

Rare Office Building | For Sale

CBRE

± 23,314 SF Office
Building for Sale with Parking
Located in Opportunity Zone

1432-1444 Hamilton Avenue
Cleveland, OH 44114

Downtown Building located near Campus District in close proximity to Cleveland Central Business District



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Offering Overview

- + ±23,314 SF Office Building available for Immediate Occupancy
- + Owner will consider lease of building
- + Downtown Building located near Campus District in close proximity to Cleveland Central Business District. Excellent access to E 9th Street, Shoreway, & Innerbelt
- + Adjacent Parking Lot Included

Pricing:

\$1,500,000 / \$64.33 psf



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Offering Overview



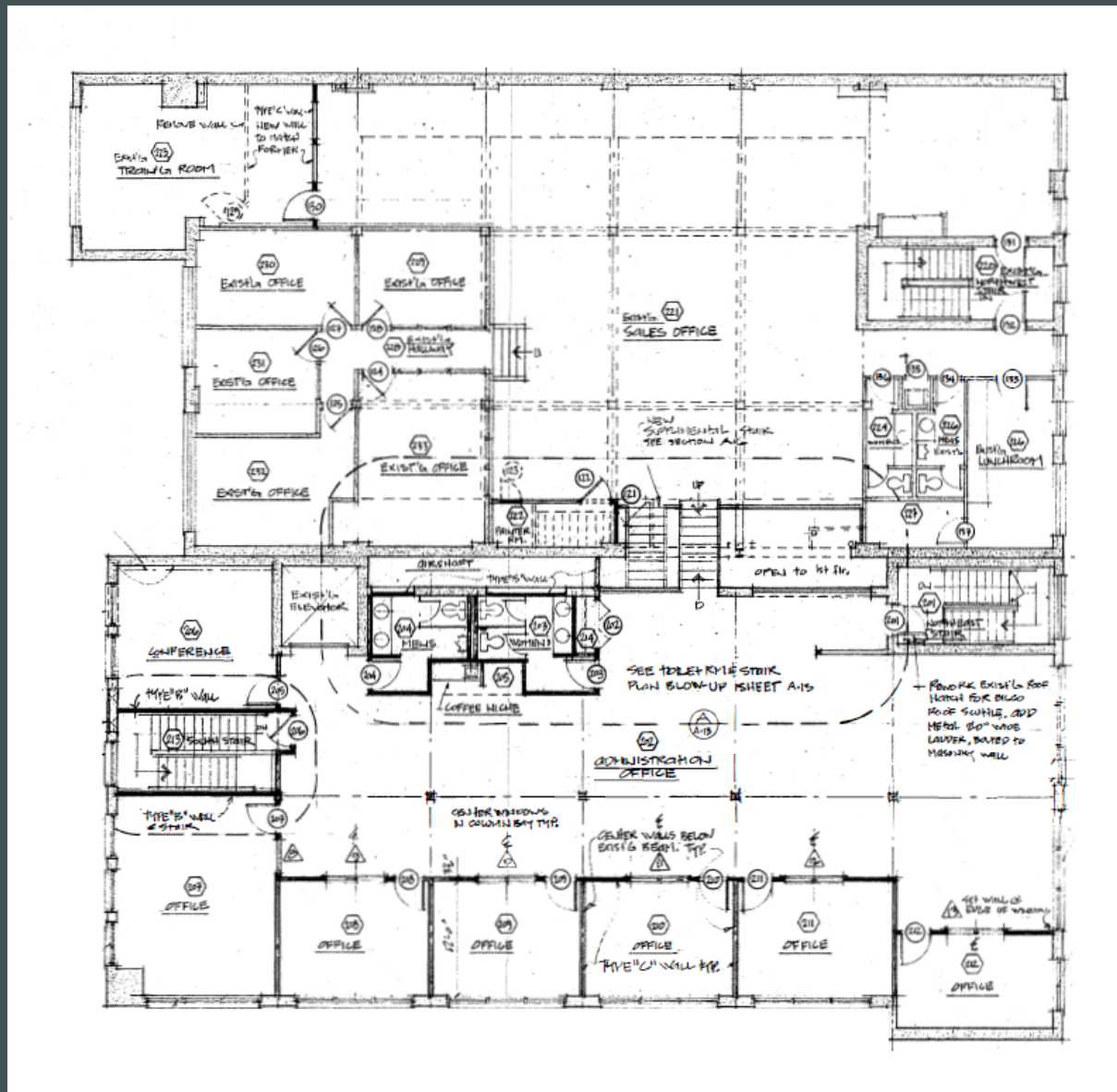
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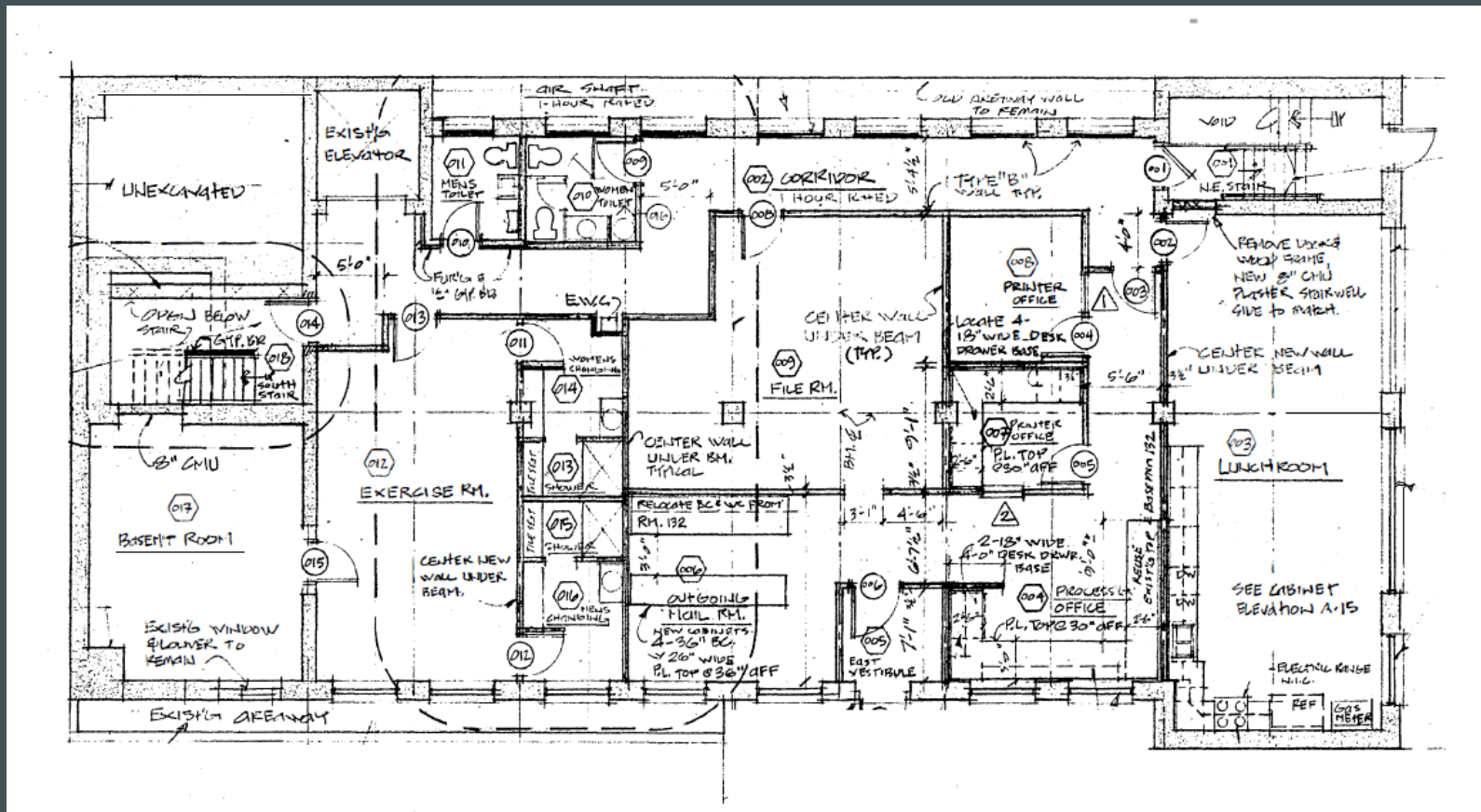
Interior Photos



