



**FOR SALE
OR LEASE**

**BEST SPACE
IN DOWNTOWN
CLEVELAND**

MODERN DOWNTOWN
OFFICE INVESTMENT &
LEASING OPPORTUNITY

100
811

INVESTMENT SALE
27,800 SF BUILDING
ON .26 ACRE SITE

LEASE AVAILABILITIES
7,738 SF SPACE ON
2ND FLOOR + MEZZANINE

NEWMARK

**CLICK HERE FOR 2ND FLOOR
MATTERPORT VIRTUAL TOUR**

Terry **COYNE**.com

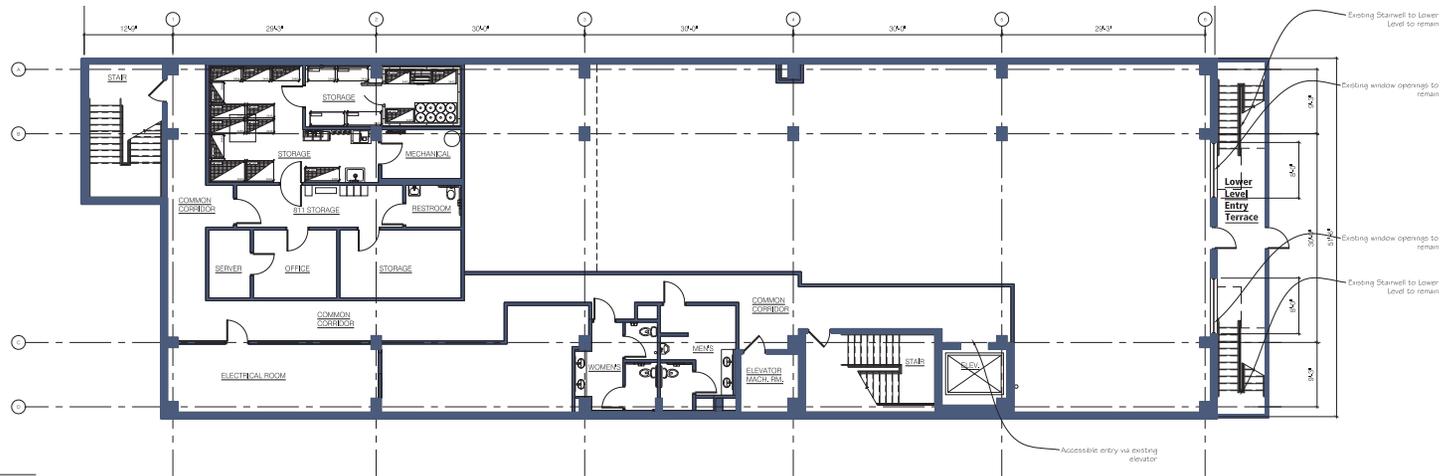
PROPERTY HIGHLIGHTS

| | | | | | | | | | | | | |
|-------------------------------------|---|---|------------------------------|-------------------------------|--|-------------------------------|--|---|-------------------------------|--------------------------------------|-------------------------------------|---|
| | SALE PRICE | \$2,500,000 | | | | | | | | | | |
| | LEASE RATE | \$20/SF (Second Floor Raw Space) \$30/SF (Existing Second Floor Build-Out Space) | | | | | | | | | | |
| | BUILDING SIZE | 27,800 SF (Full Building) | | | | | | | | | | |
| | SITE AREA | 0.26 Acres | | | | | | | | | | |
| | PARCEL # | 101-27-014 | | | | | | | | | | |
| | AVAILABLE SPACE | <table border="0"> <tr> <td data-bbox="394 651 806 686">Second Floor Tenant Space 1:</td> <td data-bbox="961 651 1381 686">4,347 SF Tenant 1 (Raw Space)</td> </tr> <tr> <td></td> <td data-bbox="961 690 1373 725">2,336 SF Tenant 1 (Mezzanine)</td> </tr> <tr> <td></td> <td data-bbox="961 729 1505 764"><u>6,683 SF Total (Raw Space + Mezzanine)</u></td> </tr> <tr> <td data-bbox="394 781 814 816">Second Floor Tenant Space 2 :</td> <td data-bbox="961 781 1467 816">2,466 SF (Build-Out Space + Balcony)</td> </tr> <tr> <td data-bbox="394 829 884 865">Total Available Second Floor Space:</td> <td data-bbox="961 829 1854 865">7,738 SF (Tenant 1 + Tenant 2 + Common Area Corridor and Cam)</td> </tr> </table> | Second Floor Tenant Space 1: | 4,347 SF Tenant 1 (Raw Space) | | 2,336 SF Tenant 1 (Mezzanine) | | <u>6,683 SF Total (Raw Space + Mezzanine)</u> | Second Floor Tenant Space 2 : | 2,466 SF (Build-Out Space + Balcony) | Total Available Second Floor Space: | 7,738 SF (Tenant 1 + Tenant 2 + Common Area Corridor and Cam) |
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| Second Floor Tenant Space 2 : | 2,466 SF (Build-Out Space + Balcony) | | | | | | | | | | | |
| Total Available Second Floor Space: | 7,738 SF (Tenant 1 + Tenant 2 + Common Area Corridor and Cam) | | | | | | | | | | | |
| | WINDOWS & VIEWS | Large Windows with Panoramic Downtown Views; Abundant Natural Light | | | | | | | | | | |
| | USES | Ideal Uses Include Creative Firms, Professional Services, Boutique Studio/Showroom, or Wellness Concepts | | | | | | | | | | |
| | LOCATION AND CONNECTIVITY | <ul style="list-style-type: none"> • Walkable Downtown Environment with Access to Restaurants, Hospitality, and Services • Served by Regional Transit; Easy Connections to Urban Neighborhoods • Multiple Public Parking Options and Garages Available in the Surrounding Area | | | | | | | | | | |



PROSPECT AVE
CLEVELAND, OHIO

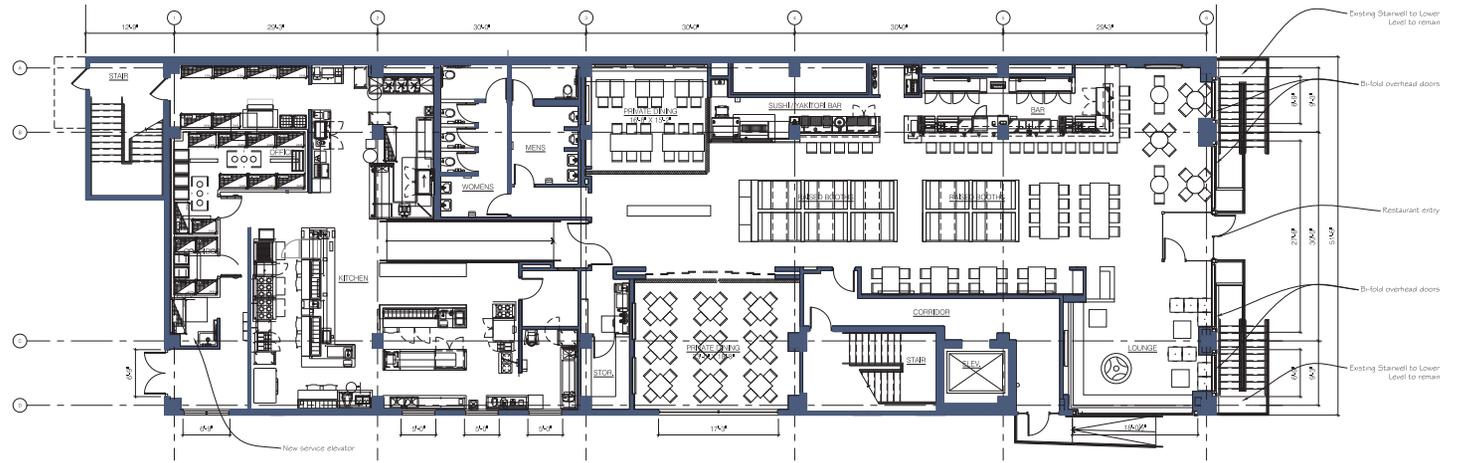
EXISTING TENANT FLOOR PLANS | LOWER LEVEL + GROUND FLOOR



Floor Areas

| | Net |
|---------------------------------|-------------------|
| Restaurant Prep space | 1,240 n.s.f. |
| Tenant Lease space | 4,150 n.s.f. |
| Building Services | 367 n.s.f. |
| Common Corridor | 960 n.s.f. |
| Restrooms | 324 n.s.f. |
| CAM | 678 n.s.f. |
| Total Net Square Footage | 7,719 s.f. |

