

THE COLUMBIA BUILDING

5601 Broadway Ave, Cleveland, OH 44127



**THE MASICA
COMPANY**

OFFICE BUILDING FOR LEASE



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.

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

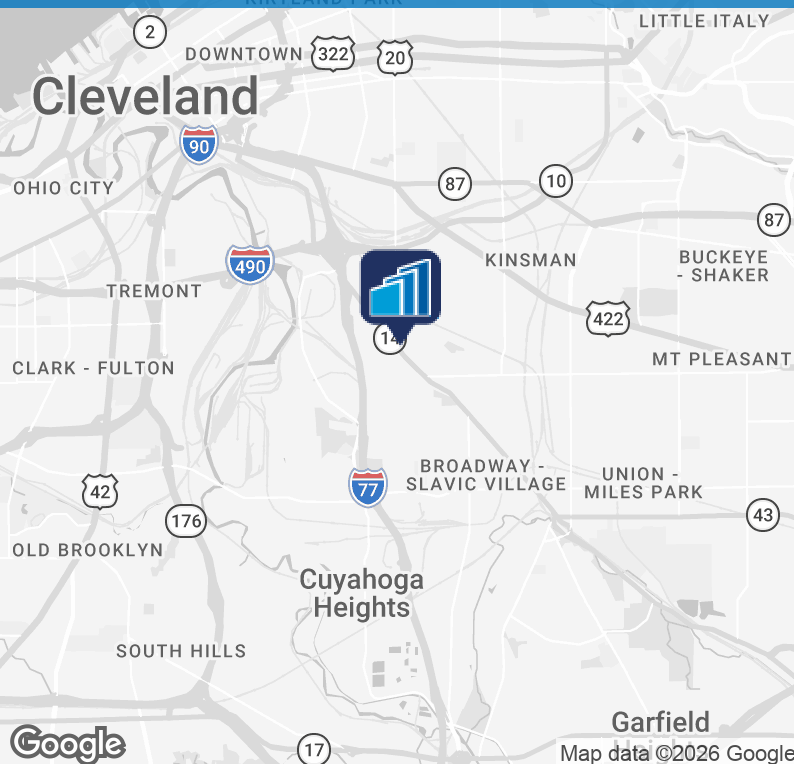
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,032	39,991	133,084
Total Population	9,702	90,027	294,575
Average HH Income	\$35,733	\$45,891	\$62,850

Greg DiGeronimo

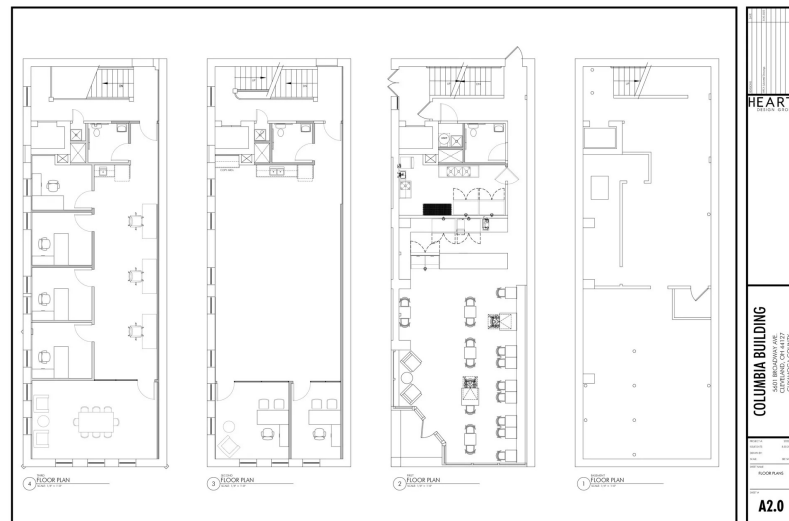
greg.digeronimo@themasicacompany.com
216.293.8900

