

Rare Office Building | For Sale

CBRE

± 23,314 SF Office  
Building for Sale with Parking

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
- + Why pay rent? Ideal for Owner/Occupier
- + 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:**

**\$1,750,000 / \$75.00 psf**



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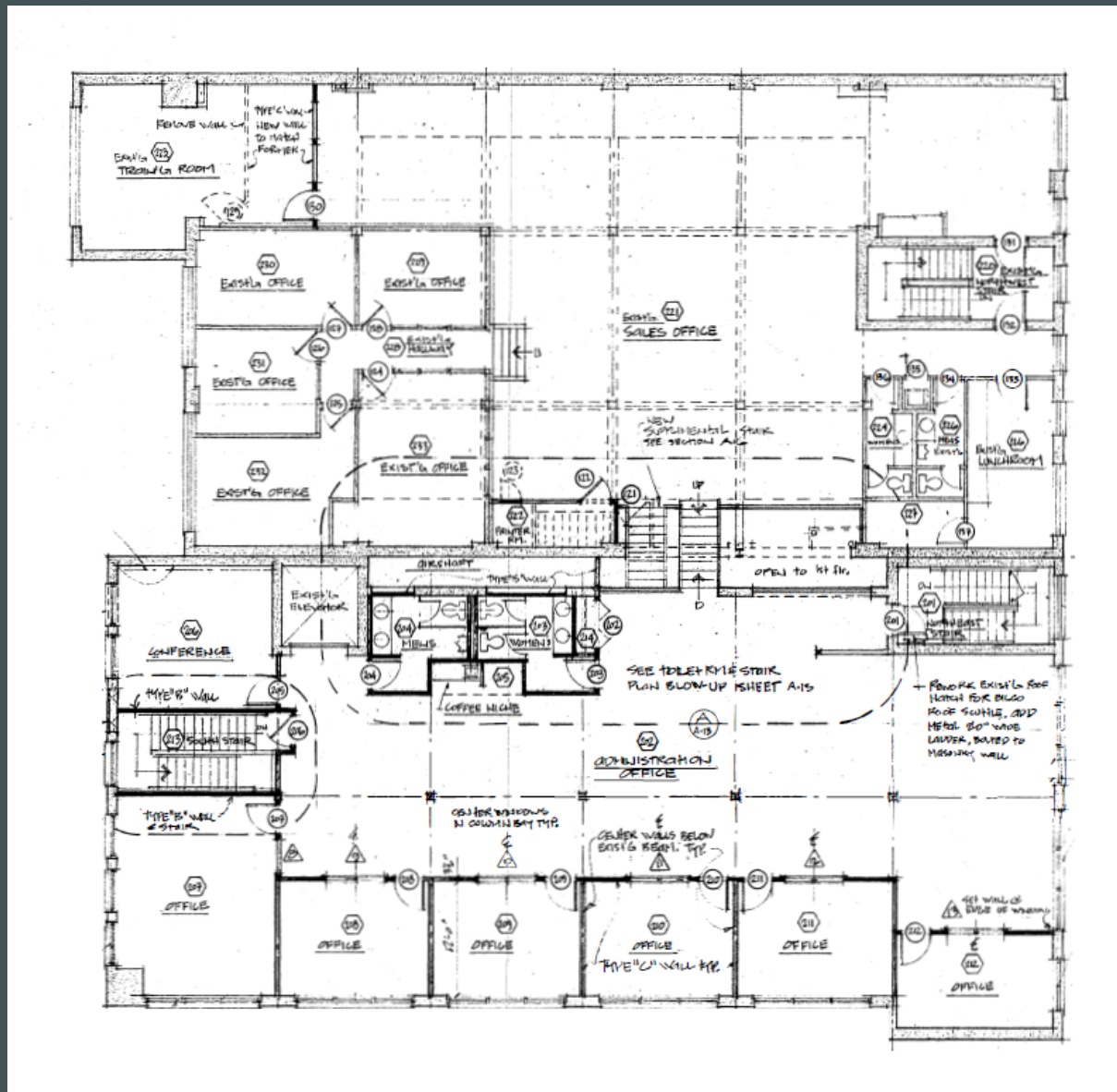
For Sale