Lower Level Floor Plan Scale: 1/4" = 1'-0"



Floor Areas

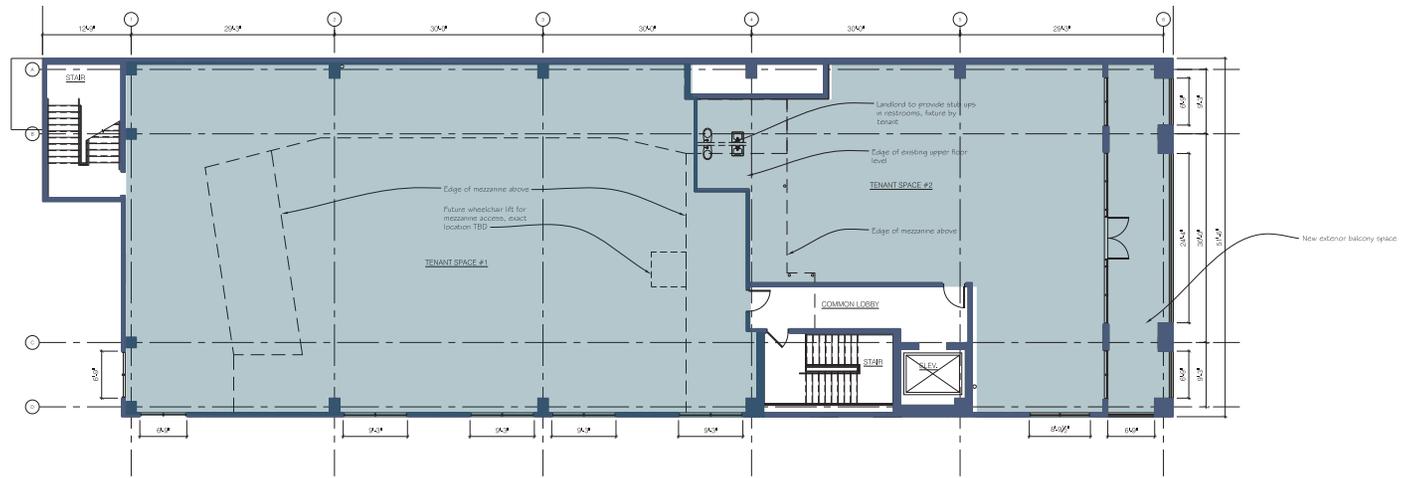
| | Net |
|---------------------------------|-------------------|
| Kitchen | 2,400 n.s.f. |
| Restaurant | 4,215 n.s.f. |
| Common Corridor | 273 n.s.f. |
| CAM | 780 n.s.f. |
| Total Net Square Footage | 7,738 s.f. |

Ground Floor Plan Scale: 1/4" = 1'-0"



