



**FOR SALE
OR LEASE**

**BEST SPACE
IN DOWNTOWN
CLEVELAND**

MODERN DOWNTOWN
OFFICE INVESTMENT &
LEASING OPPORTUNITY

**100
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**

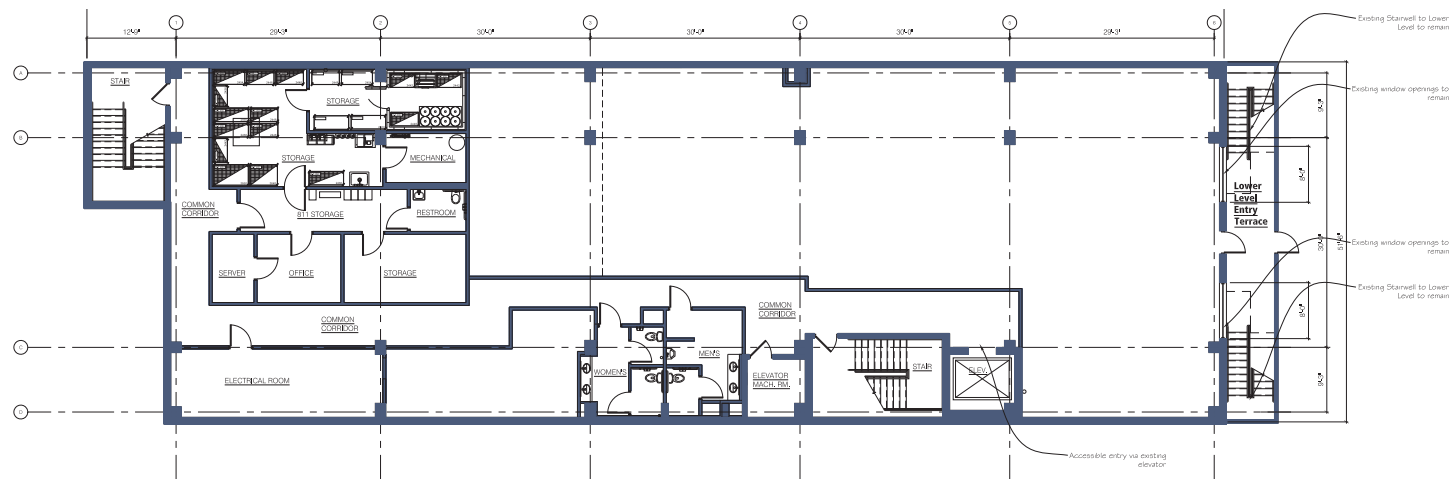
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	SALE PRICE \$2,500,000
	LEASE RATE \$20/SF (Second Floor Raw Space) \$30/SF (Existing Second Floor Build-Out Space)
	BUILDING SIZE 27,800 SF (Full Building)
	SITE AREA 0.26 Acres
	PARCEL # 101-27-014
	AVAILABLE SPACE <div> <div>Second Floor Tenant Space 1:</div> <div> 4,347 SF Tenant 1 (Raw Space) 2,336 SF Tenant 1 (Mezzanine) 6,683 SF Total (Raw Space + Mezzanine) </div> </div> <div> <div>Second Floor Tenant Space 2 :</div> <div>2,466 SF (Build-Out Space + Balcony)</div> </div> <div> <div>Total Available Second Floor Space:</div> <div>7,738 SF (Tenant 1 + Tenant 2 + Common Area Corridor and Cam)</div> </div>
	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



