

# Available For Lease

## 40,000 SF Commercial Space

1100 E. 55th Street | Cleveland, OH



CONTACT

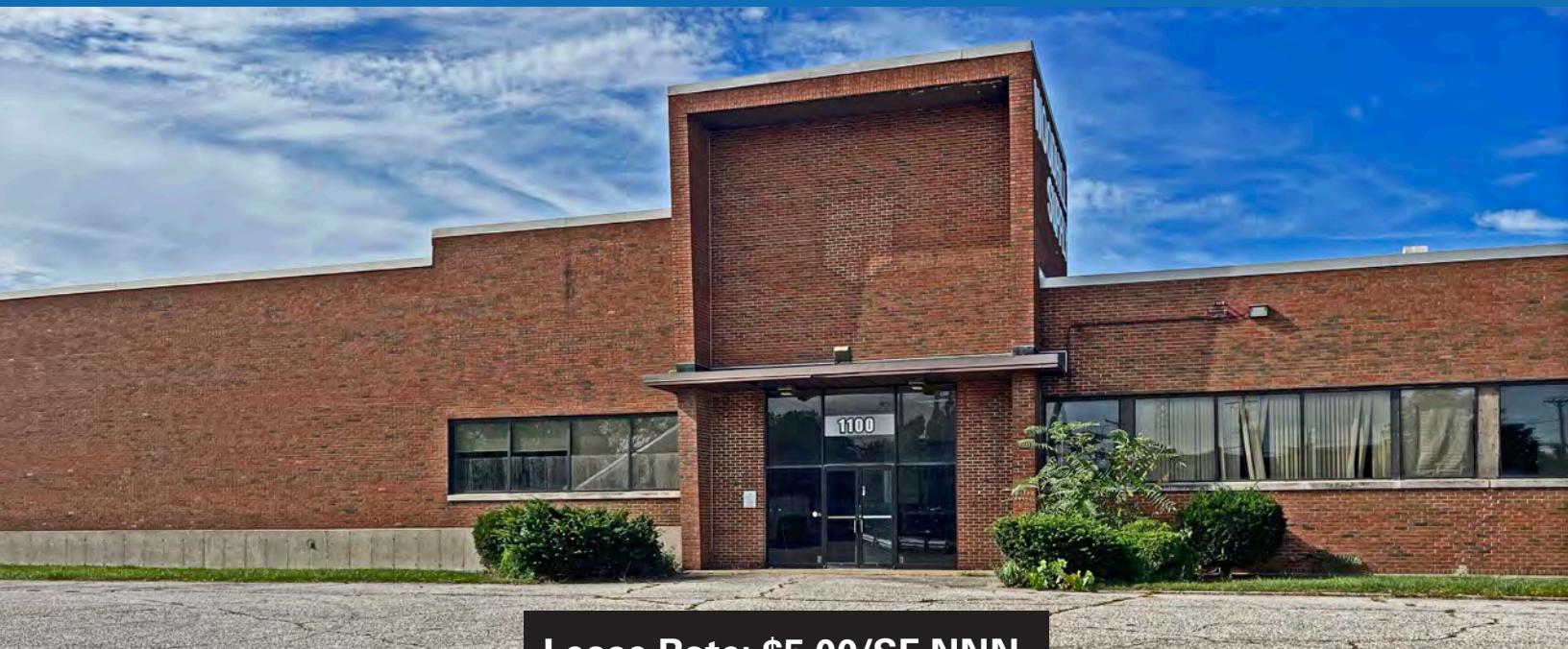


**Terry Coyne**  
Vice Chairman  
216.218.0259  
[Terry.Coyne@nmrk.com](mailto:Terry.Coyne@nmrk.com)  
Licensed Real Estate Broker

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**NEWMARK**

*Terry* COYNE.com



**Lease Rate: \$5.00/SF NNN**

### Available Space For Lease

□□  
□ SF

20,000 SF Office  
20,000 SF Warehouse  
**40,000 SF Total**



#### Warehouse Space

20,000 SF featuring three docks and one garage with two drive-in doors, ideal for various industrial and storage needs.



#### Office Space

20,000 SF with stunning views of Lake Erie, perfect for creating a productive and inspiring workplace.