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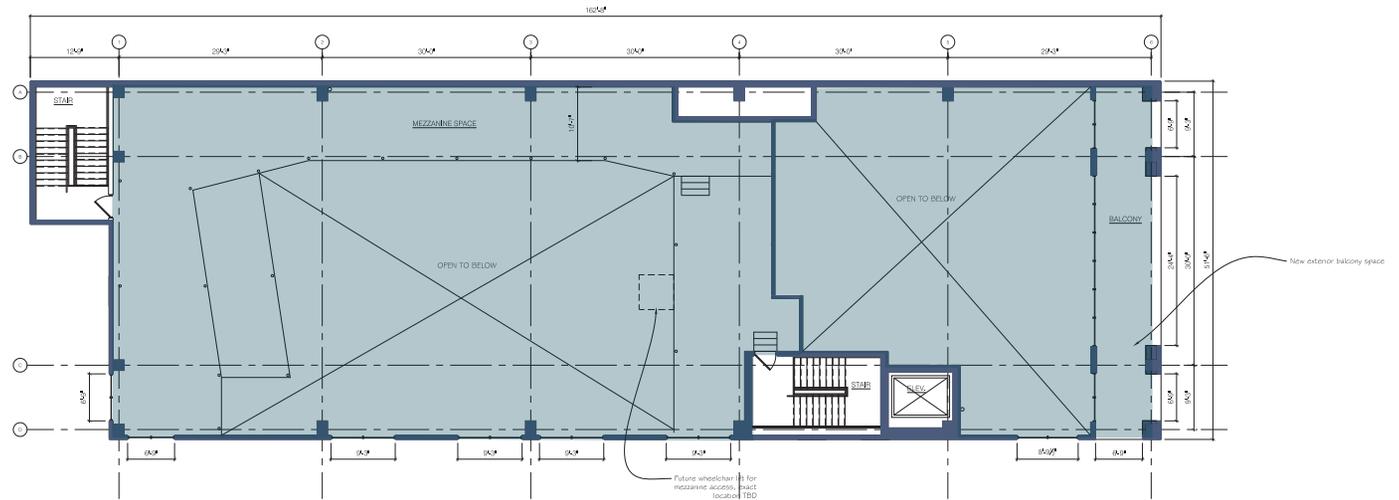
AVAILABLE SPACE FLOOR PLANS | SECOND FLOOR + MEZZANINE AREA



Floor Areas

| | Net |
|--------------------------------|--------------|
| Tenant Space #1 | 4,347 n.s.f. |
| Tenant Space #2 (inc. balcony) | 2,406 n.s.f. |
| Common Corridor | 208 n.s.f. |
| CAM | 717 n.s.f. |
| TOTAL | 7,738 s.f. |

Second Floor Plan Scale: 1/8" = 1'-0"



Floor Areas

| | Net |
|-----------------|--------------|
| Tenant Space #1 | 2,336 n.s.f. |
| CAM | 466 n.s.f. |
| TOTAL | 2,802 s.f. |

Mezzanine Plan Scale: 1/8" = 1'-0"