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EXISTING TENANT FLOOR PLANS | LOWER LEVEL + GROUND FLOOR

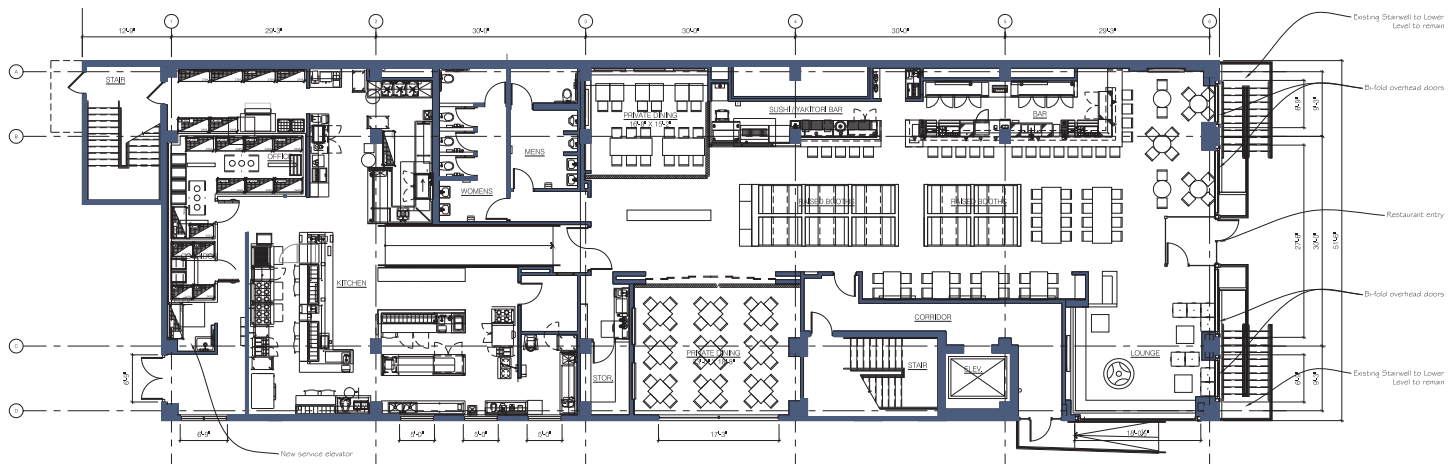


Floor Areas

	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: 1/8" = 1'-0"



Floor Areas

	Net
Kitchen	2,490 n.s.f.
Restaurant	4,215 n.s.f.
Common Corridor	273 n.s.f.
CAM	780 n.s.f.

