



**FOR SALE
OR LEASE**

**BEST SPACE
IN DOWNTOWN
CLEVELAND**

MODERN DOWNTOWN
OFFICE INVESTMENT &
LEASING OPPORTUNITY

101
811

**PROSPECT AVE
CLEVELAND, OHIO**

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

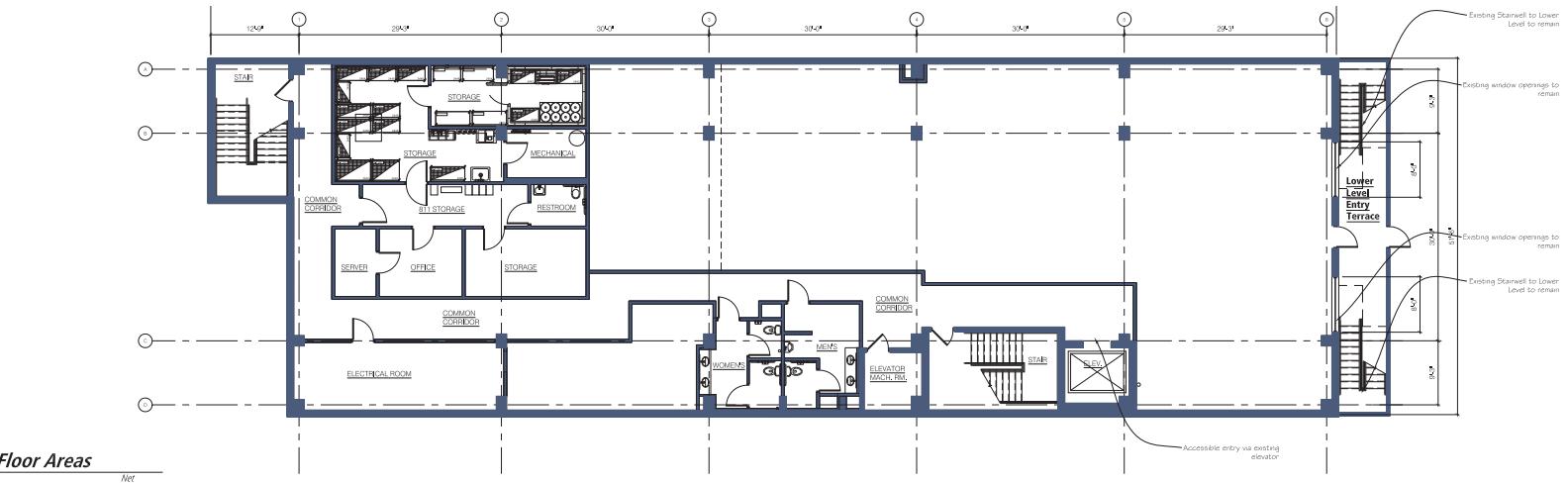
	SALE PRICE \$2,500,000
	LEASE RATE \$20/SF (Second Floor Raw Space) \$30/SF (Existing Second Floor Build-Out Space)
	BUILDING SIZE 27,800 SF (Full Building)
	SITE AREA 0.26 Acres
	PARCEL # 101-27-014
	AVAILABLE SPACE Second Floor Tenant Space 1: 4,347 SF Tenant 1 (Raw Space) 2,336 SF Tenant 1 (Mezzanine) 6,683 SF Total (Raw Space + Mezzanine) 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 ServicesServed by Regional Transit; Easy Connections to Urban NeighborhoodsMultiple Public Parking Options and Garages Available in the Surrounding Area