#### Ceiling Height

16' clear height, offering ample vertical space.



#### Weight Capacity

Designed to handle up to 125 lb/SF, ensuring robust support for heavy equipment and storage.



#### Entrance

The property boasts a separate entrance from other tenants, providing privacy and exclusivity for your business operations.



#### Parking

Plentiful parking available for employees and visitors, ensuring convenience and ease of access.



#### Renovations

New roof planned for 2025

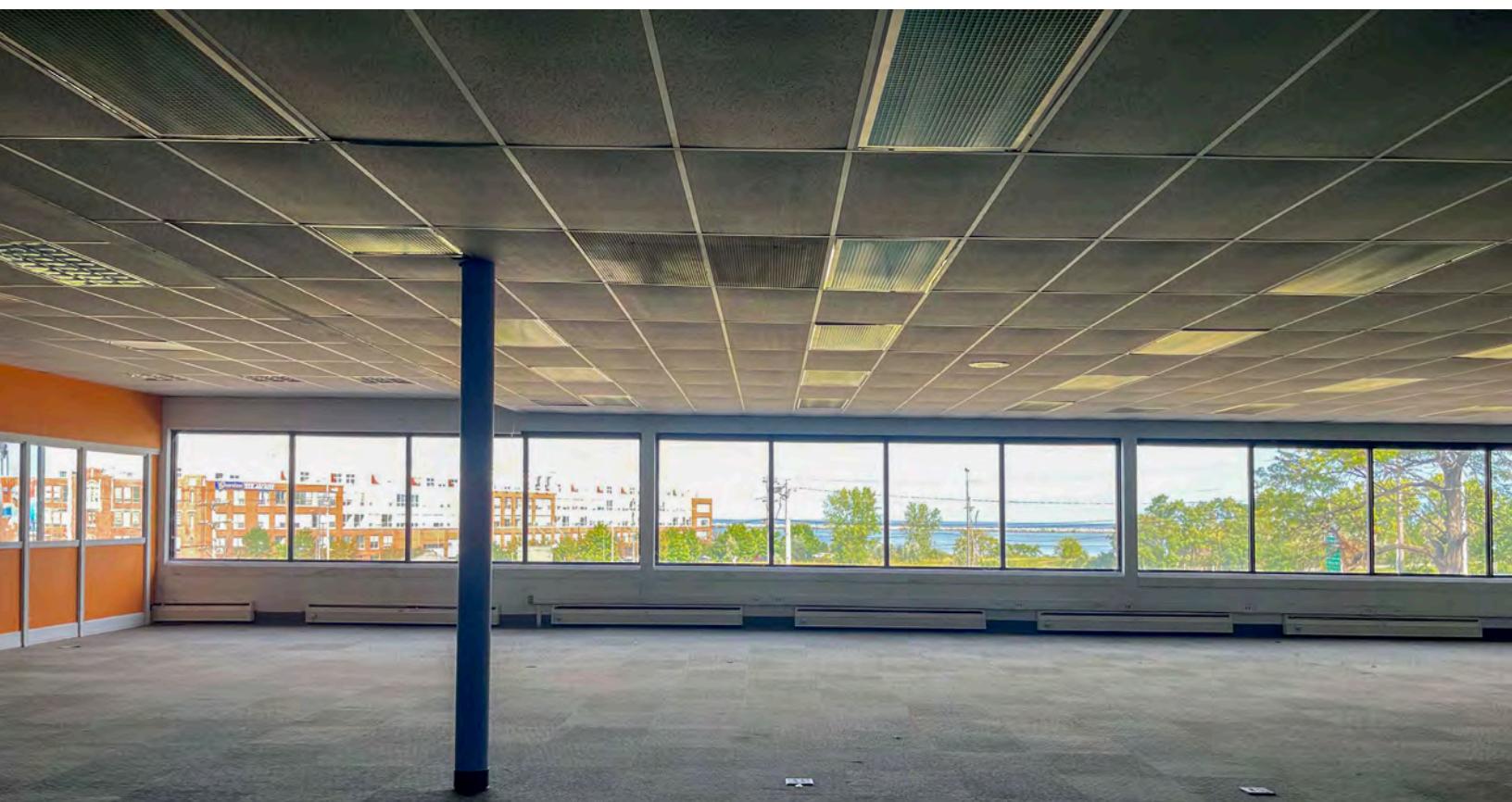
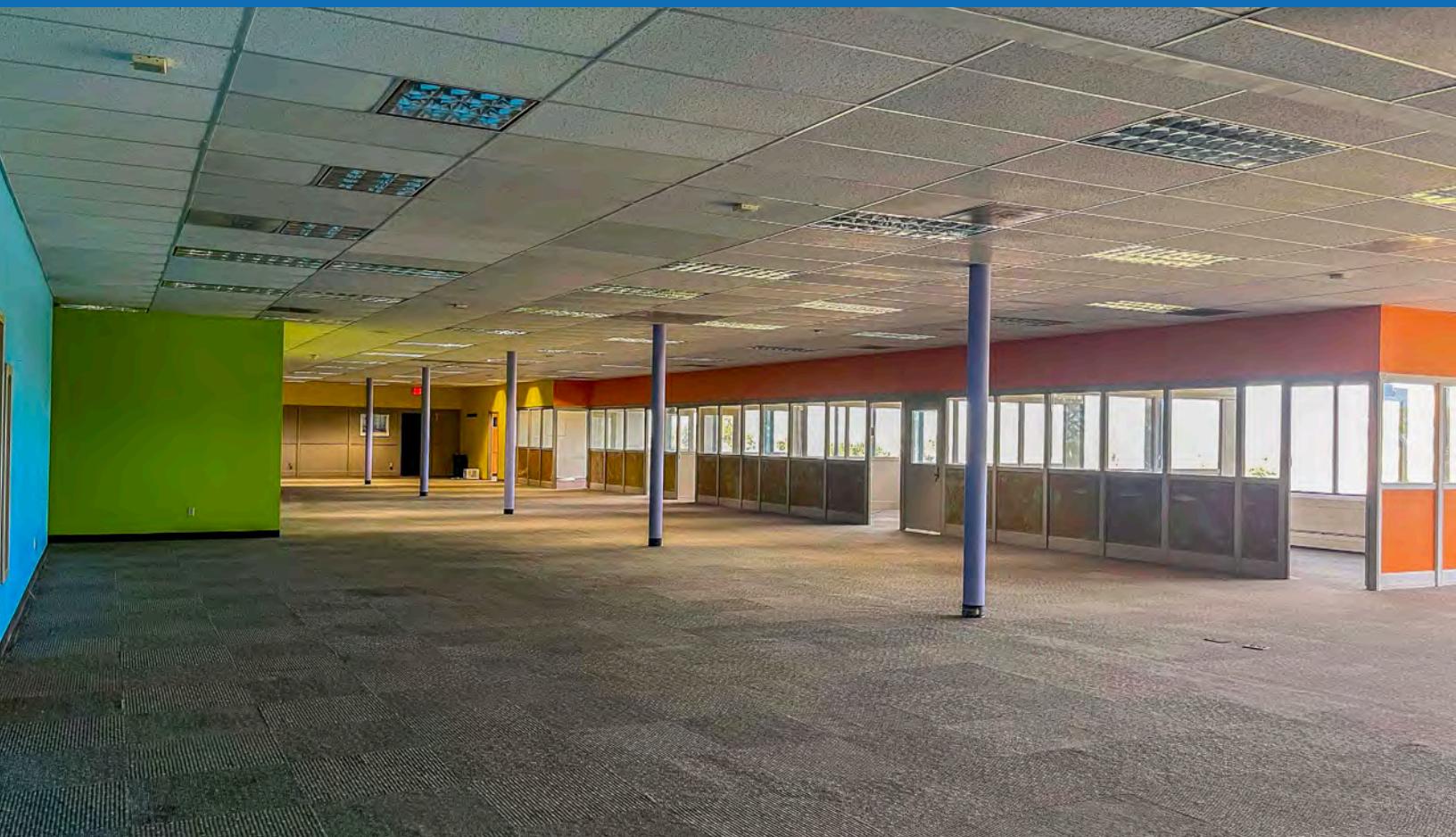