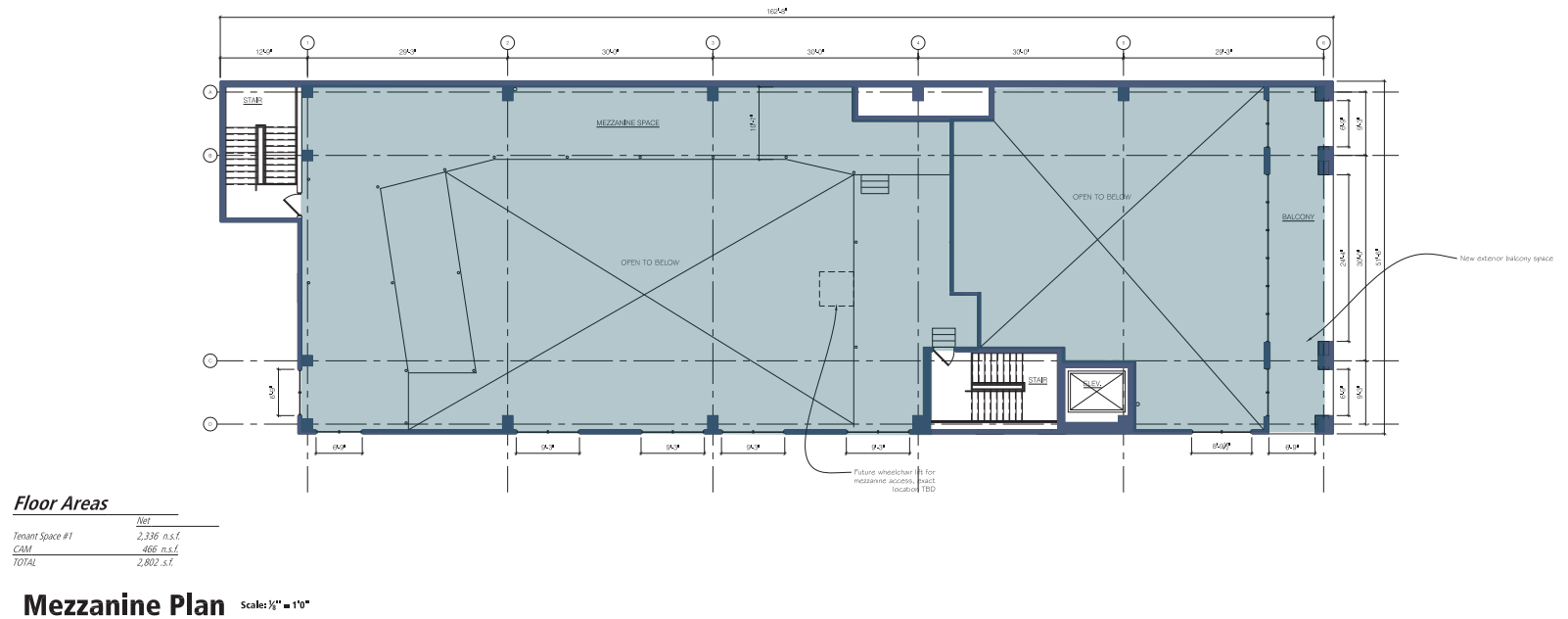
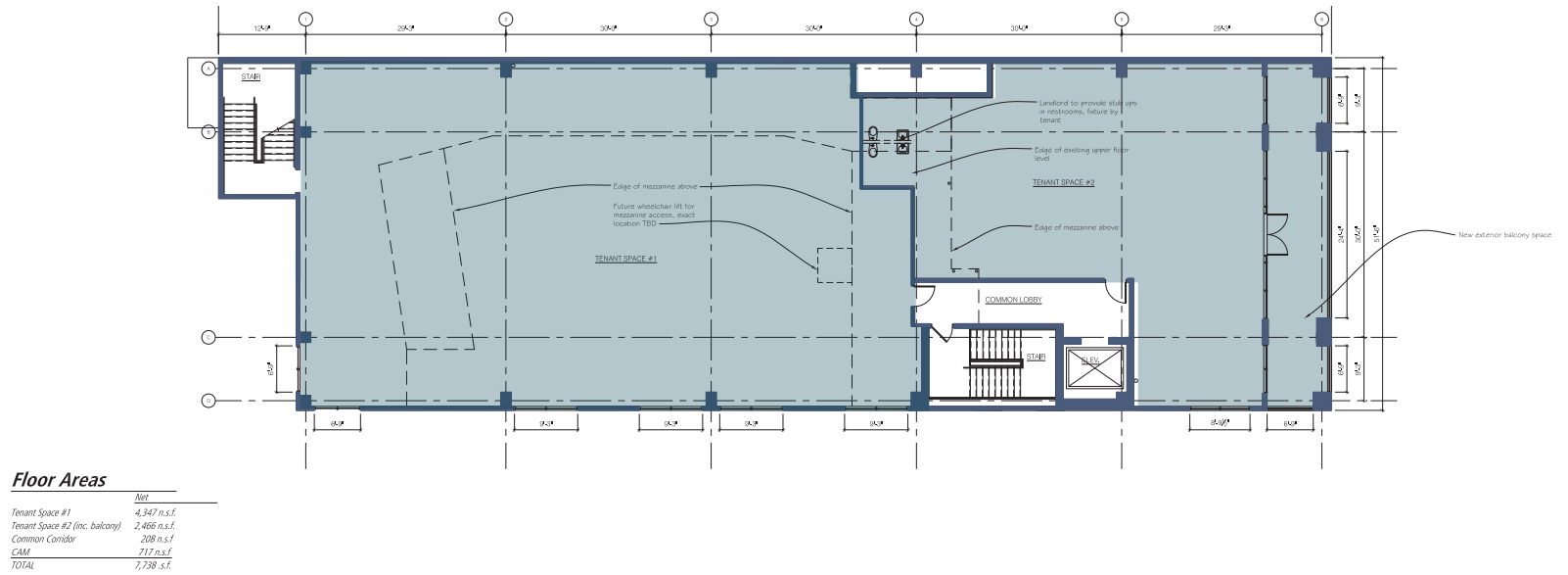
Total Net Square Footage 7,738 s.f.