Floor Plan: 2nd Floor



Floor Plan: Sub-Floor



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Downtown Cleveland
RETAIL TRADE AREA

Demographic Overview
5 Mile Radius

- WORKFORCE & INNOVATION**
- 105,000 jobs in Downtown Cleveland
 - 318 MSF total office space
 - Fortune 500 HQs: Sherwin Williams & KeyBank
 - Largest "Job Hub" in Ohio
 - #4 in Midwest attracting biomedical investment dollars
 - 8th fastest growing market for tech talent
- LIVING**
- 20,000+ Residents live in downtown
 - Largest downtown population in Ohio
 - 89% occupancy rate
 - Monthly rent for a one bedroom apartment: \$818 - \$1,934

- HOSPITALITY MARKET**
- 19 Hotels totaling 4,853 rooms
 - Average daily room rate - \$183.25
 - Two AAA Four Diamond Hotels
- DINING**
- Over 250 restaurants and clubs
 - Known for award winning cuisine and nationally acclaimed chefs
- SPORTS & ENTERTAINMENT**
- Three pro sports teams: Cleveland Browns, Cleveland Indians, Cleveland Cavaliers
 - Jack Casino: 13M annual visitors
 - Rocket Mortgage Fieldhouse: 2M visitors and over 200 events per year

- MAJOR ATTRACTIONS**
- Playhouse Square: Second largest theater district in the U.S.
 - Rock n' Roll Hall of Fame
 - Cleveland Aquarium
 - Great Lakes Science Center
 - Huntington Convention Center: \$90 - \$100 million of economic impact

Sources:

1. Downtown Cleveland Alliance
2. BioEnterprise
3. CBRE

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L Licensed Real Estate Broker



\$58,740
Avg. Household Income



336,570
Employees



102,885
Household



\$102,241
Avg. Household Value



221,628
Population



34.6
Median Age

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