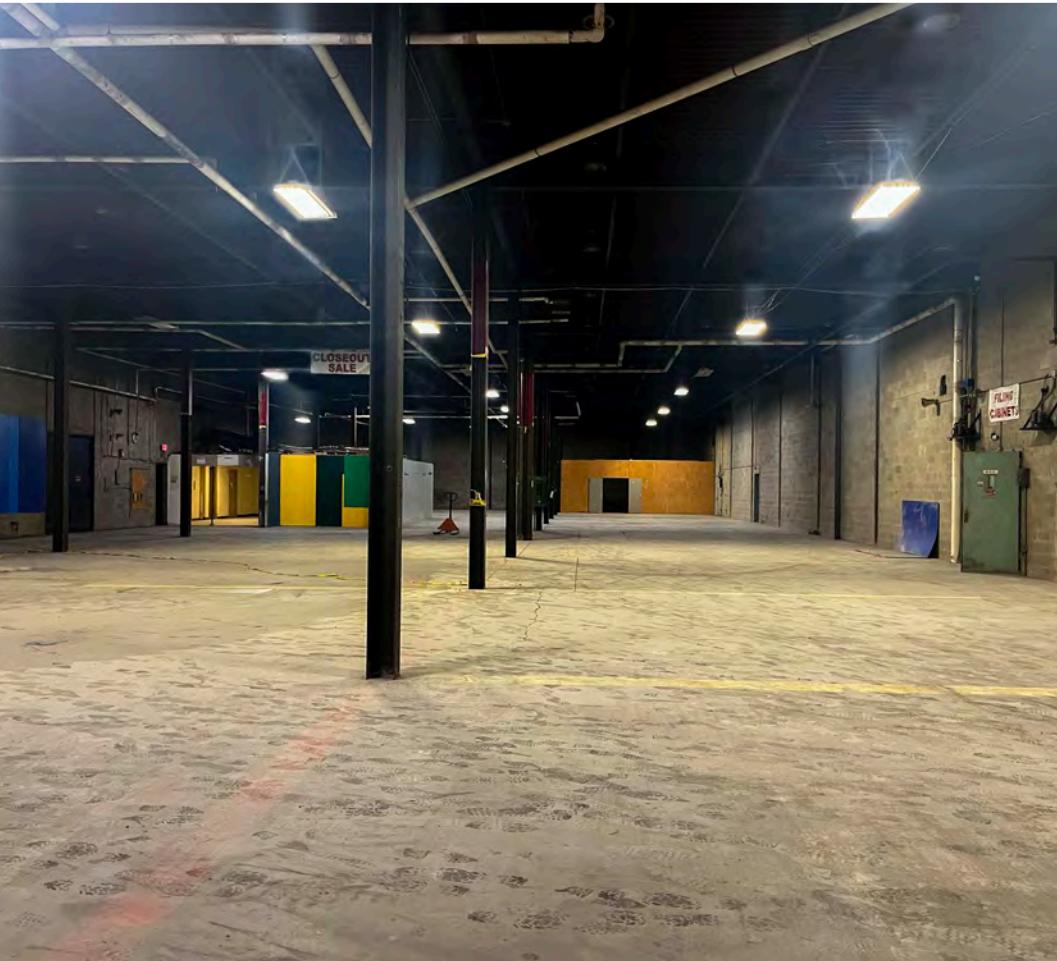
