



Adjacent to New Cavs Training Facility!

For Sale or Lease

46,000 SF OF PRIME REDEVELOPMENT SPACE

South Bank of Cuyahoga River, 2338 Canal Road, Cleveland, Ohio 44113

2338 CANAL ROAD

CLEVELAND, OHIO 44113

HIGHLIGHTS

- Excellent owner/user opportunity
- Fantastic highway access with exceptional building access via I-77 at East 9th Street
- Adjacent to Downtown Cleveland's \$3.5 Billion Bedrock Cuyahoga Riverfront Transformation
- Close proximity to inexpensive parking
- Signage and naming rights available

AVAILABLE SPACE

46,000 SF Building
11,500 SF of beam/brick space per floor

LEASE RATE

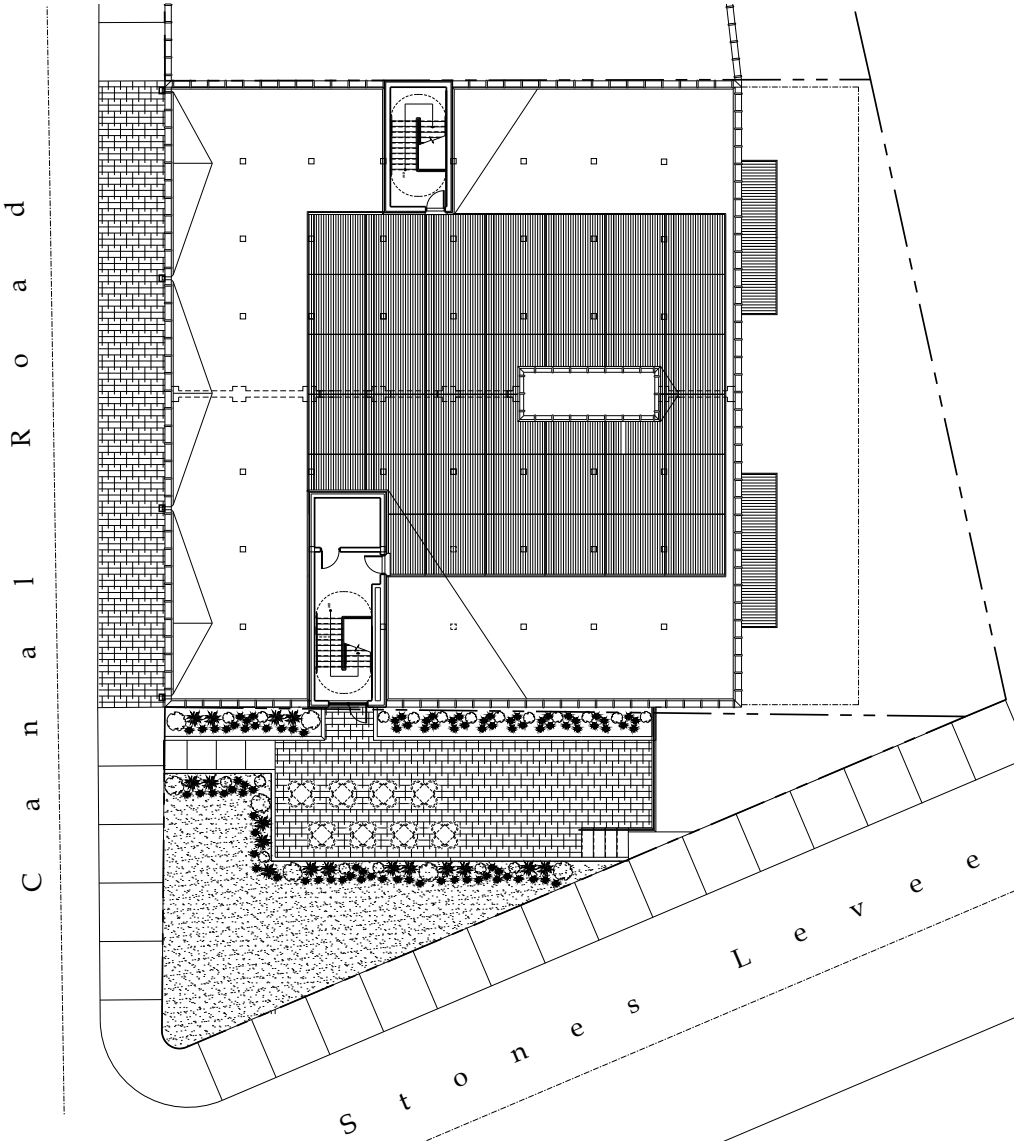
\$15.00/SF Base Rent

ASKING PRICE

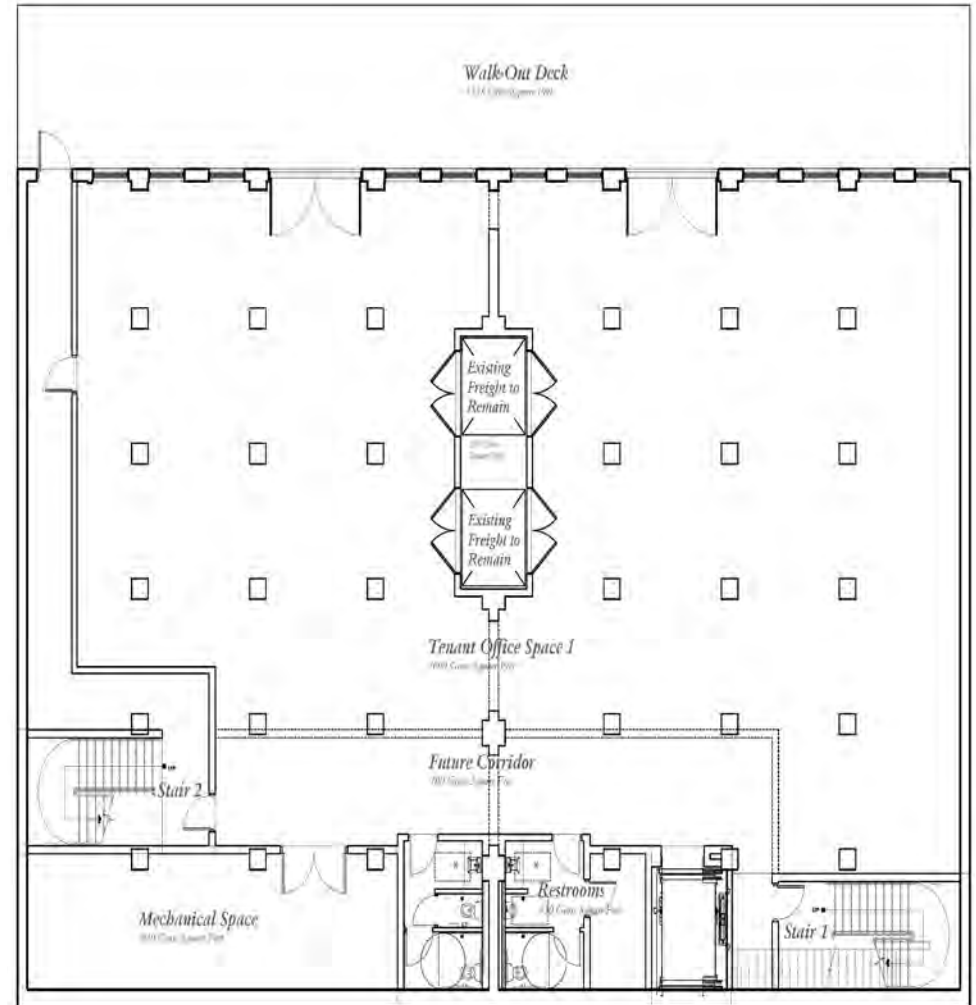
Negotiable



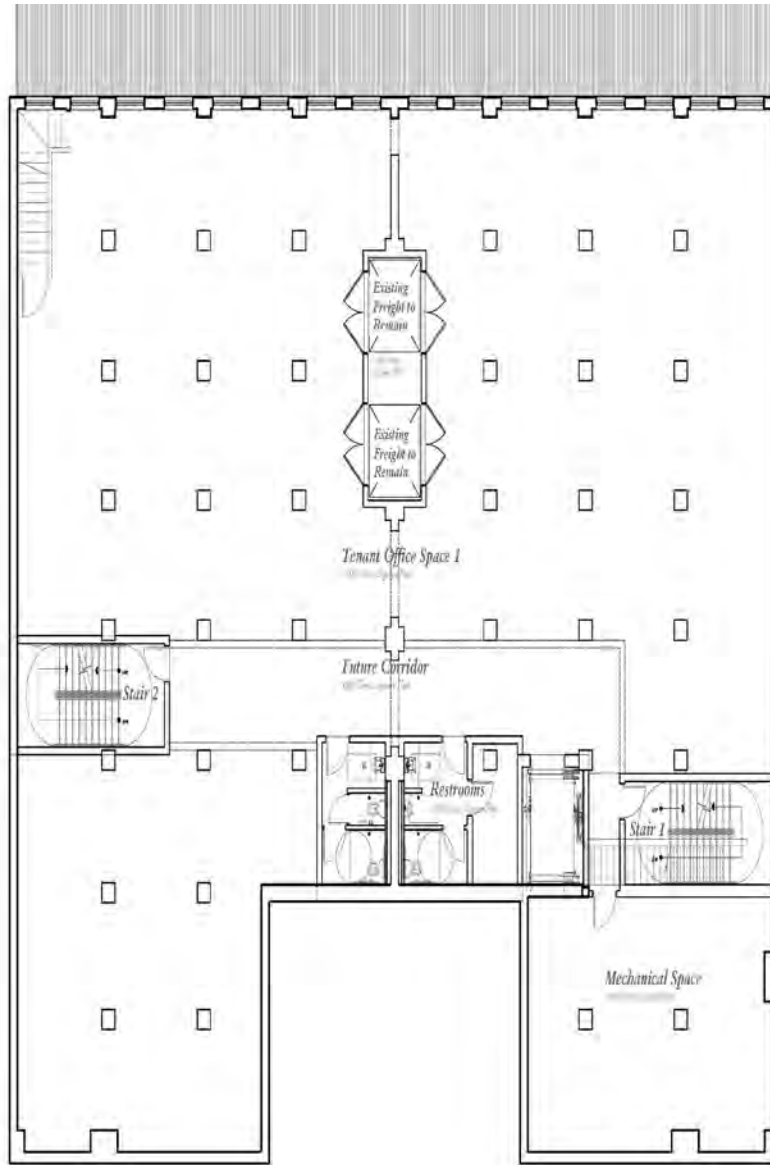
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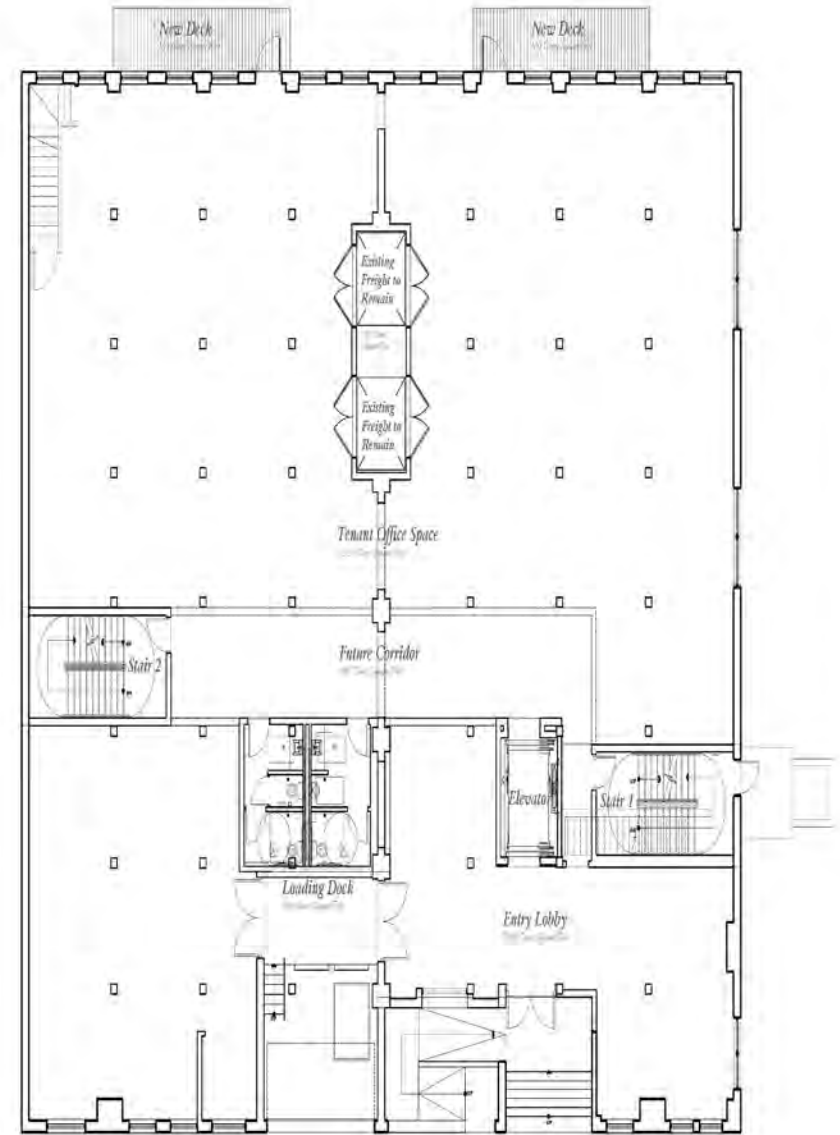
SITE PLAN



