

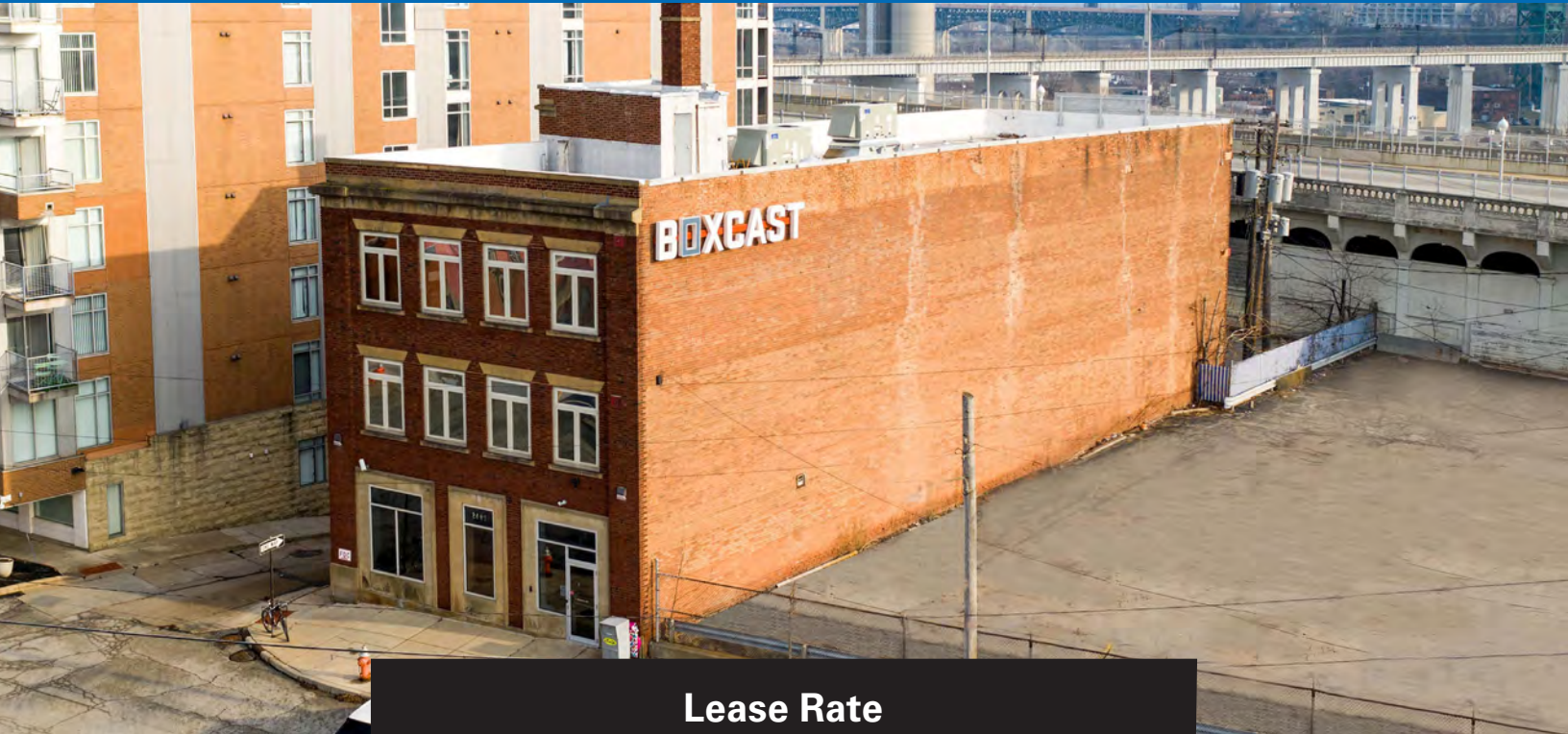
CHARMING HISTORIC OFFICE BUILDING FEATURING MODERN REDEVELOPMENT

2401 West Superior Viaduct | Cleveland, Ohio



**RARE FULL
FLOOR
SUBLEASE
OPPORTUNITY**

FOR SUBLEASE
Entire 3rd Floor: 3,814 SF
2401 West Superior Viaduct | Cleveland, Ohio



Lease Rate
\$15.00/SF (with \$.50 increases each year)

Highlights



Available Space
3,814 SF Total



Furniture
Available



Upgrades
New Roof and HVAC System



Possession
Immediate



Parking
32 Surface Spaces Total
(2.12 Spaces /1,000 SF)