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

811

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AVAILABLE SPACE FLOOR PLANS | SECOND FLOOR + MEZZANINE AREA



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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



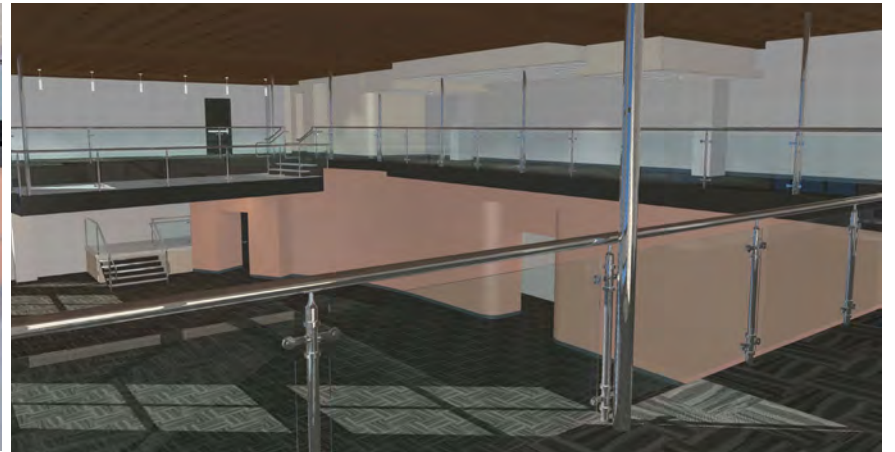
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AVAILABLE TENANT SPACE 1
RAW SPACE | SECOND FLOOR PHOTOS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



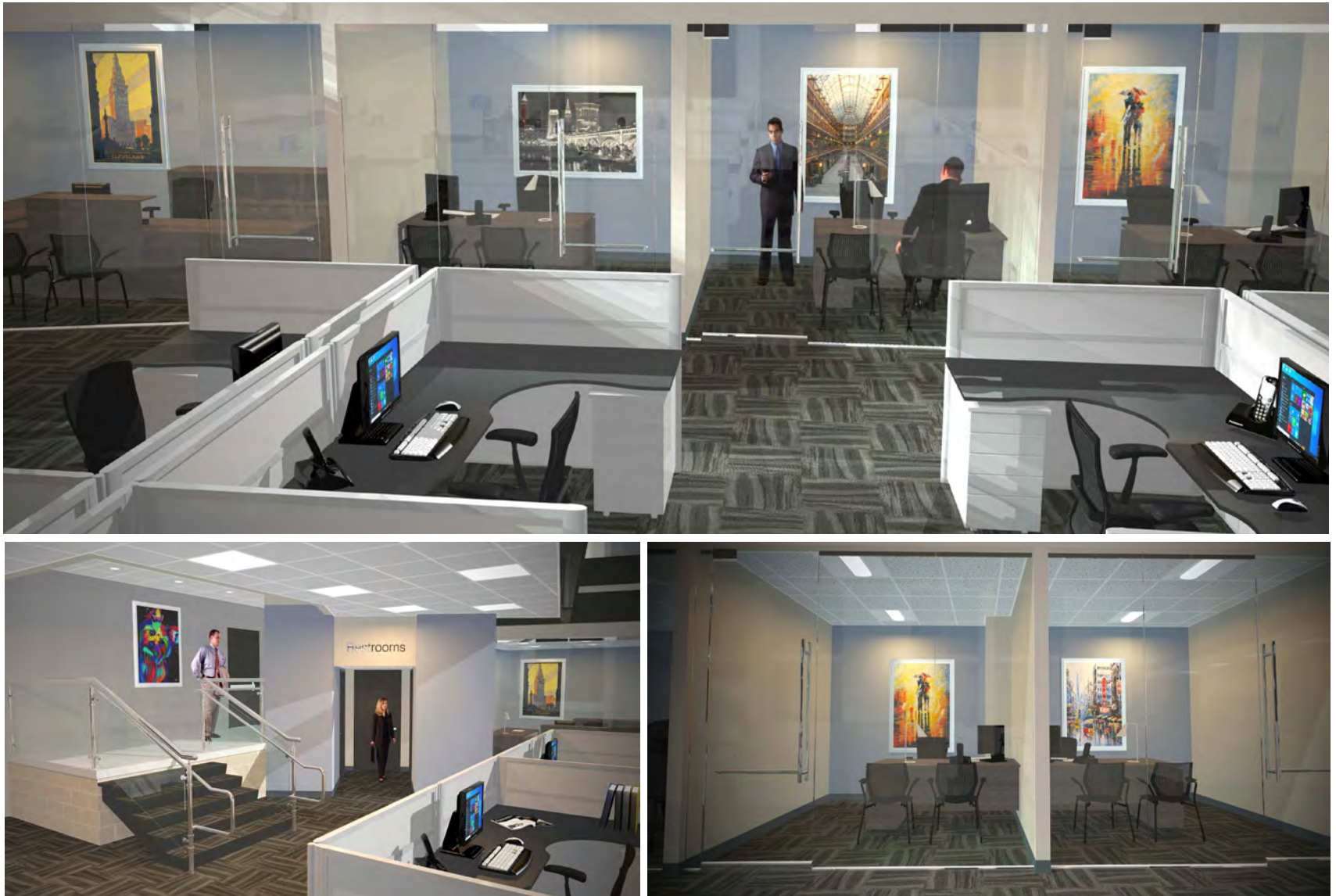
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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