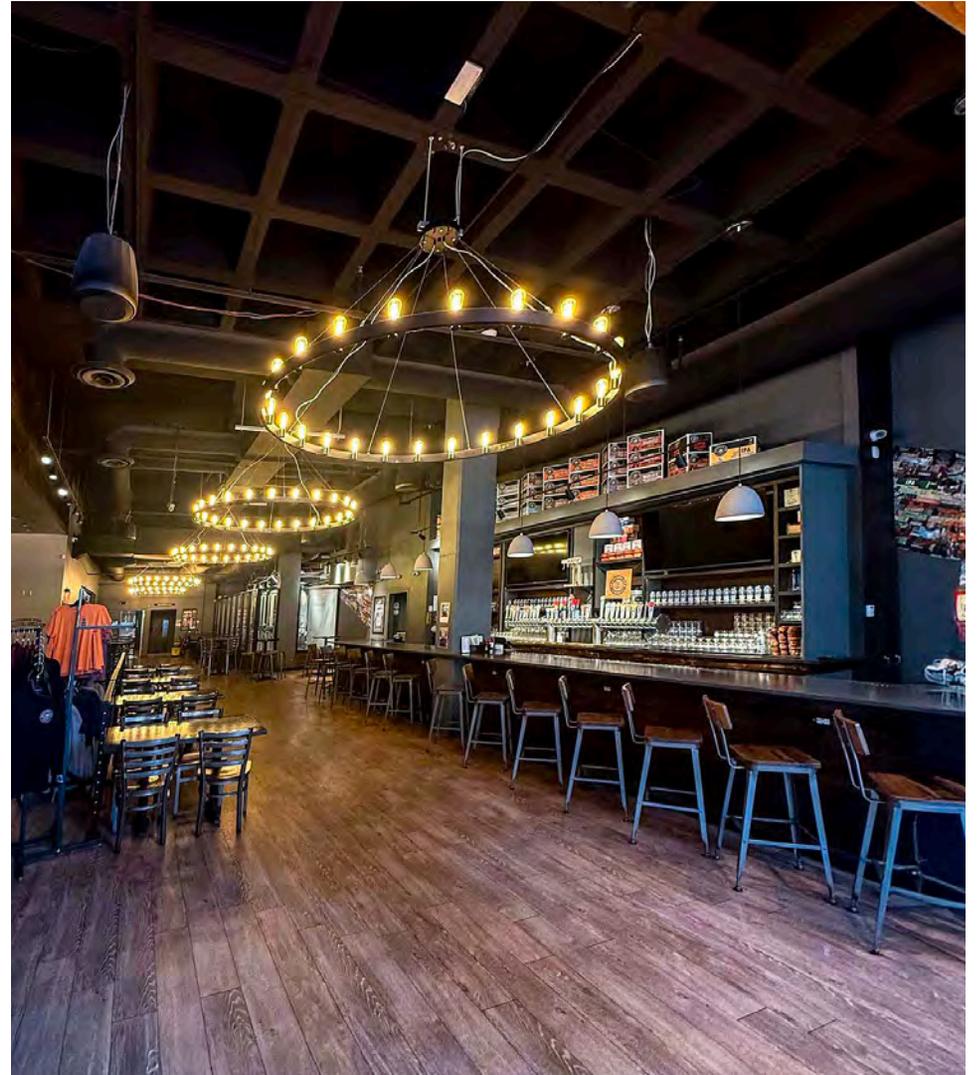


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EXISTING TENANT
LOWER LEVEL + GROUND FLOOR PHOTOS



EXISTING TENANT
SOUTHERN TIER
BREWING COMPANY



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**EXISTING TENANT
LOWER LEVEL + GROUND FLOOR PHOTOS**



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AVAILABLE TENANT SPACE 1
RAW SPACE | SECOND FLOOR PHOTOS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



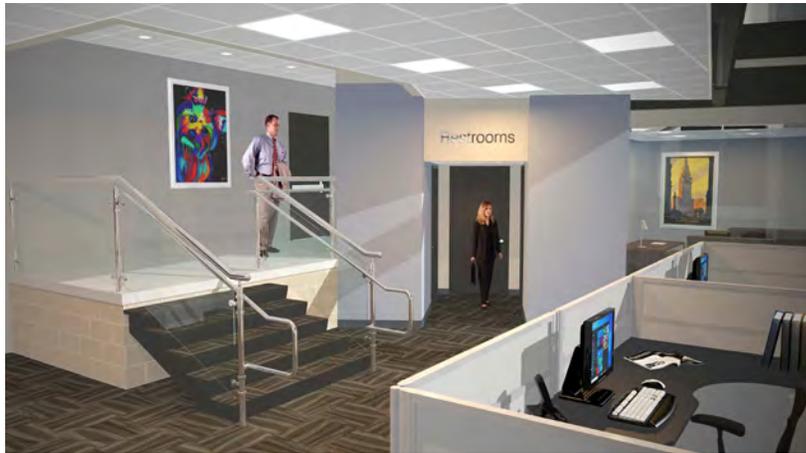
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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