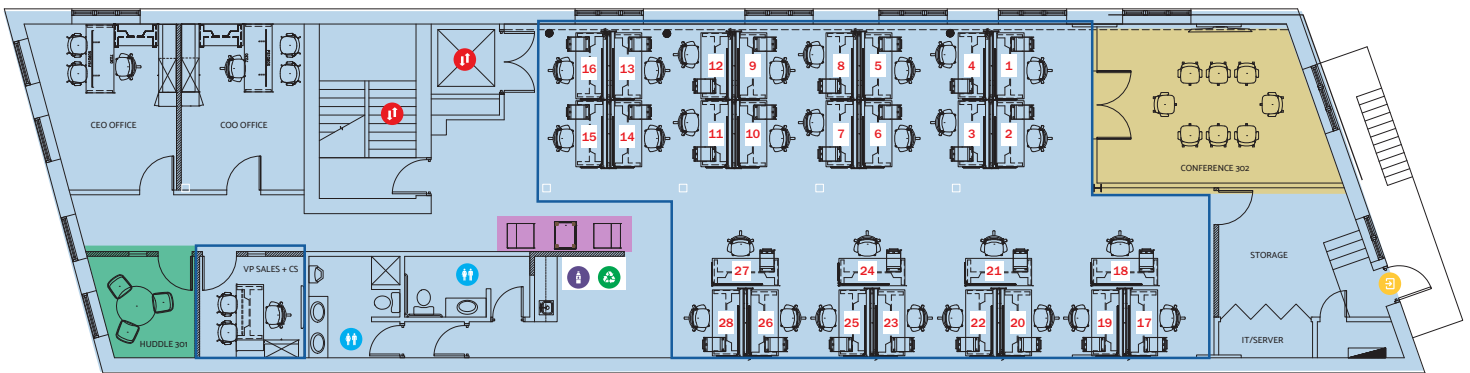


Outstanding Location
Minutes to Downtown Cleveland
And the Flats



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THIRD FLOOR



SALES + CUSTOMER SUCCESS

















VARIETY OF WORKSPACES

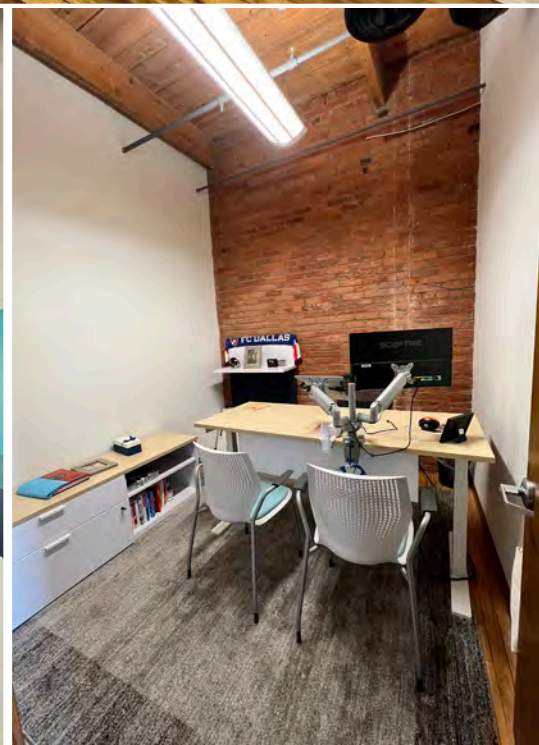
- HUDDLE**
meeting space for 3-6 people
- ASSEMBLY**
space for planned interaction of 10+ people
- TEAM/CONFERENCE**
meeting space for 6-10 people
- COMMUNITY**
space for unplanned interaction, open to all