TOP
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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



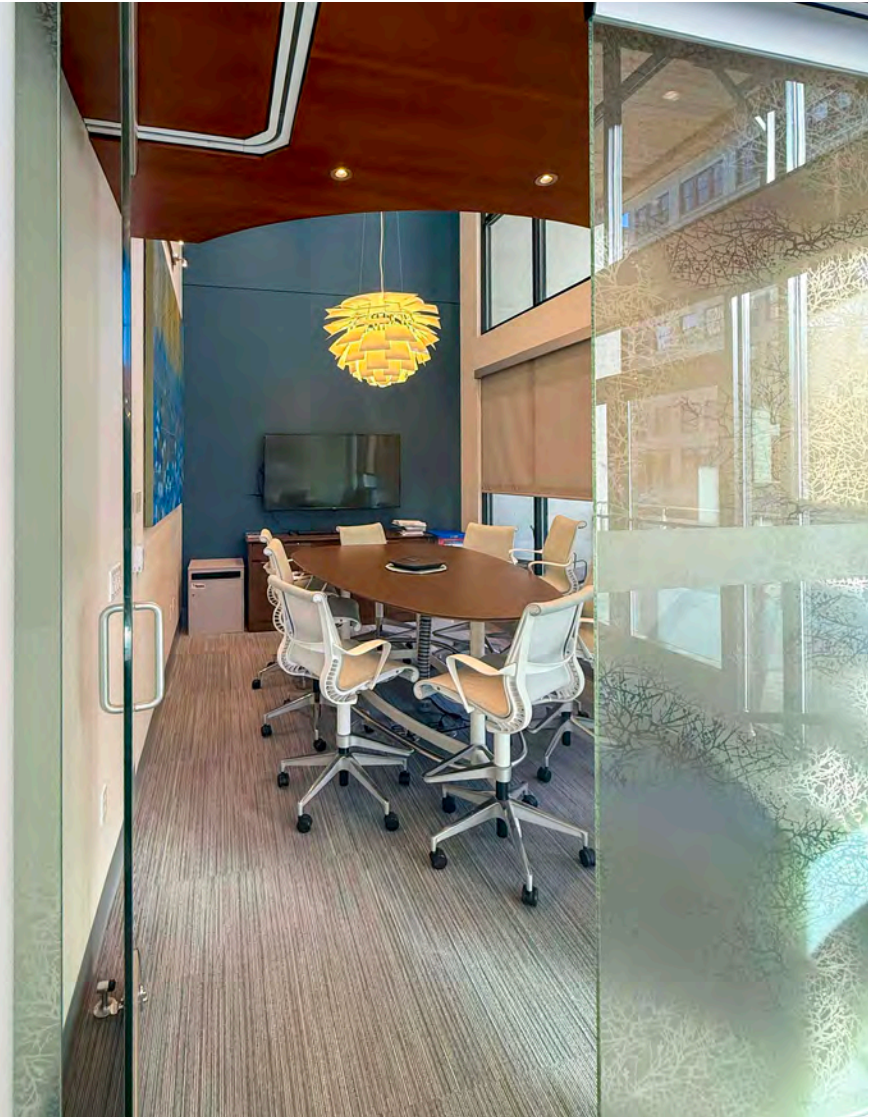
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AVAILABLE TENANT SPACE 1
PROPOSED SECOND FLOOR RENDERINGS