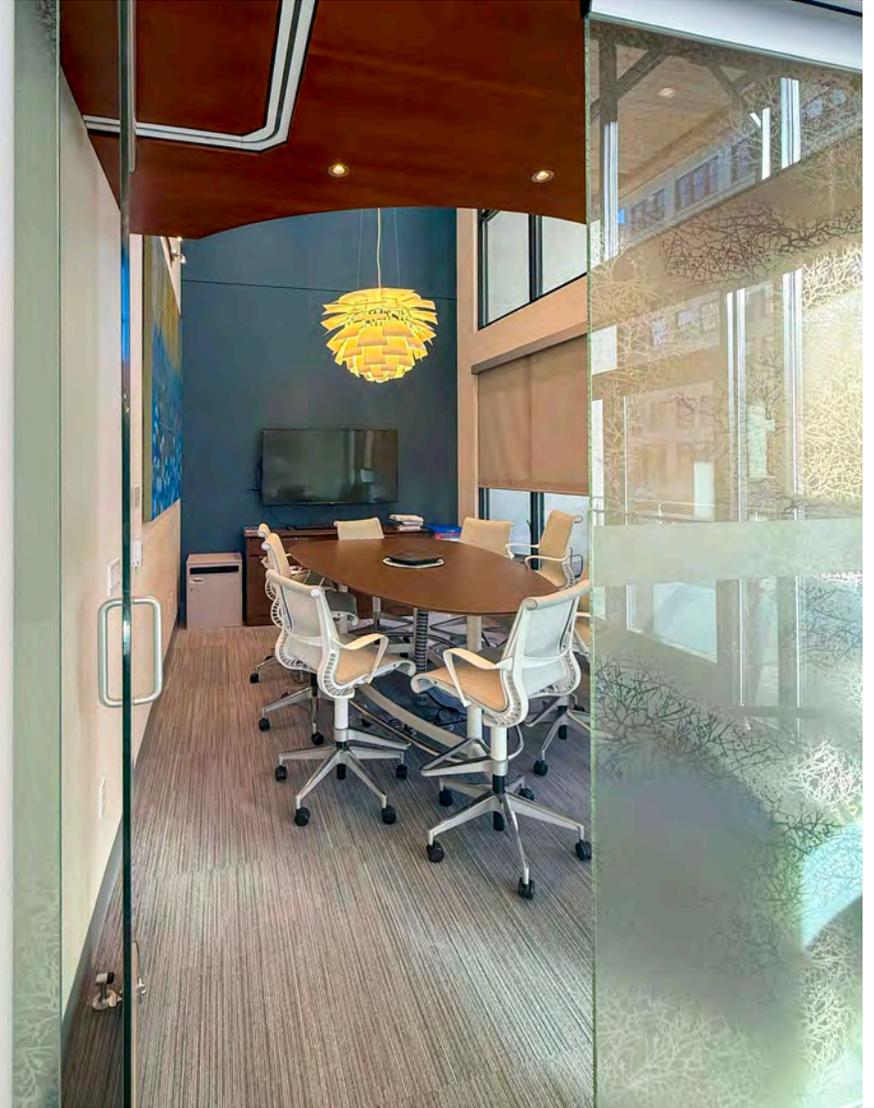
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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



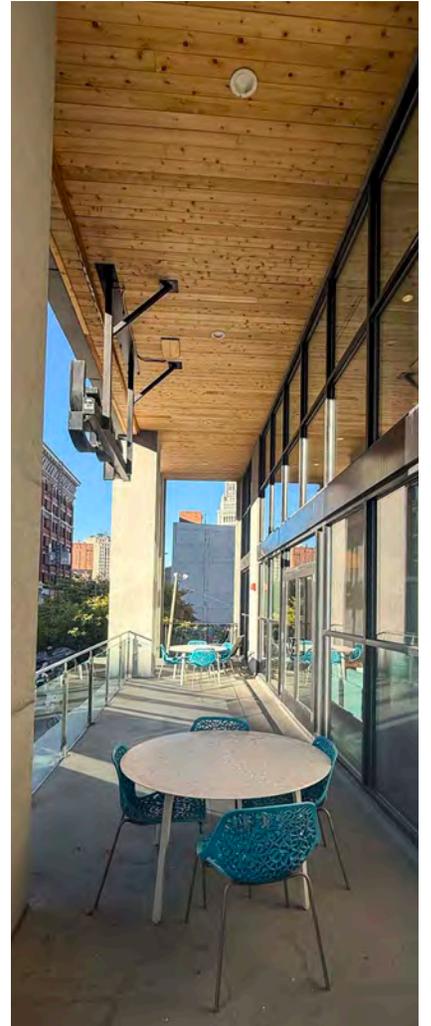
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AVAILABLE TENANT SPACE 2
BUILD-OUT SPACE | SECOND FLOOR PHOTOS