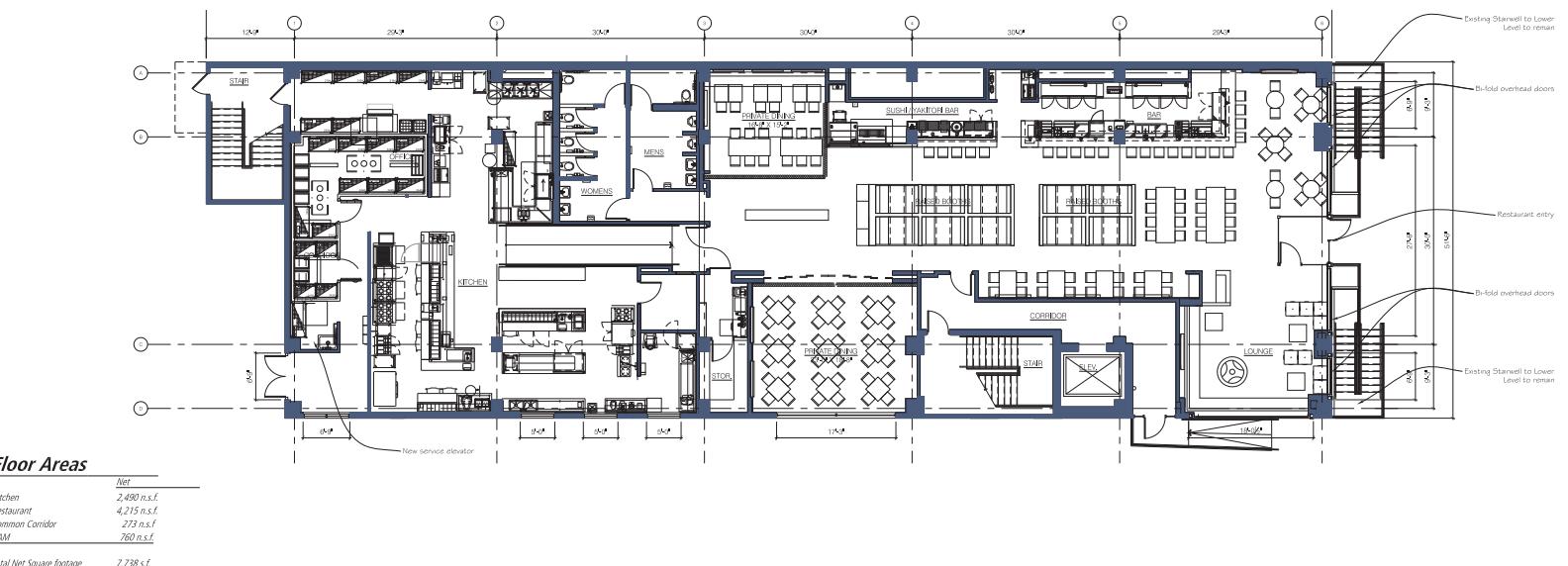
PROSPECT AVE
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EXISTING TENANT

FLOOR PLANS | LOWER LEVEL + GROUND FLOOR



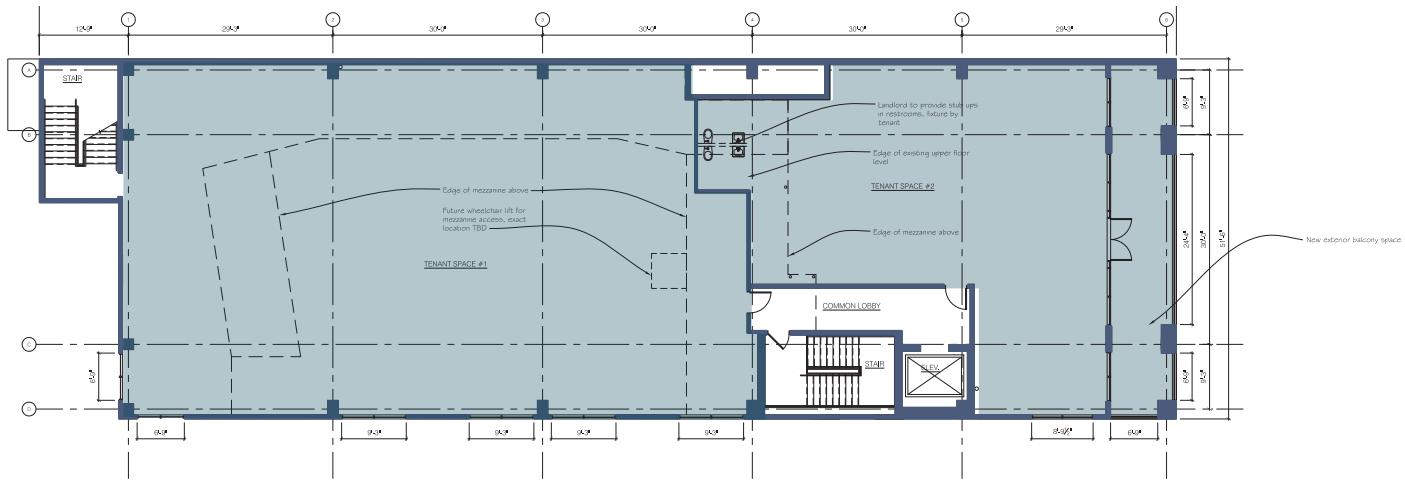
Lower Level Floor Plan Scale: $\frac{1}{8}'' = 1'0''$