# Interior Photos

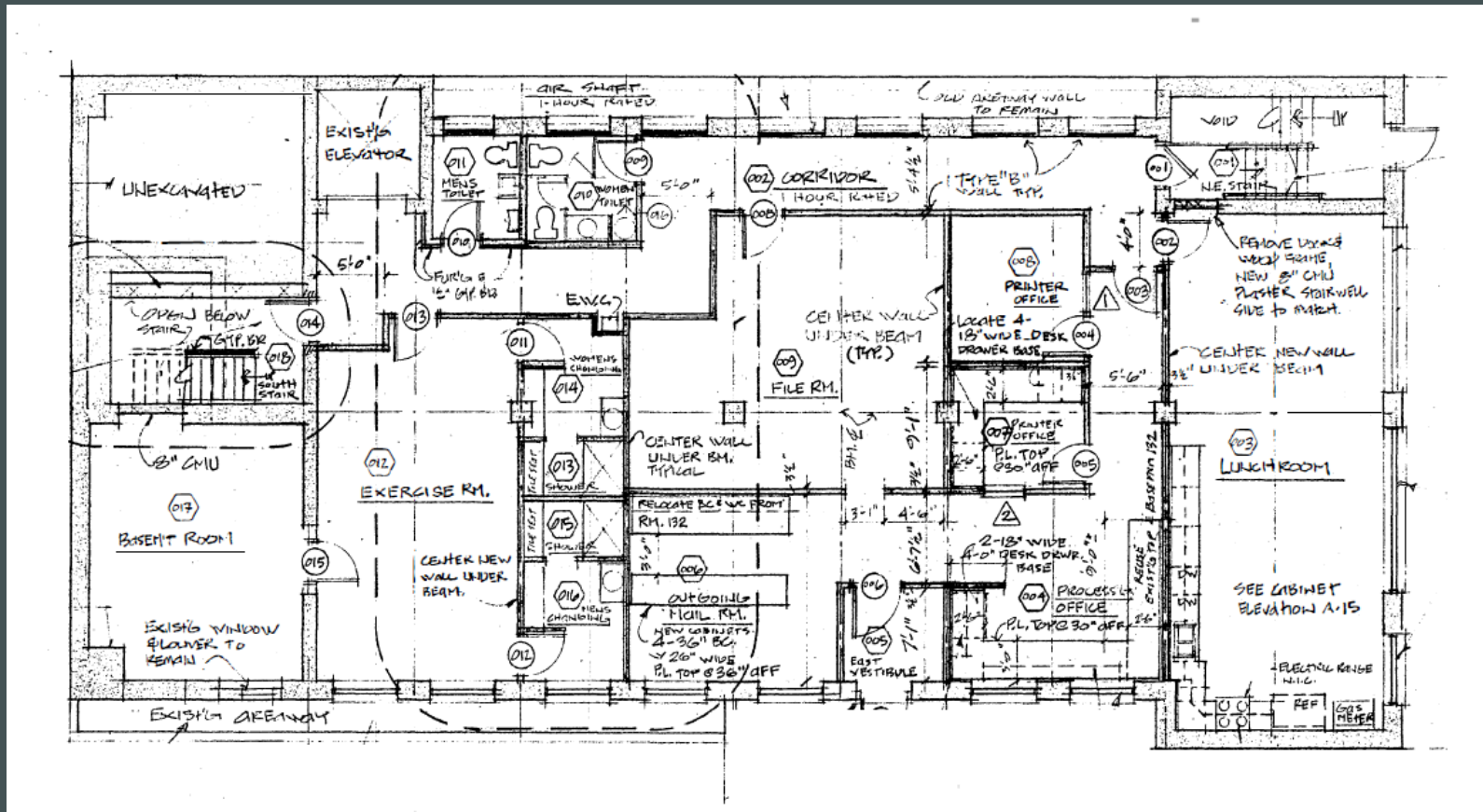




# Floor Plan: 2nd Floor



# Floor Plan: Sub-Floor





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**Downtown Cleveland**  
RETAIL TRADE AREA

**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
- 8<sup>th</sup> 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**

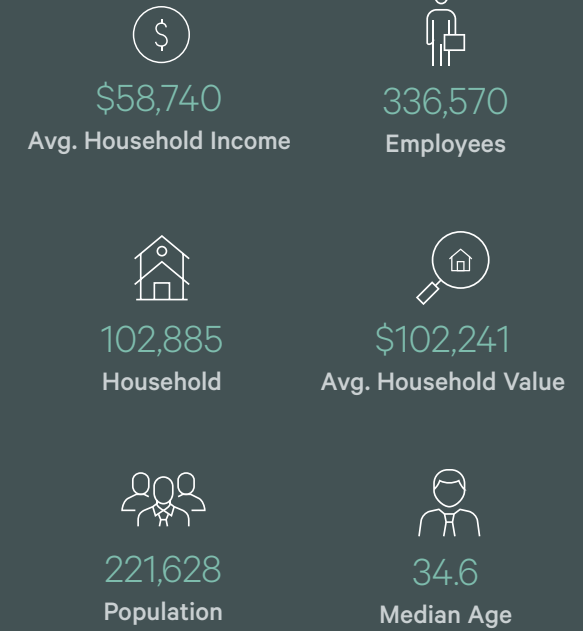
- Playhouse Square: Second largest theater district in the U.S.
- Rock n' Roll Hall of Fame
- Cleveland Aquarium
- Great Lakes Science Center
- Huntington Convention Center: \$90 - \$100 million of economic impact

**Sources:**

1. Downtown Cleveland Alliance
2. BioEnterprise
3. CBRE

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**Demographic Overview**  
5 Mile Radius



Contact Us

**George Stevens, SIOR, CCIM**  
Senior Vice President  
+1 216 363 6438  
george.stevens@cbre.com

**CBRE**  
950 Main Ave.  
Suite 200  
Cleveland, OH 44113

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