FIRST FLOOR

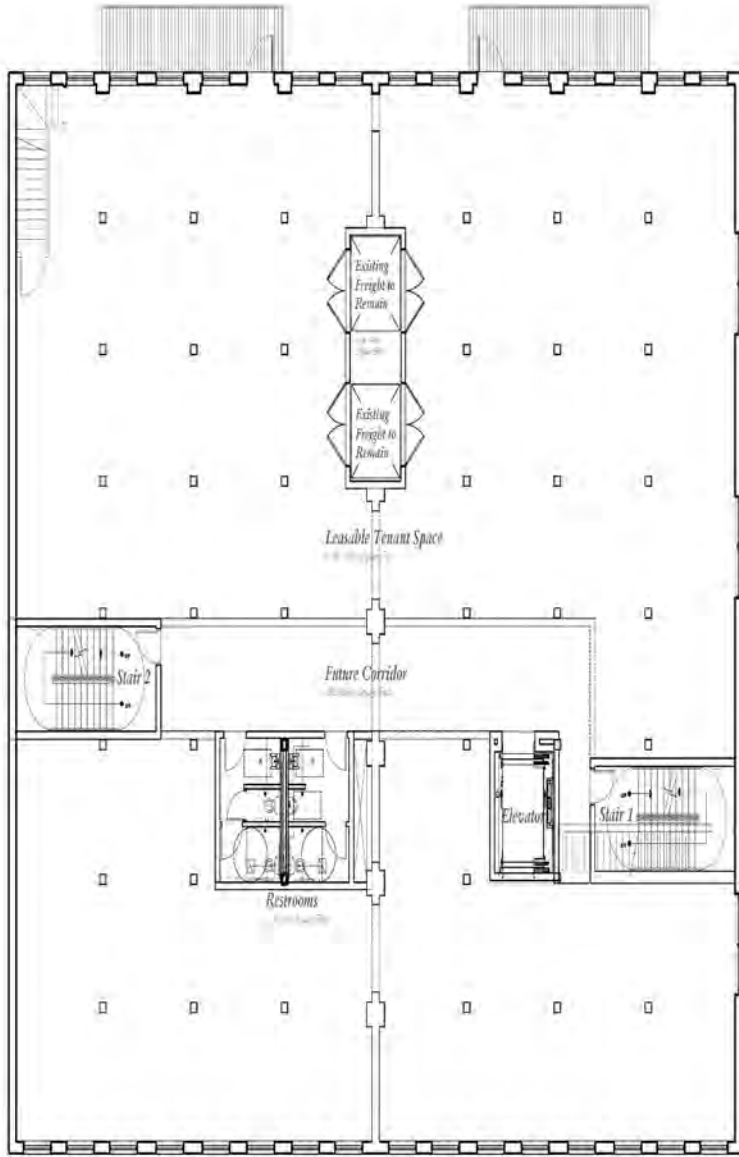


SECOND FLOOR

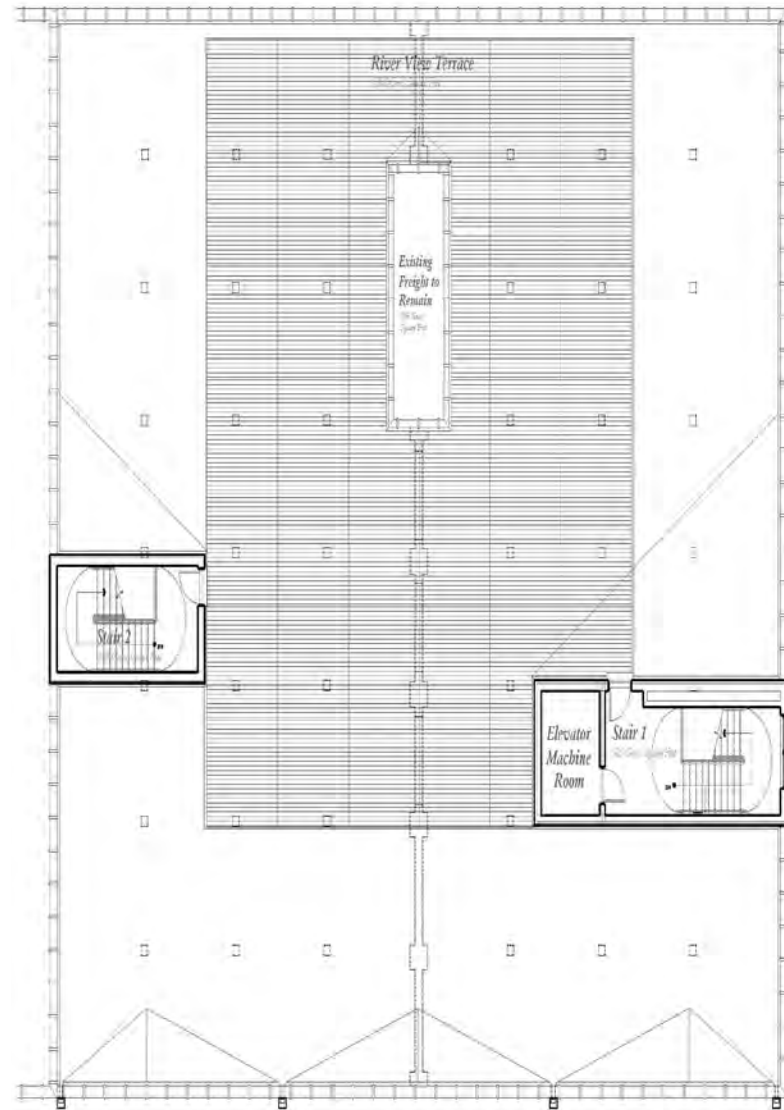


THIRD FLOOR

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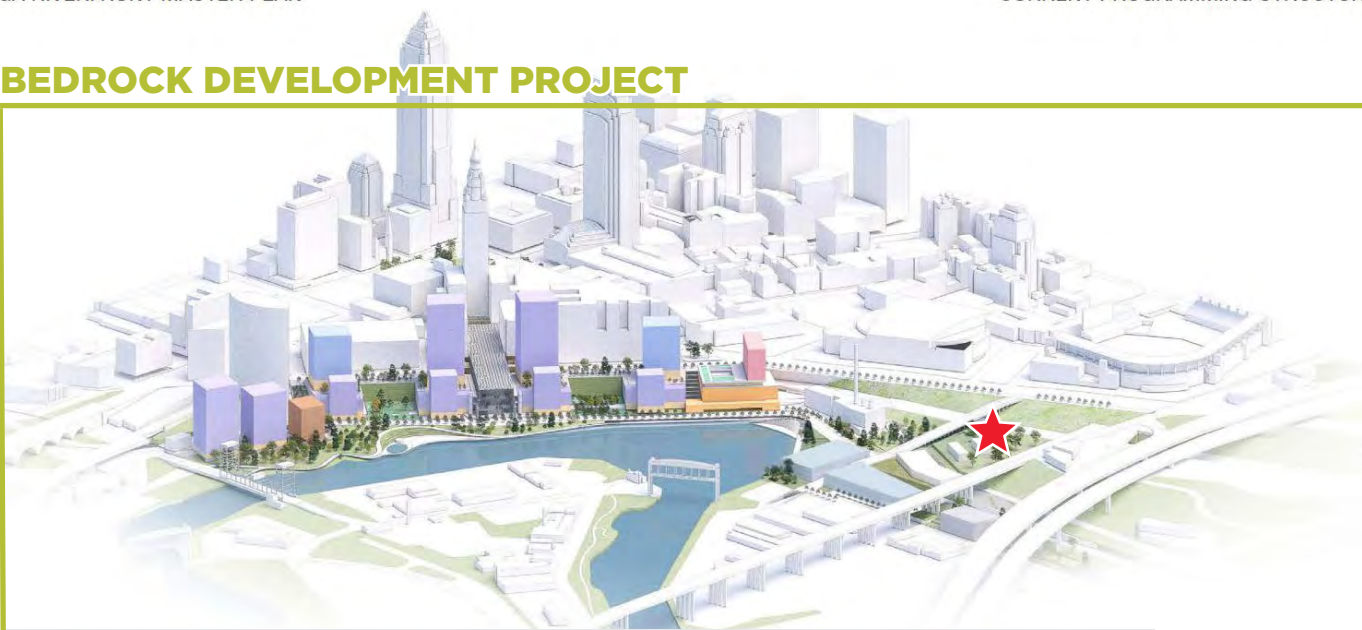


FOURTH FLOOR



SKY TERRACE PENTHOUSE

BEDROCK DEVELOPMENT PROJECT



3.5 MILLION SF
DEVELOPMENT AREA

12 ACRES
PUBLIC OPEN SPACE

2,000 UNITS
RESIDENTIAL

1.4 MILLION SF
NON-RESIDENTIAL

- OFFICE
- HOTEL
- RETAIL
- RESIDENTIAL
- COMMUNITY
- ENTERTAINMENT



2338 Canal Road

Pedestrian walkway to Rocket Mortgage Fieldhouse and Progressive Field

2

90
INTERSTATE

Irishtown Bend

etown FITNESS

etown CROSSFIT

New Cavs Training Facility

BEDROCK DEVELOPMENT PROJECT

W HURON RD

SUPERIOR AVE

WAREHOUSE DISTRICT

FLATS EAST BIANIK

SHERWIN WILLIAMS
New Global HQ
2023 occupancy

PUBLIC SQUARE

JACK CLEVELAND CASINO

EAST 4TH
Go Fourth

heinen's

Playhouse Square

GATEWAY DISTRICT

ROCKET MORTGAGE FIELDHOUSE

Indians PROGRESSIVE FIELD

CARNEGIE AVE



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RICO PIETRO, SIOR
Principal
rpietro@crescorealestate.com
+1 216 525 1473

JIM KRIVANEK
Vice President
jkrivanek@crescorealestate.com
+1 216 525 1498

CONNOR REDMAN
Vice President
credman@crescorealestate.com
+1 216 525 1493

Cushman & Wakefield | CRESCO Real Estate
6100 Rockside Woods Blvd, Suite 200,
Cleveland, OH 44131
crescorealestate.com



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