Ground Floor Plan Scale: $\frac{1}{8}'' = 1'0''$

AVAILABLE SPACE

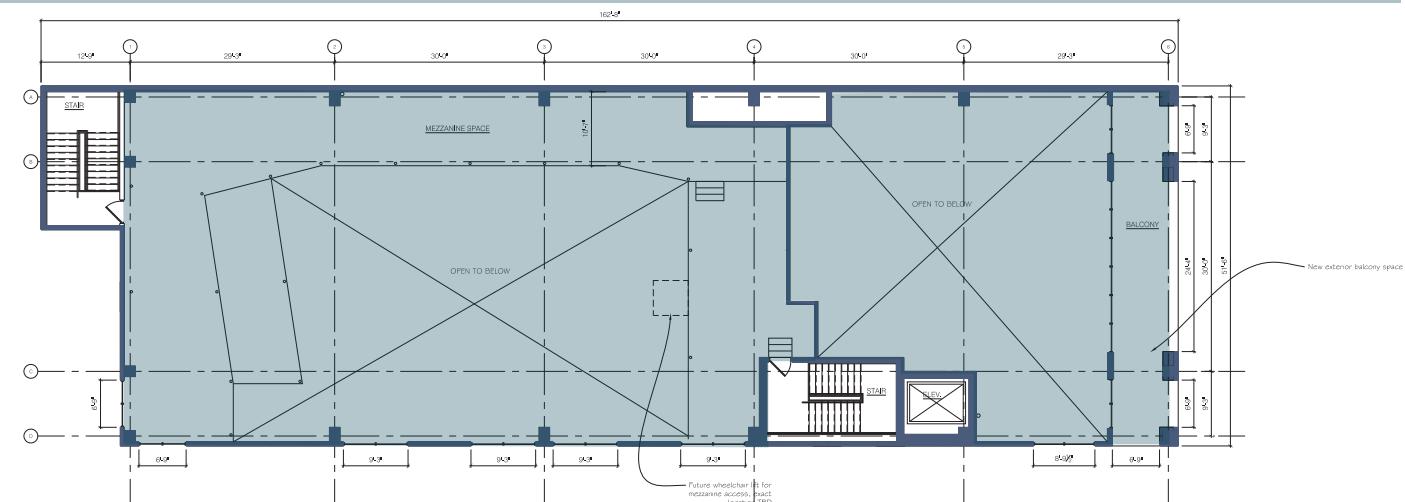
FLOOR PLANS | SECOND FLOOR + MEZZANINE AREA



Floor Areas

Net	
Tenant Space #1	4,347 n.s.f.
Tenant Space #2 (inc. balcony)	2,466 n.s.f.
Common Corridor	208 n.s.f.
CAM	717 n.s.f.
TOTAL	7,730 s.f.

