

1228 EUCLID AVE | CLEVELAND

Thalle

BUILDING

MORE IN STORE

AN ICON OF DOWNTOWN'S
PAST RESURGENCE TAKES
CENTER STAGE IN ITS NEXT

15,493 SF OF PREMIER OFFICE
SPACE AVAILABLE

CBRE K&D



A LANDMARK'S LEGACY

THE HALLE BUILDING'S REGISTERED STATUS AS A TRANSFORMATIONAL FORCE IN DOWNTOWN CLEVELAND HISTORY.

It wasn't just a department store—just any window shopper's paradise. In the early 20th century, the Halle Building revolutionized downtown retail and infrastructure, kicking off a booming period of commercial activity pivotal to Cleveland's historic rise. Today, with a reinvigorated mix of retail, residential, and office on the CBD's most showstopping street, the Halle Building is ready again to lead the way.

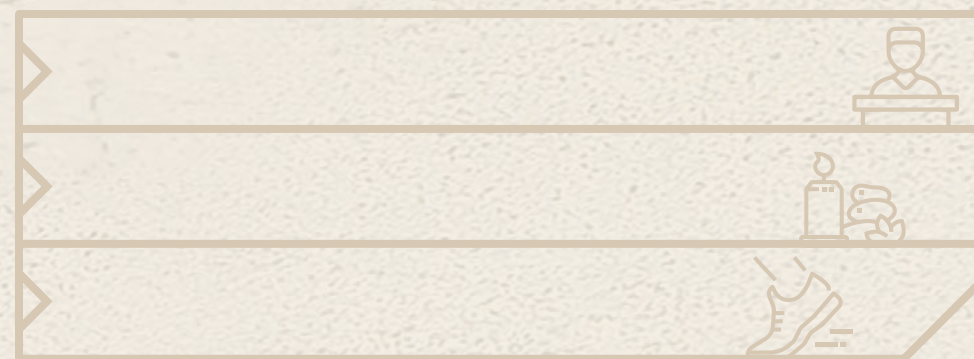
- 1905** Industrialist and Cleveland native Alfred Atmore Pope and his business associate Harrison Whitmore purchased the site of what is now the Halle Building with plans to construct an office building.
- 1907** Construction began on the building; however, quicksand was found during excavation of the site. An extensive and innovative feat of engineering addressed the issue and made it possible to build on the land.
- 1908** The Halle Brothers Co., a beloved local department store company, signed a long-term lease for the entirety of the still-in-progress building, which would have 100 feet on frontage on both Euclid Ave and Huron Rd.
- 1910** The Halle Bros. store opened in the newly-completed Pope Building, catalyzing a major retail activation of the Euclid Ave corridor with more builders copying the innovative engineering techniques to build on the area's wet land.
- 1912** Halle Bros.' needed even more space to accommodate customer demand. Alfred Atmore Pope agreed to build a 10-story addition onto the building, which was completed in 1914. The building became known as the Halle Building.
- 1947** Halle Bros constructed a new 12-story addition to the building and added two new floors atop the existing store buildings to make the full structure all one height.
- 1956** Halle Bros. introduced Mr. Jingeling, Santa's "Keeper of the Keys" and top elf at the Halle Bros store. He is a beloved Cleveland Christmastime tradition and still makes appearancesto this day.
- 1970** A reflection of the growing difficulties for department stores nationwide, Halle Bros. sold their business to Chicago department store giant Marshall Field & Co.
- 1981** Marshall Field's sold the Halle's brand to Associated Investors Corporation, who liquidated the brand and closed all stores in 1982.
- 1983** The Halle Building was added to the National Register of Historic Places and converted to an office building, fulfilling Alfred Atmore Pope's original intent for the structure.
- 2014** K&D purchased the Halle Building and the parking garage across the street with plans to convert much of the building into apartment units. The conversion of the upper floors into the Residences at Halle was completed in 2019.
- 2024** K&D has retained, renovated, and refurbished floors 1-5 in the building for continued office use with first floor flex space available for office or retail use, cultivating a true live-work-play experience in the building.

ONE STOP SHOP

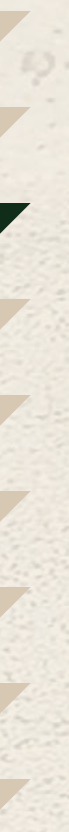
TRUE TO ITS DEPARTMENT STORE ORIGINS, THE HALLE BUILDING OFFERS A BIT OF EVERYTHING.

Echoing its groundbreaking debut, the Halle Building's all-in-one appeal is authoring downtown Cleveland's tomorrow. From the irreplaceable characteristics that earned it a spot on the National Register of Historic Places, to K&D's visionary conversion of the upper floors for luxury living—all in the heart of Playhouse Square—the Halle Building coalesces live-work-play under one roof.

