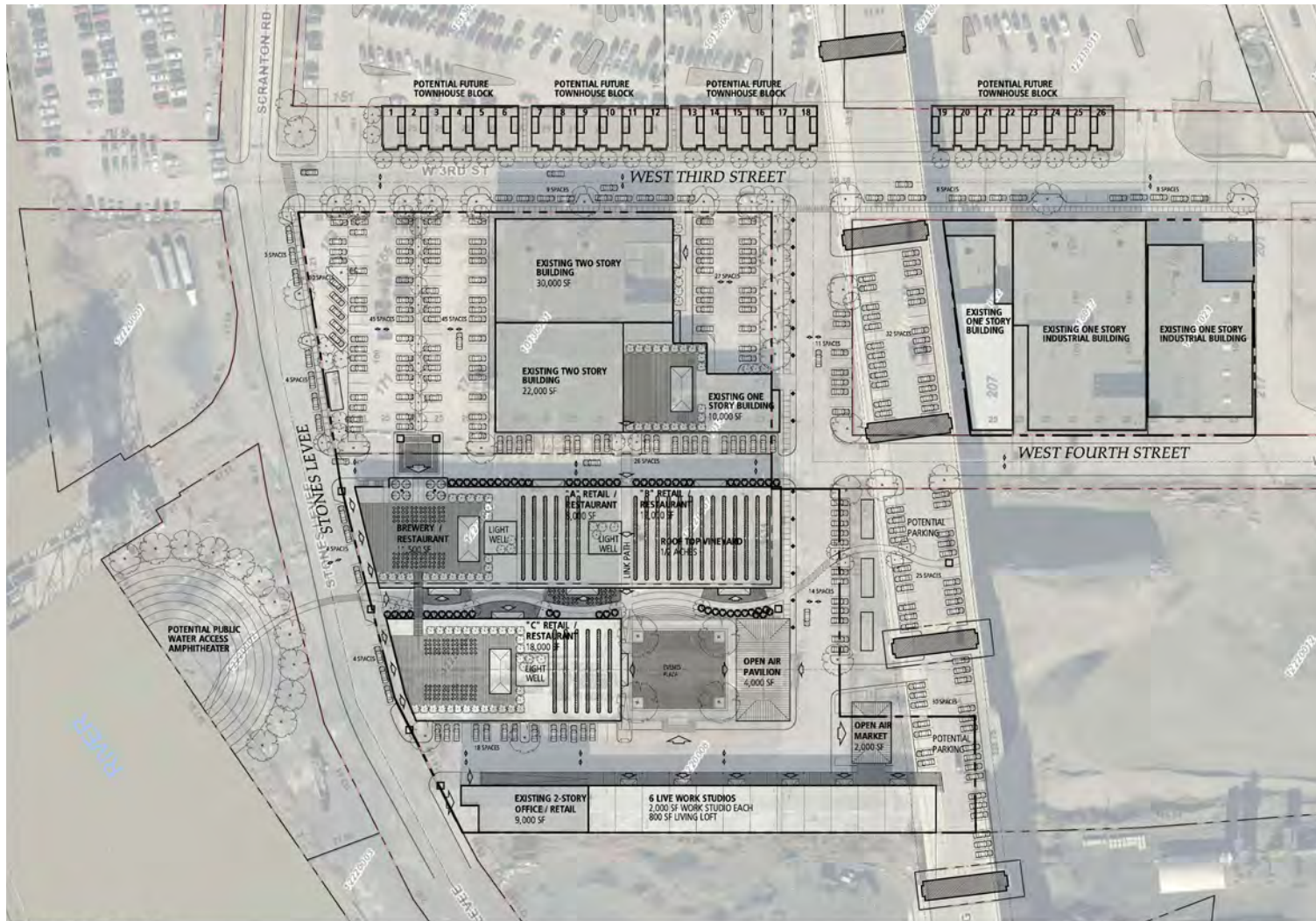
TOTAL SF	14,335 SF
CONSTRUCTION	Masonry
CEILING HEIGHT	10' - 18'
DRIVE-IN DOORS	One (1)
DOCKS	One (1)
COLUMN SPACING	40' x 40'



THE VISION
 FLATS SOUTH
 INNOVATION DISTRICT



SITE PLAN - PHASE I



SITE TOTALS

BREWERY/RETAIL:	11,500 SF
RETAIL/RESTURANT "A":	8,000 SF
RETAIL/RESTURANT "B":	12,000 SF
RETAIL/RESTURANT "C":	18,000 SF
OPEN AIR PAVILION:	4,000 SF
OPEN AIR MARKET:	2,000 SF
OFFICE/RETAIL:	9,000 SF
LIFE WORK: (6 @2,800 EACH)	16,800 SF
TOTAL:	81,300 SF

POTENTIAL TOWNHOUSES: (26@2,200SF) 57,200 SF

PARKING IN LOTS:	283 SPACES
PARKING ON THE STREET:	40 SPACES
TOTAL:	323 SPACES

South Bank
Canal and West 3rd.

- Cleveland, Ohio

Site Plan Phase 1
Dimit Architects, LLC

SITE PLAN - PHASE II



SITE TOTALS

BREWERY/RETAIL:	11,500 SF
RETAIL/RESTURANT "A":	8,000 SF
RETAIL/RESTURANT "B":	12,000 SF
RETAIL/RESTURANT "C":	18,000 SF
OPEN AIR PAVILION:	4,000 SF
OPEN AIR MARKET:	2,000 SF
OFFICE/RETAIL:	9,000 SF
LIFE WORK: (6 @2,800 EACH)	16,800 SF
TOTAL:	81,300 SF
<hr/>	
APARTMENTS (10 FLOORS @11,700SF)	117,000 SF
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POTENTIAL TOWNHOUSES: (26@2,200SF)	57,200 SF
<hr/>	
PARKING IN LOTS:	206 SPACES
GARAGE PARKING:	80 SPACES
PARKING ON THE STREET:	40 SPACES
TOTAL:	326 SPACES

South Bank District
Canal and West 3rd.

- Cleveland, Ohio

Site Plan Phase 2
Dimit Architects, LLC-

SITE PLAN - PHASE III



SITE TOTALS

BREWERY/RETAIL:	11,500 SF
RETAIL/RESTURANT "A":	8,000 SF
RETAIL/RESTURANT "B":	12,000 SF
RETAIL/RESTURANT "C":	18,000 SF
OPEN AIR PAVILION:	4,000 SF
OPEN AIR MARKET:	2,000 SF
OFFICE/RETAIL:	9,000 SF
LIVE WORK: (6 @2,800 EACH)	16,800 SF
TOTAL:	81,300 SF

APARTMENT 1(10 FLOORS @11,700SF)	117,000 SF
APARTMENT 2(10 FLOORS @11,700SF)	117,000 SF
POTENTIAL TOWNHOUSES: (26@2,200SF)	57,200 SF
LINER TOWNHOUSES: (19@1,600 SF)	30,400 SF

PARKING IN LOTS:	130 SPACES
GARAGE PARKING:	360 SPACES
PARKING ON THE STREET:	56 SPACES
TOTAL:	546 SPACES

South Bank District
Canal and West 3rd.

- Cleveland, Ohio

Site Plan Phase 3
Dimit Architects, LLC-

FLATS SOUTH INNOVATION DISTRICT

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