Second Floor Plan Scale: $\frac{1}{8}'' = 1'0''$



Floor Areas

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

Mezzanine Plan Scale: $\frac{1}{8}'' = 1'0''$

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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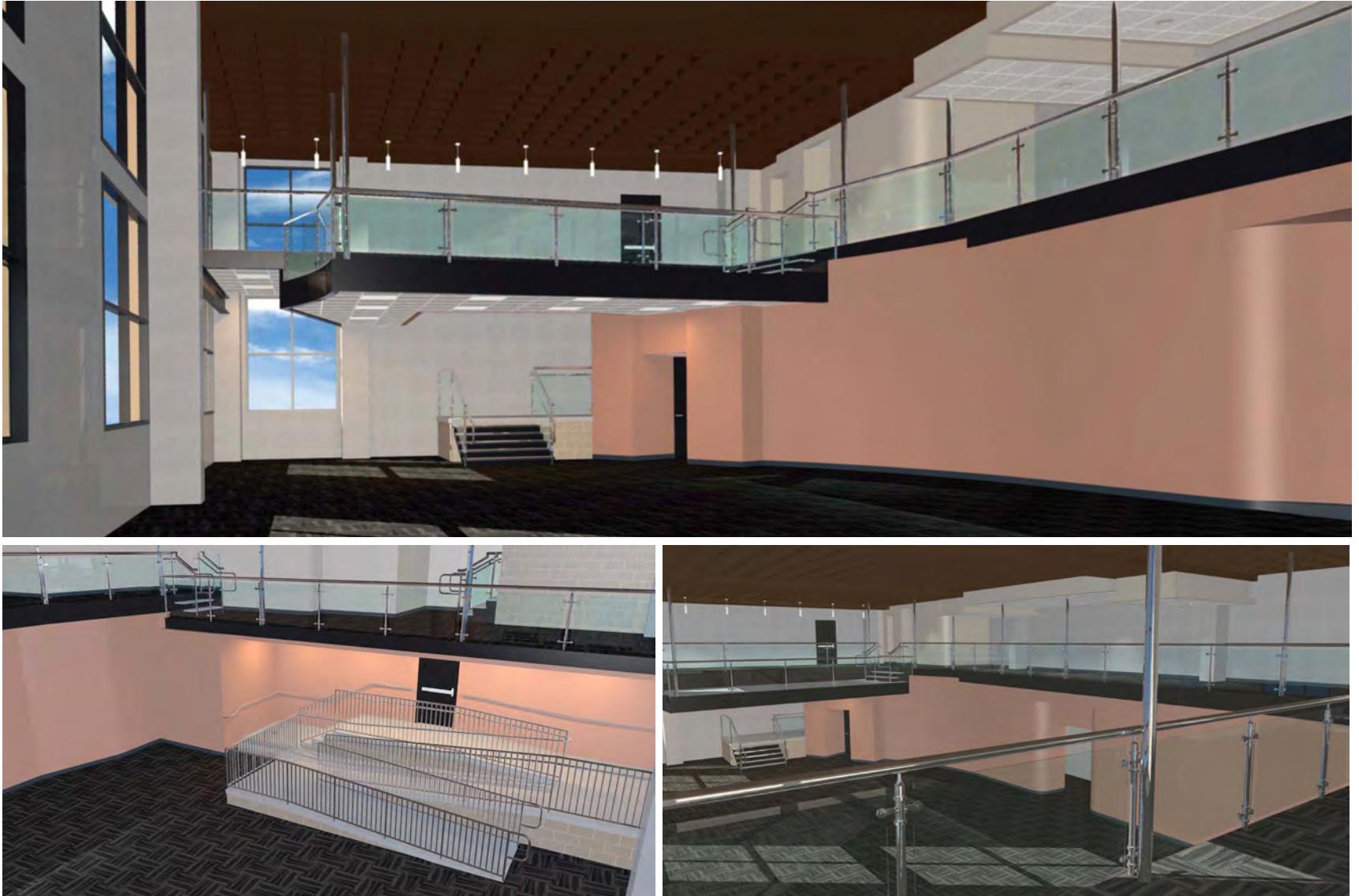
AVAILABLE TENANT SPACE 1
RAW SPACE | SECOND FLOOR PHOTOS