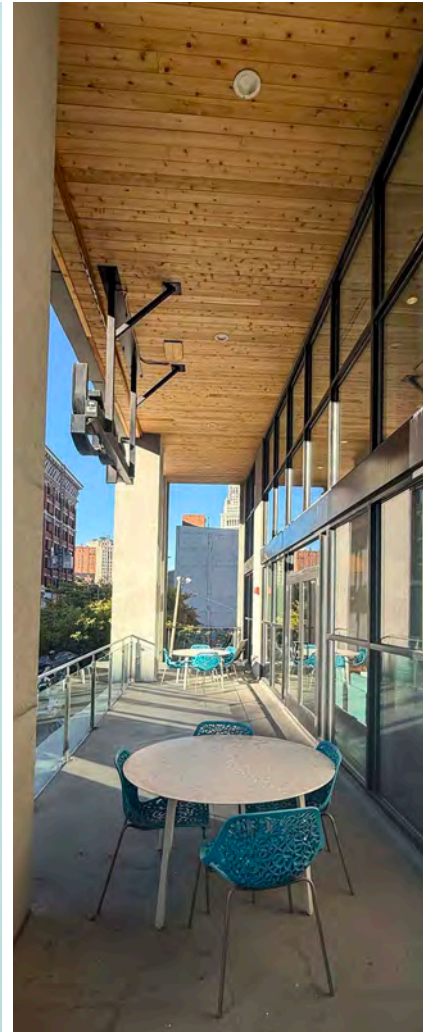
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AVAILABLE TENANT SPACE 2
BUILD-OUT SPACE | SECOND FLOOR PHOTOS



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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	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



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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.



PROSPECT AVE
CLEVELAND, OHIO

This aerial map of downtown Cleveland, Ohio, features numerous callout boxes identifying key locations and businesses. The map is oriented with North at the top, indicated by a compass rose. Major landmarks include the Rock & Roll Hall of Fame, Huntington Bank Field, Great Lakes Science Center, Westin Hotels & Resorts, and the Cleveland State University campus, which is outlined in green and noted to have 17,730 students. Major thoroughfares such as I-90, I-2, and I-480 are shown, along with a grid of streets including Lakeside Ave E, St Clair Ave, E 12th St, E 13th St, E 9th St, E 6th St, E 4th St, Superior Ave, Euclid Ave, Huron Rd, and Prospect Ave. A variety of businesses are marked, including restaurants like FWD, Punch Bowl Social, and Jack's Tavern; hotels like the Hilton; and cultural venues like the Playhouse Square and Rocket Arena. The map also highlights the Nautica Waterfront District and the East 4th Street area, showing a dense concentration of commercial and recreational facilities.

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