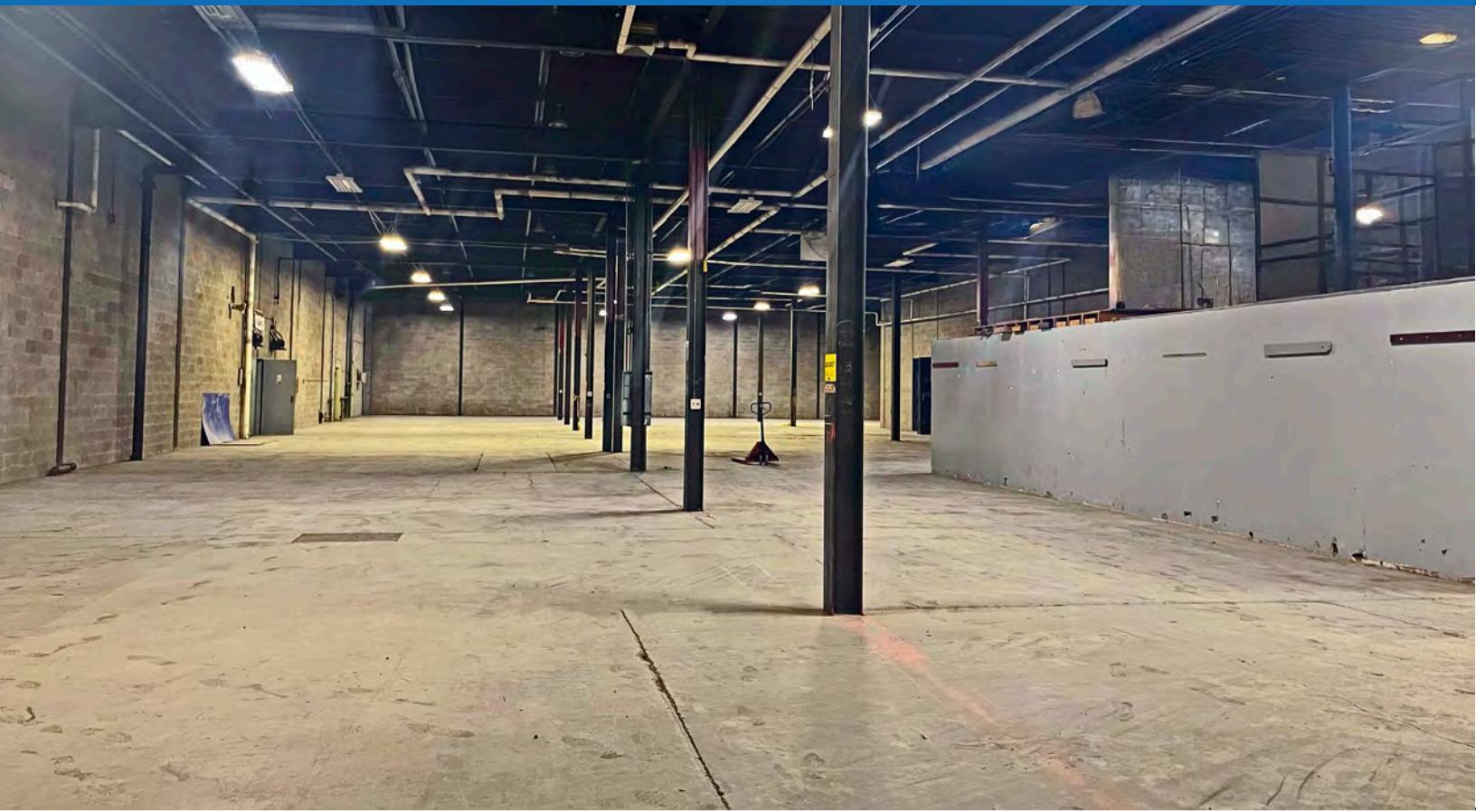
#### Freeway Proximity