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216.293.8900

2 PROPERTY DETAILS & HIGHLIGHTS



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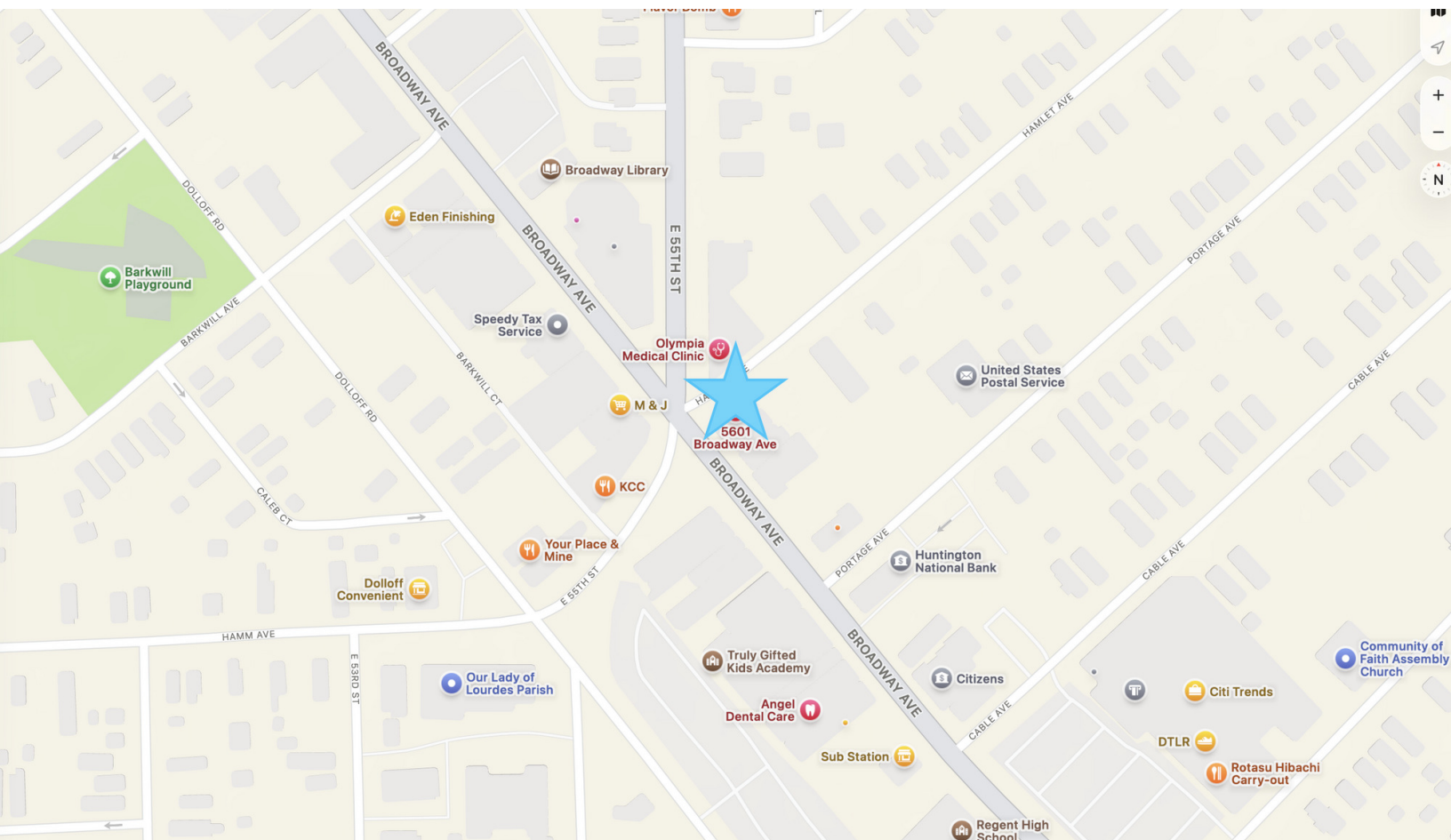
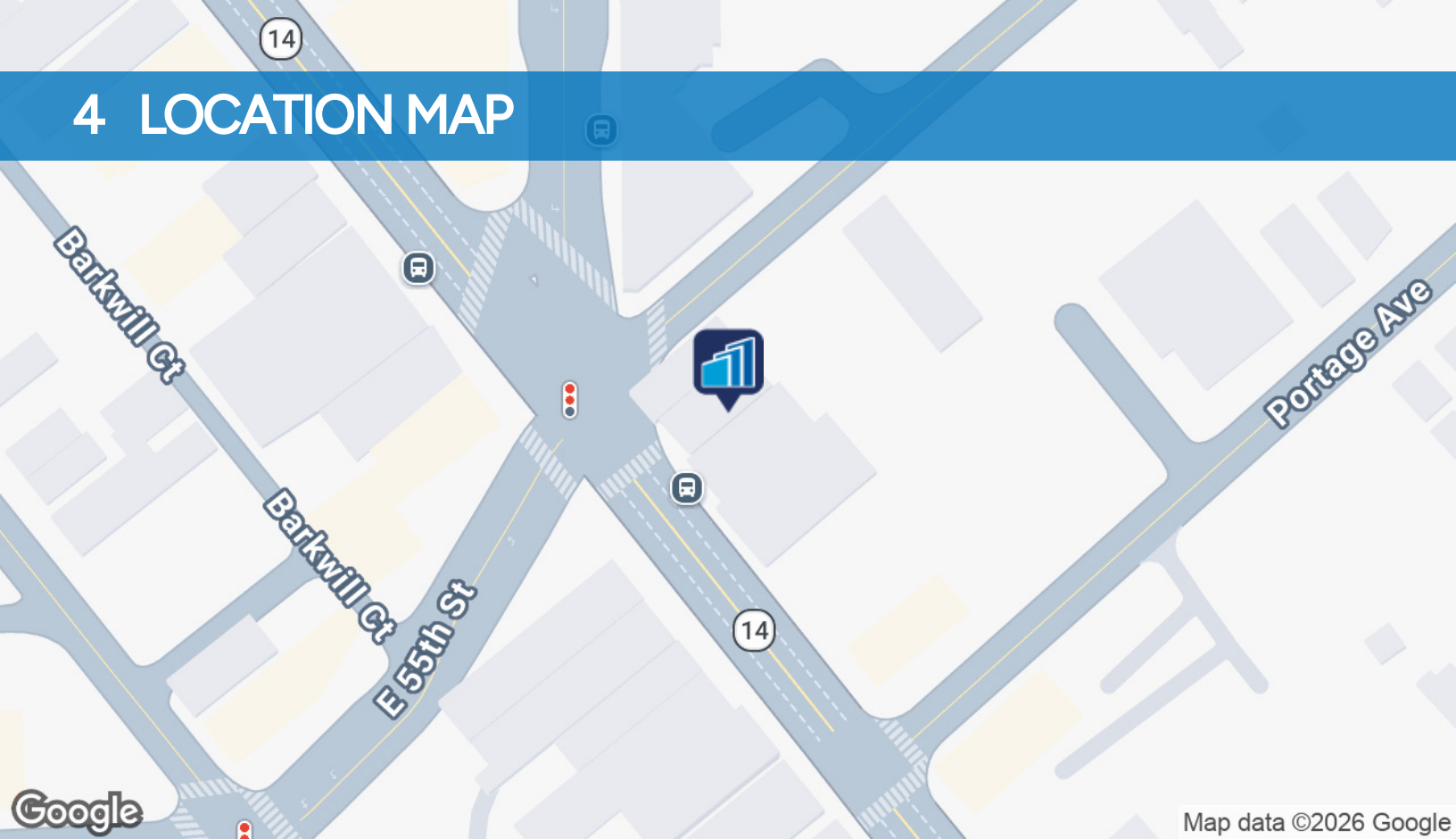