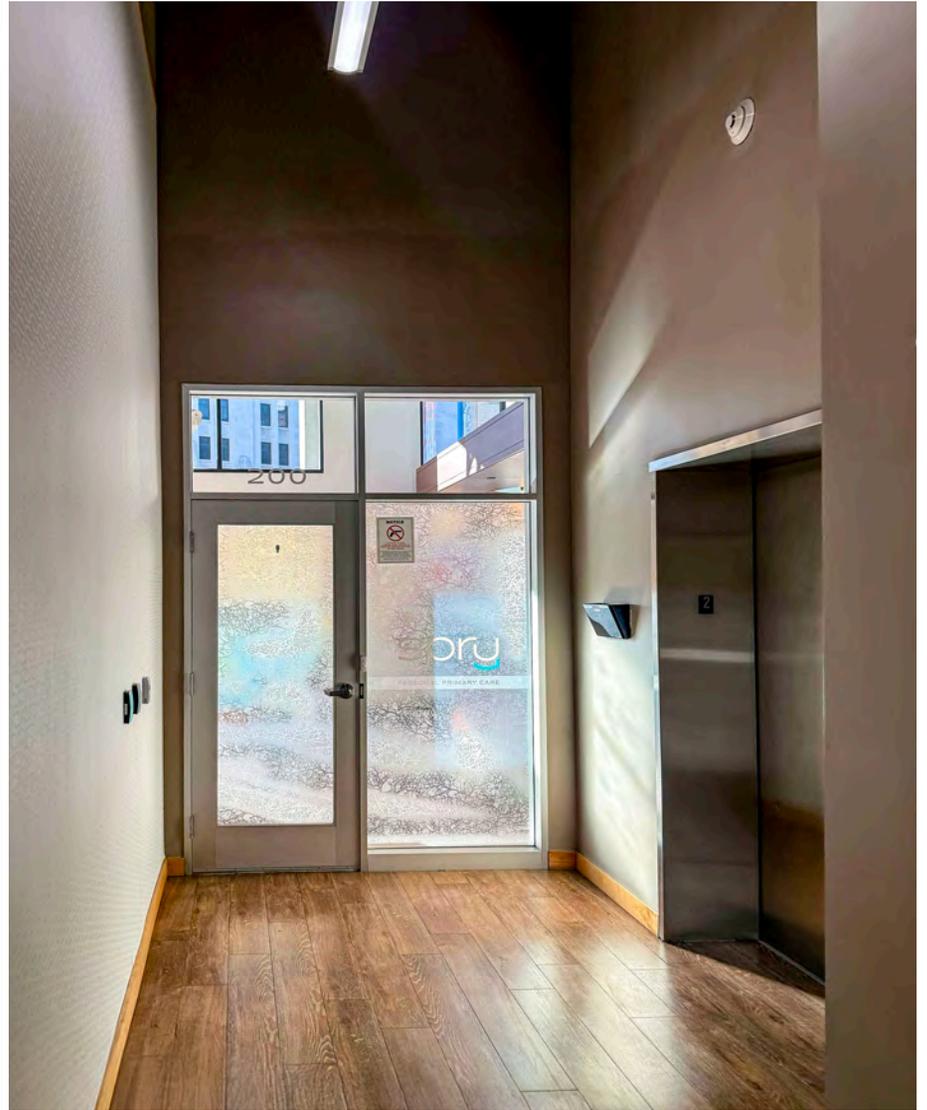
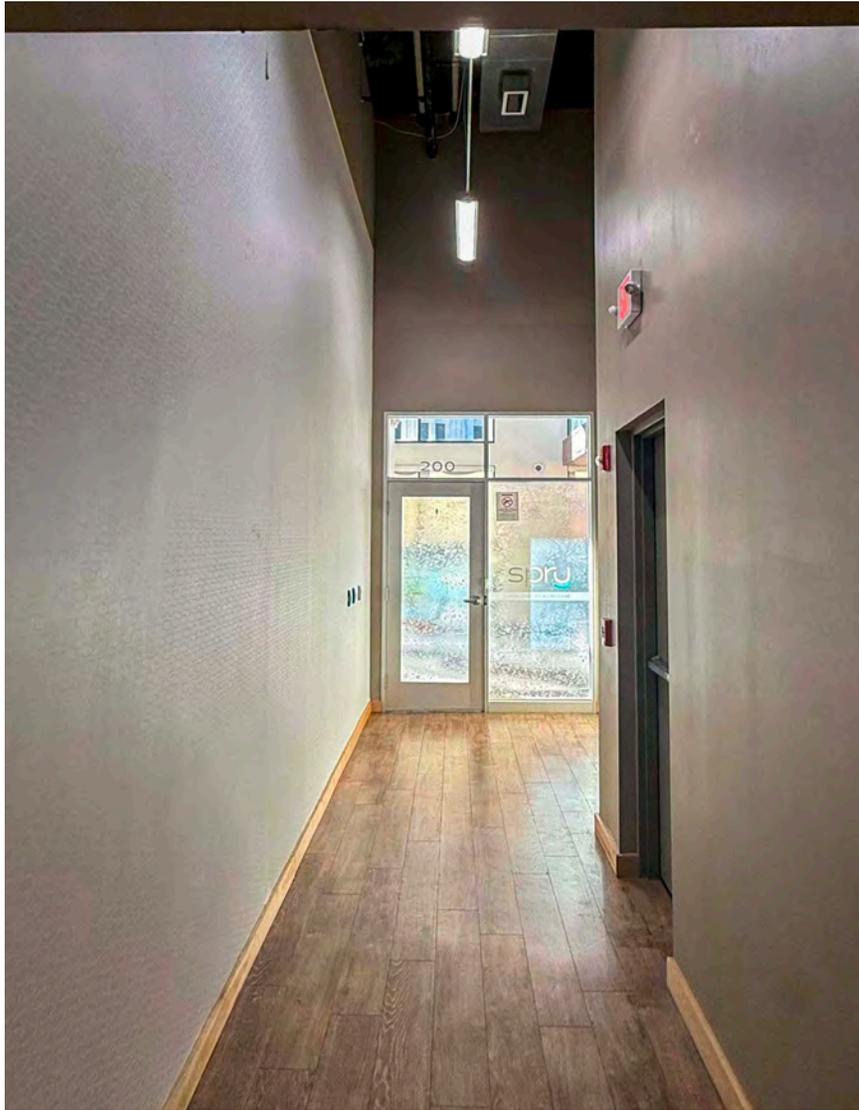
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AVAILABLE TENANT SPACE 2
BUILD-OUT SPACE | SECOND FLOOR PHOTOS