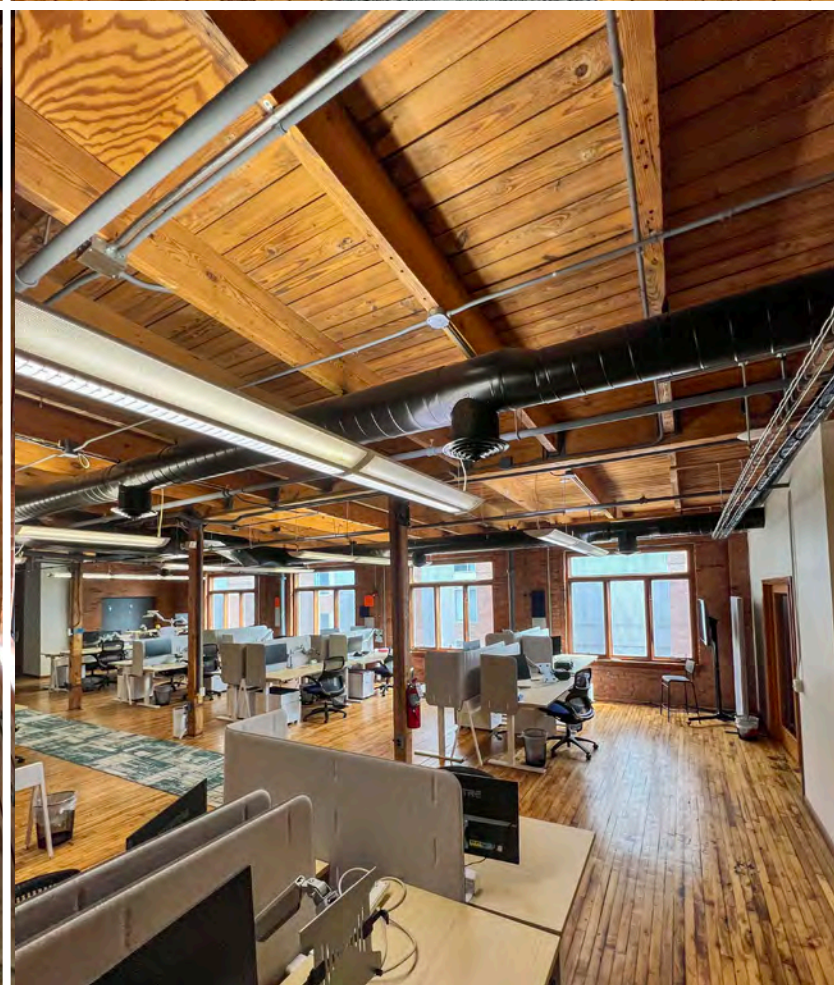
FLOOR PLAN LEGEND

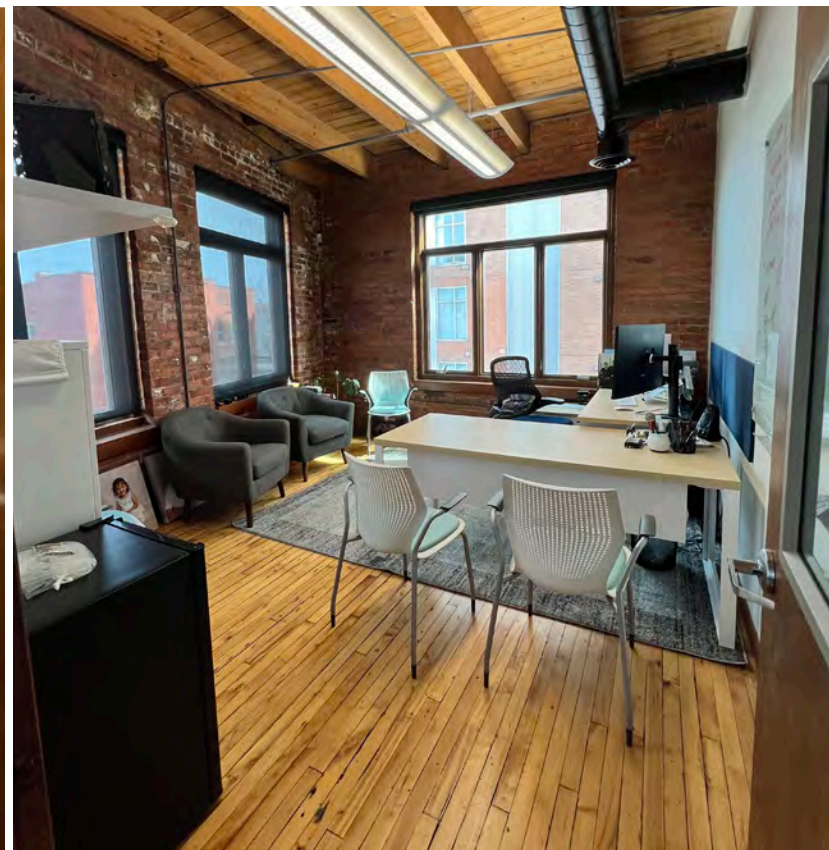
- ENTRY/EXIT
- RESTROOMS
- RECYCLING
- WATER BOTTLE FILL STATION
- ELEVATOR/STAIRS



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 2,291,681 Population	 24% High School Diploma	 \$57,762 Median Household Income	 66.3% White Collar	 14.6% Services
 42.8 Median Age	 30% Some College	 \$34,482 Per Capita Income	 19.2% Blue Collar	 5.8% Unemployment Rate
 963,231 Households	 35% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$48,822 Median Disposable Income		 16% Spend 7+ hours commuting to and from work per week	 78,084 Total Businesses	 1,399,031 Total Employees











Airport Vicinity

25 Minutes To Cleveland Hopkins International Airport



Public Transportation

Get to the Property by Bus or Rapid Transit



Freeway Access

Close Proximity to I-90 and State Route 2



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Cleveland, Ohio

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