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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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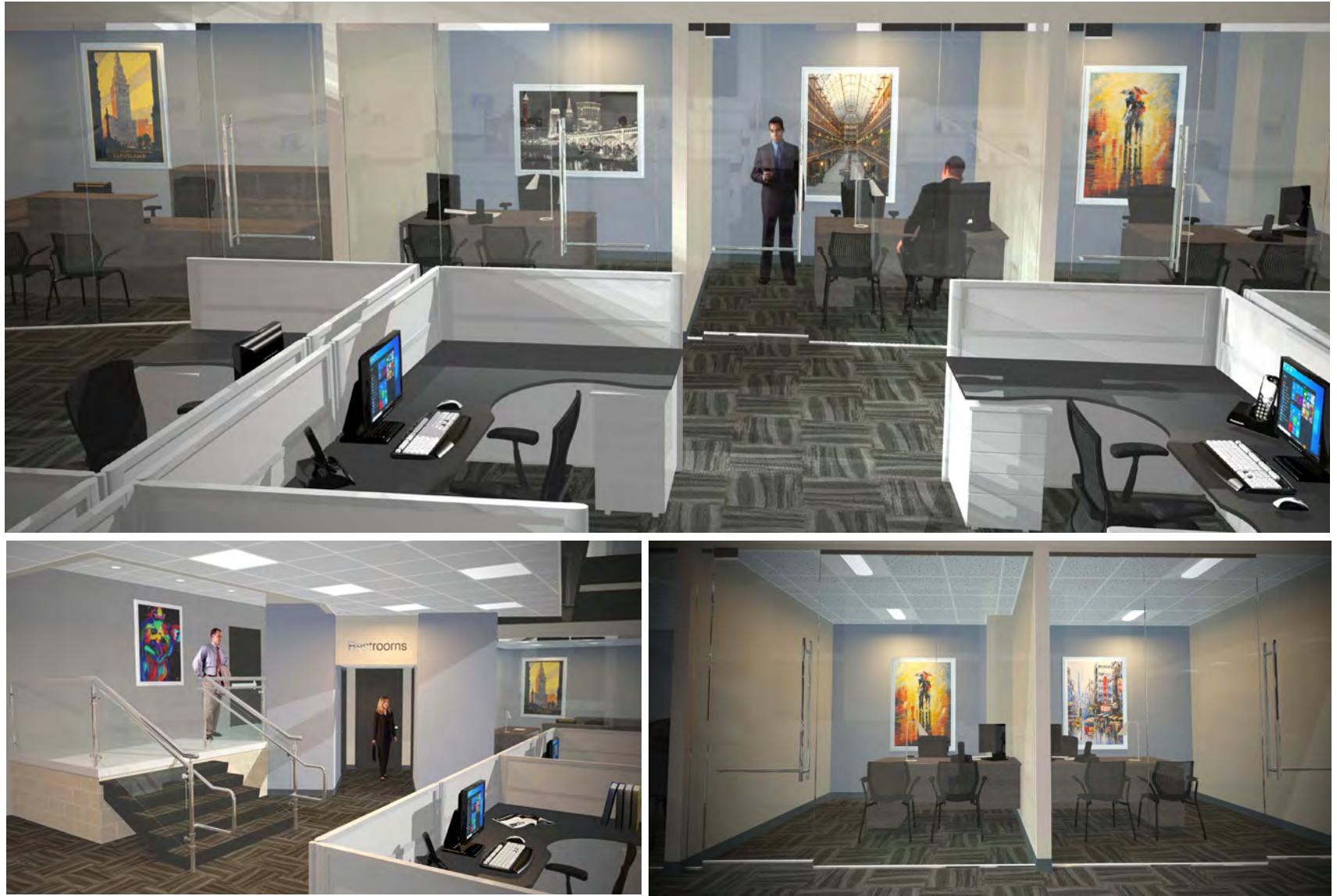
AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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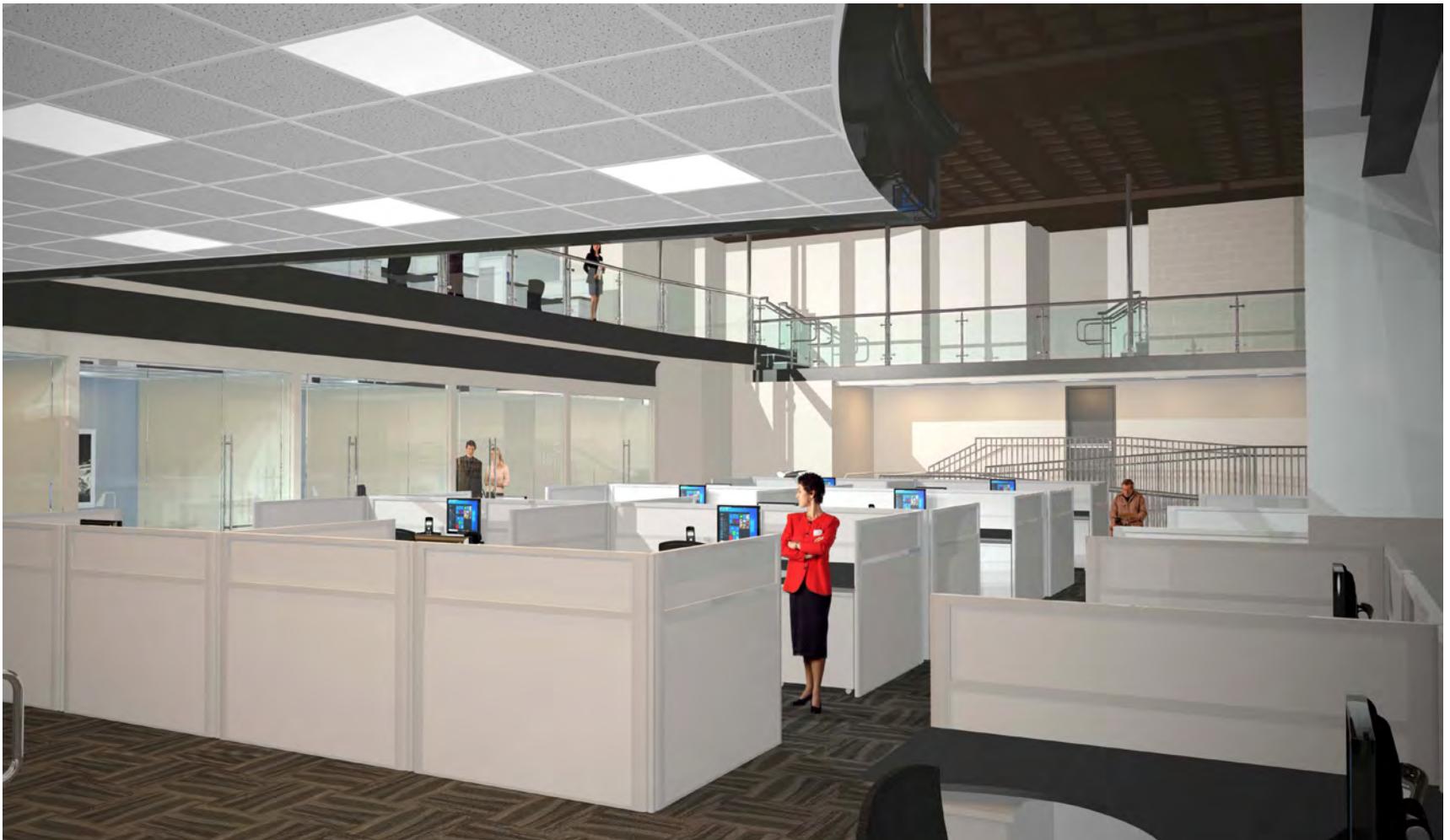
AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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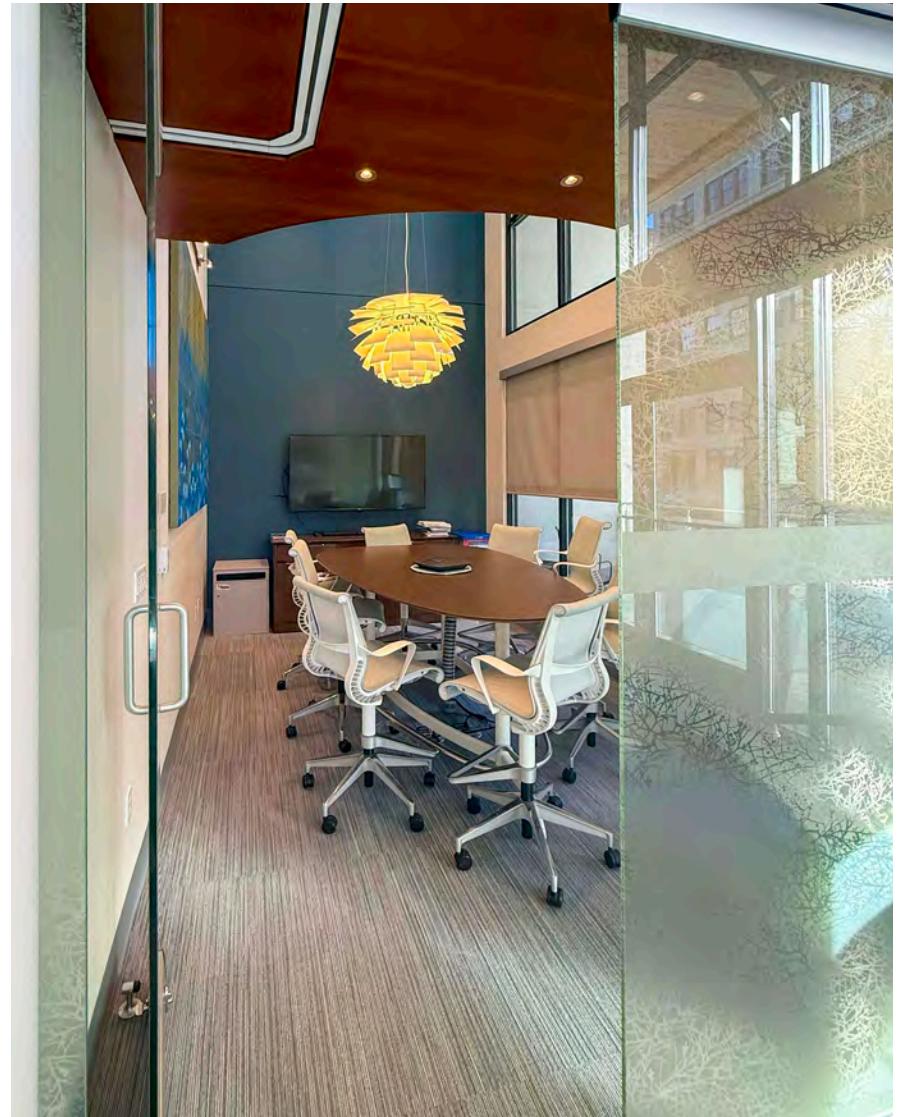
AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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