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ADDITIONAL INTERIOR PHOTOS



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CLEVELAND, OHIO

EMPLOYMENT OVERVIEW [15 MILE RADIUS]

| KEY FACTS | EDUCATION | INCOME | EMPLOYMENT | |
|--|---|---|--|--|
|  1,216,588 Population |  23.9% High School Diploma |  \$63,977 Median Household Income |  64.5% White Collar |  16.8% Services |
|  41.2 Median Age |  27.4% Some College |  \$43,377 Per Capita Income |  18.6% Blue Collar |  4.8% Unemployment Rate |
|  548,938 Households |  37.0% Bachelors/Graduate/ Professional Degree | COMMUTERS | BUSINESS | |
|  \$53,660 Median Disposable Income | |  16.4% Spend 7+ hours commuting to and from work per week |  48,279 Total Businesses |  848,718 Total Employees |



PROSPECT AVE
 CLEVELAND, OHIO

LOCATED IN THE HEART OF DOWNTOWN CLEVELAND



North Coast Harbor: Home to world-class museums, parks, and unique entertainment.



Warehouse District: A destination for fine dining, vibrant nightlife, impressive architecture, and unique residential living.



The Flats: The Flats East Bank and West Bank is a one-of-a-kind destination, with cutting edge waterfront living, dining and entertainment.



Public Square: Featuring a revitalized park with historic statues, Public Square is Cleveland's premier outdoor venue.



Gateway District: Cleveland's largest geographic area of adaptive re-use and historical preservation.



East Fourth Street Entertainment District: Premier entertainment destination with dining, entertainment, and modern living.



Professional Sports: Progressive Field (home of the Cleveland Guardians), Huntington Bank Field (home of the Cleveland Browns) and Rocket Arena (home of the Cleveland Cavaliers and Lake Erie Monsters).



Playhouse Square: The second largest performing arts center in the U.S. features entertainment, dining, and residential spaces.



Campus District: This district houses Cleveland State University, is a short distance to Case Western Reserve University, and incorporates unique and thriving primary and secondary schools.



Sherwin Williams HQ: The new Sherwin Williams headquarters campus will consist of three buildings: a two-story pavilion acting as the front porch to Public Square, a 36-floor office tower and an attached multi-level parking garage.



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FLATS AND CBD AERIAL



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