- Renovated interior with modern finishes
- Large storefront windows for natural light
- Open layout for flexible use
- High visibility on Broadway Ave
- Dedicated parking for convenience to the north of the site with approximately 20 parking spots with the ability to add more.

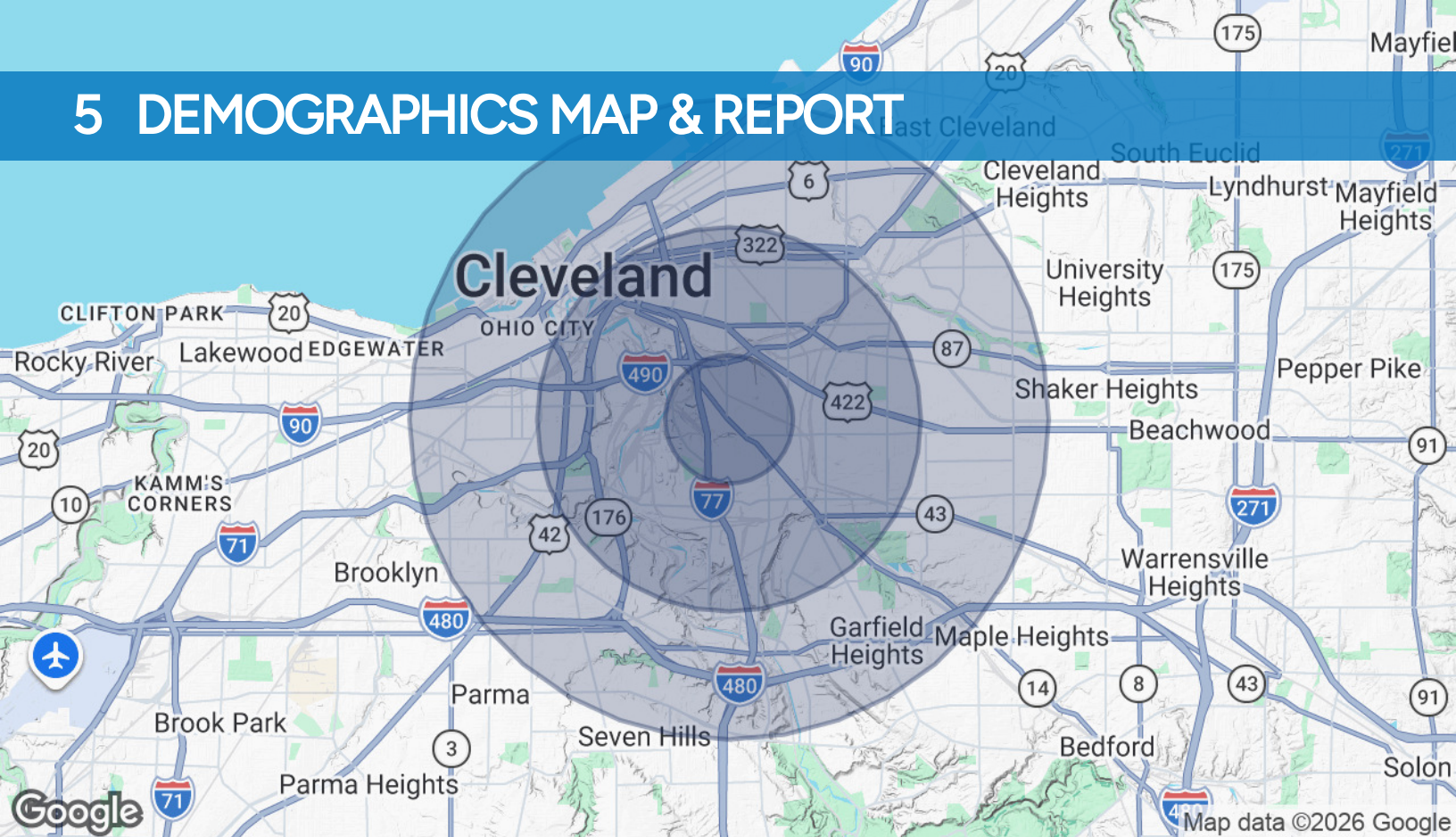
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,702	90,027	294,575
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,032	39,991	133,084
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$35,733	\$45,891	\$62,850
Average House Value	\$92,385	\$146,456	\$186,351

2020 American Community Survey (ACS)