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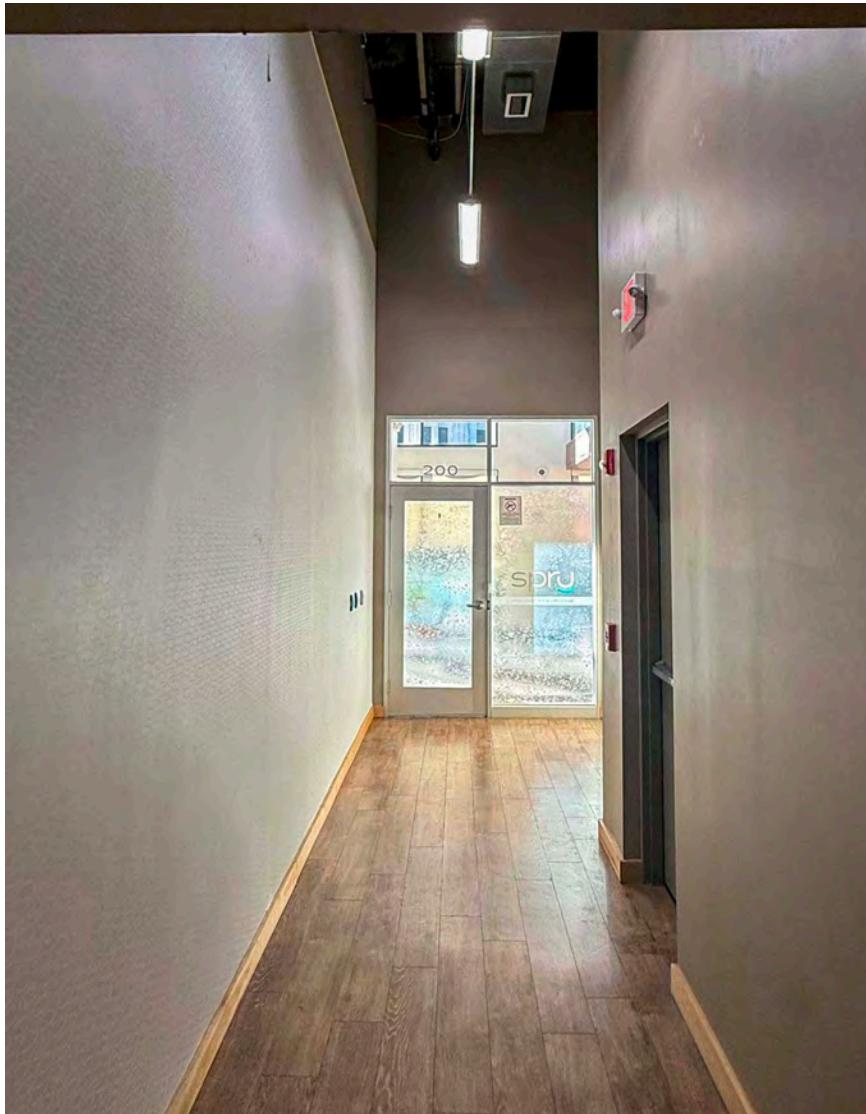
AVAILABLE TENANT SPACE 2
BUILD-OUT SPACE | SECOND FLOOR PHOTOS



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ADDITIONAL INTERIOR PHOTOS



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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  16.4% Spend 7+ hours commuting to and from work per week	BUSINESS  48,279 Total Businesses	 848,718 Total Employees
 \$53,660 Median Disposable Income				

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), Cleveland Browns Stadium, 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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