DIRECTORY



HALLE BUILDING

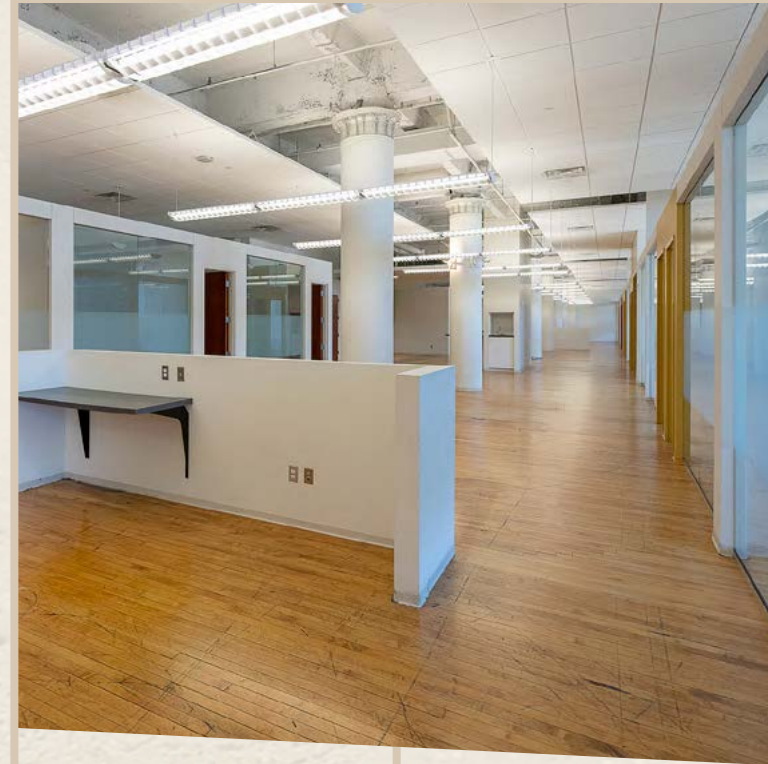




SECURE
BASEMENT
STORAGE
AVAILABLE FOR
LEASE



ON-SITE
MANAGEMENT
AND
MAINTENANCE



40,000 SF
TYPICAL
FLOORPLATE



24/7 SECURITY
ON-SITE



380,000 TOTAL
BUILDING SF

HARDWARE & CUSTOMER SERVICE





LOBBY FEATURING
MARBLE
FLOORS, GOLD
LEAF DETAILS,
AND A SERENE
FOUNTAIN



TENANT
IMPROVEMENTS
AVAILABLE AND
NEGOTIABLE



CONFERENCE
CENTER



TENANT
LOUNGE



FITNESS
CENTER

BEAUTY & COSMETICS

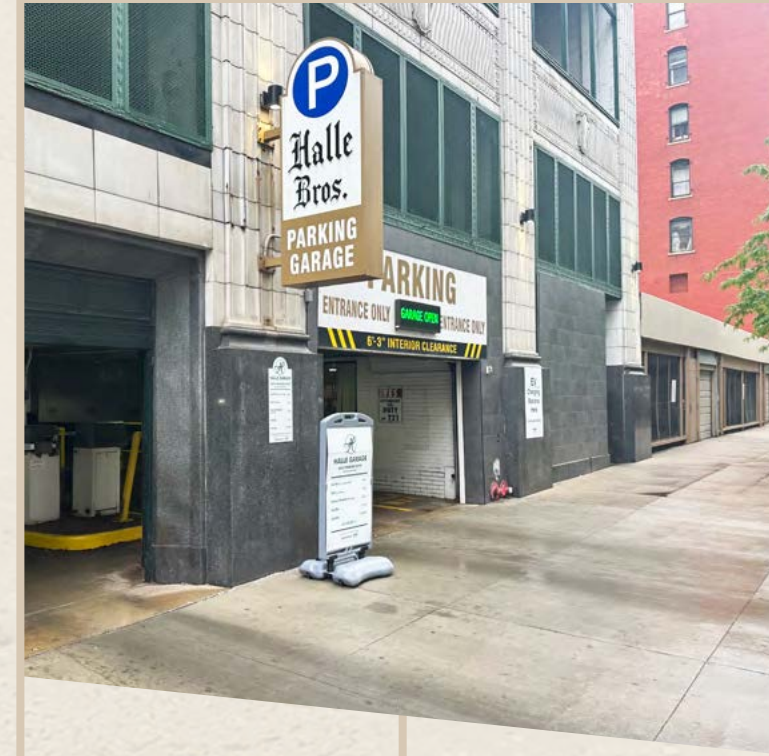




PRIME
PLAYHOUSE
SQUARE
LOCATION



ON PRIMARY
PUBLIC TRANSIT
ROUTE WITH
NEARBY STATIONS



600 PARKING
SPACES IN HALLE
GARAGE



HIGH-END
RESIDENTIAL ON
UPPER FLOORS



GROUND FLOOR
RESTAURANT



RECREATION & LEISURE

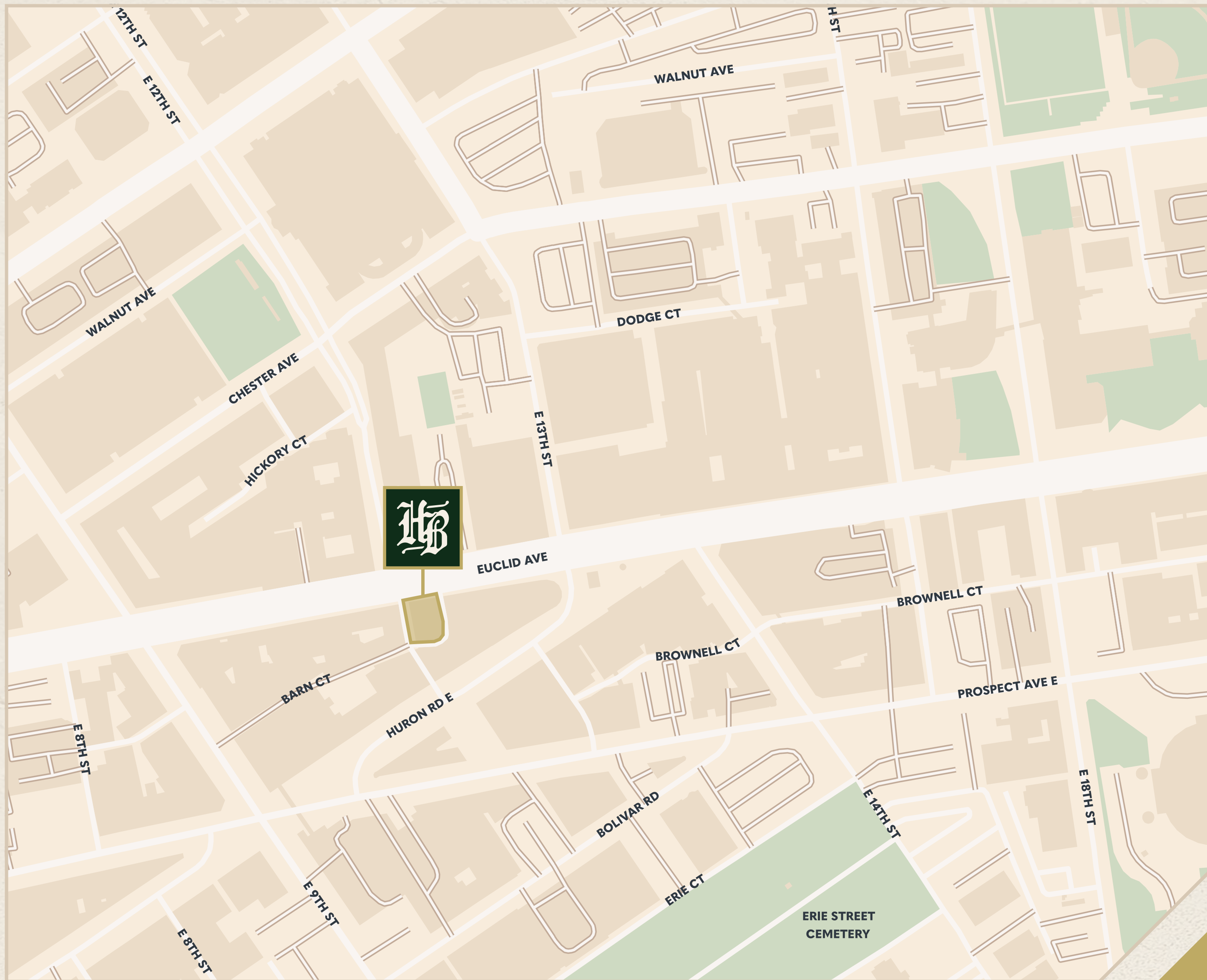
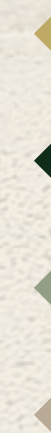


HALLE BUILDING

TAKE A LOOK AROUND

THE HALLE BUILDING'S SPOTLIGHT LOCATION ON CLEVELAND'S MARQUEE STREET.

The Halle Building's original meteoric success helped propel the retail and entertainment boom on Euclid Ave that became Playhouse Square, the largest performing arts district in North America outside of New York City. Just down the street from multiple cultural gems like the Palace Theatre (now the Connor Palace), and a short walk from neighboring attractions like the Gateway District, Jack's Casino, and East 4th Street, the Halle Building sits center stage among downtown's primary destinations for play.





HALLE BUILDING



* 5,298 SF 1st and 2nd floor Mezz combined

YOUR PERFECT FIT

HISTORIC GLAMOUR,
WHOLE-PACKAGE
ALLURE, LIFE-OF-THE-
PARTY PLACEMENT—
READY-MADE FOR
YOUR OFFICE OR
RETAIL DREAMS.

TAKE A BOW

SCORE YOUR STANDING OVATION

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CBRE K&D

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Halle

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