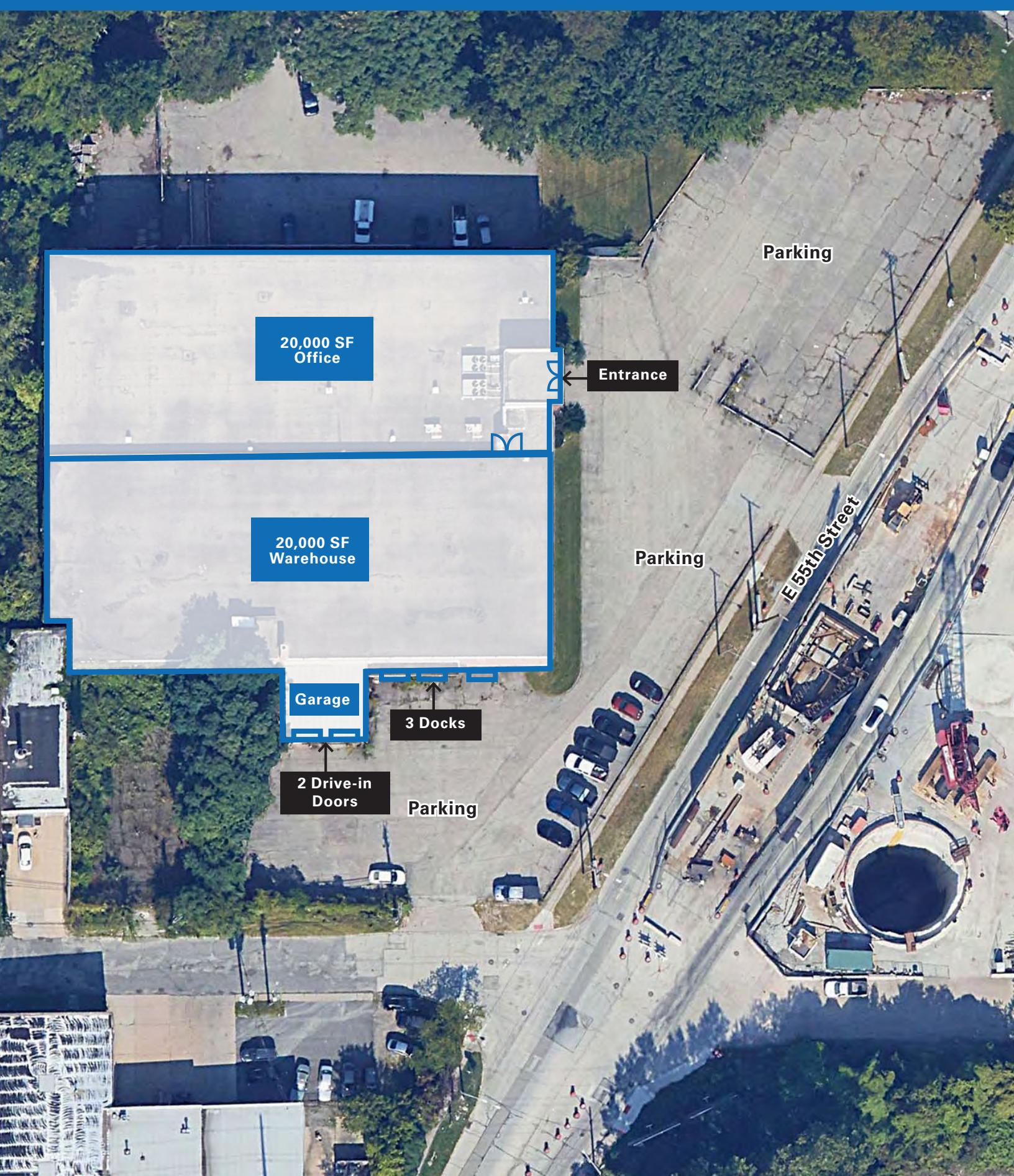
Immediate access to I-90 and State Route 2

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Office Photos







| KEY FACTS   | EDUCATION   | INCOME  | EMPLOYMENT   |  |
|---|---|---|--|--|
| <br><b>1,142,227</b><br>Population                | <br><b>24.3%</b><br>High School Diploma                        | <br><b>\$59,093</b><br>Median Household Income                           | <br><b>63.7%</b><br>White Collar        | <br><b>17.2%</b><br>Services            |
| <br><b>40.6</b><br>Median Age                     | <br><b>27.4%</b><br>Some College                               | <br><b>\$40,297</b><br>Per Capita Income                                 | <br><b>19.2%</b><br>Blue Collar         | <br><b>5.0%</b><br>Unemployment Rate    |
| <br><b>515,800</b><br>Households                | <br><b>36.0%</b><br>Bachelors/ Graduate/ Professional Degree | <b>COMMUTERS</b>  |  | <b>BUSINESS</b>  |
| <br><b>\$50,918</b><br>Median Disposable Income |   | <br><b>15.2%</b><br>Spend 7+ hours commuting to and from work per week | <br><b>47,727</b><br>Total Businesses | <br><b>887,436</b><br>Total Employees |

