

CBRE



MAKER

• HAMILTON AVE. •

4806 HAMILTON AVE.
CLEVELAND, OH 44114

AVAILABLE

**DOWNTOWN CREATIVE FLEX LOFTS
WITH NATURAL LIGHT & UNBEATABLE VIEWS**



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THE MAKER BUILDING



The Maker Building is prominently located in the heart of the St Clair / Superior neighborhood, home to a diverse mix of businesses including art studios, restaurants, manufacturers, and nonprofits.

Since acquiring the property in 2018, Ownership has invested over \$1M in building improvements and interior spaces including; new power, electric, plumbing, gas lines, fire sprinklers, LED lighting, building directory signage, fire life-safety and security systems. Building neighbors are local community-based businesses including MotoGo, Dave Crider Designs and Alchemy Studio. Oversized windows line the spaces offering 360° of natural light and views of the Cleveland Skyline and Lake Erie. Ample paved and secured parking is available, a true rarity for downtown.

ASKING RATE: \$5.00-\$5.50/SF NNN

ESTIMATED OPEX FOR 2026: \$1.24/SF

FOR USERS, INVESTORS, AND VISIONARIES ALIKE — THIS IS A RARE CHANCE TO SHAPE SPACE WITHIN A THRIVING MAKER COMMUNITY!

PROPERTY INFORMATION

ADDRESS	4806 HAMILTON AVE, CLEVELAND, OH 44114
TOTAL AVAILABLE	10,360 – 41,440 SF
CONTIGUOUS AVAILABLE	21,632 SF
PARKING	56 GATED SURFACE SPACES
FREIGHT ELEVATOR	7' X 8.5' / 6,000 LB CAPACITY
ZONING	GENERAL INDUSTRIAL

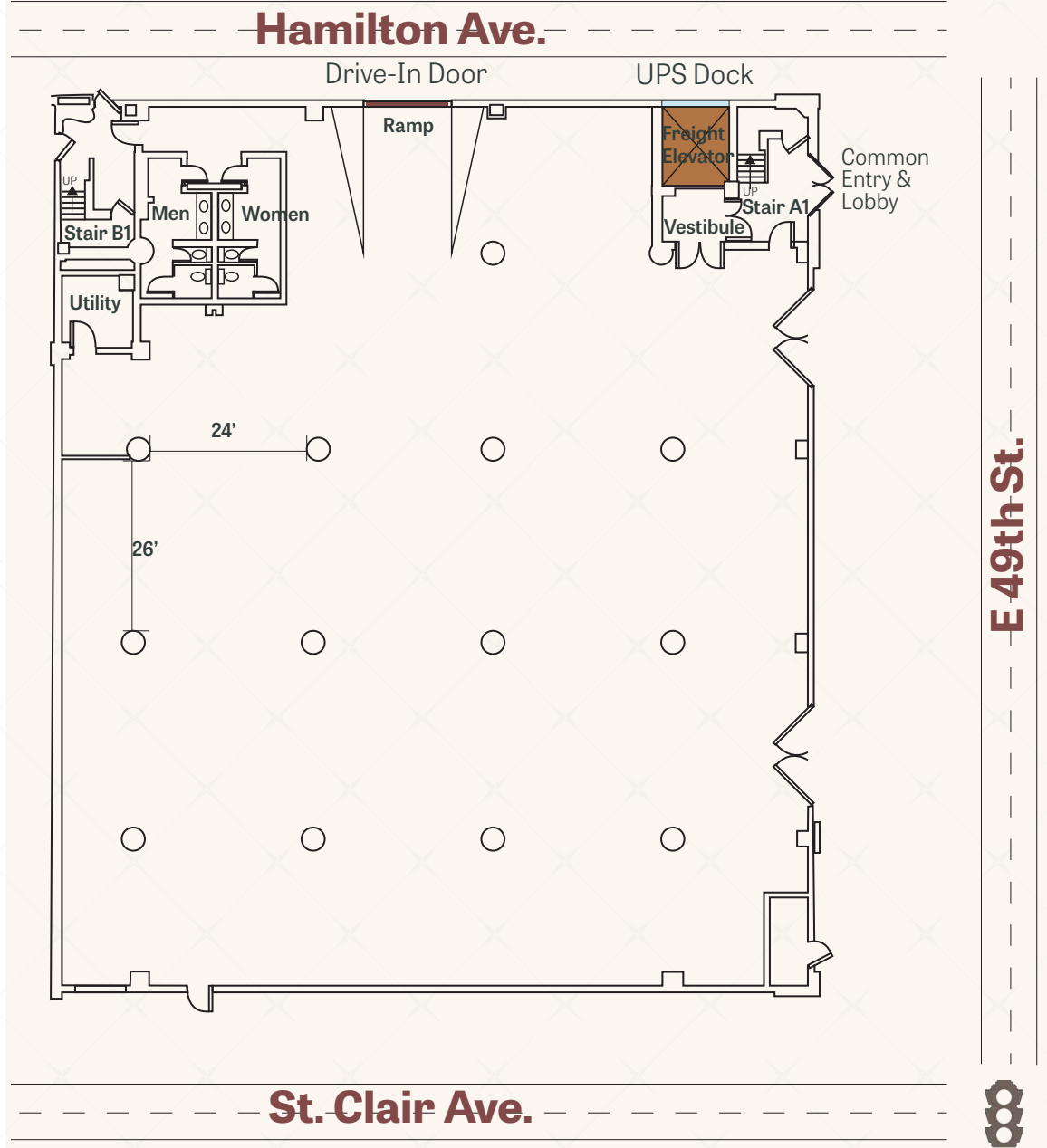
- › Views of the Cleveland Skyline and Lake Erie
- › Abundant natural light
- › Ample gated / secured parking
- › Directory signage
- › Located at hard corners of St Clair Ave & E. 49th (signalized) and Hamilton Ave. & E 49th
- › Frontage on St. Clair Ave. (103.96') & Hamilton Ave. (103.72')
- › Great Highway Access at I-90 (1.5 miles) and I-77 / I-480 Interchange (2.5 miles)

UNIT 1

Can be combined with Unit 2 for a total of 21,632 SF

AVAILABILITY	11,272 SF
FLOOR	1ST/ GROUND LEVEL
DRIVE-IN	ONE
DOCK	ONE (BOX TRUCK HEIGHT)
CLEAR HEIGHT	13'
COLUMN SPACING	24' X 26'
POWER	480V/3PH/600A
HEAT	REZNOR GAS HEATING UNITS
FIRE SPRINKLERS	WET
FREIGHT ELEVATOR	7' X 8.5'/ 6,000 LB CAPACITY

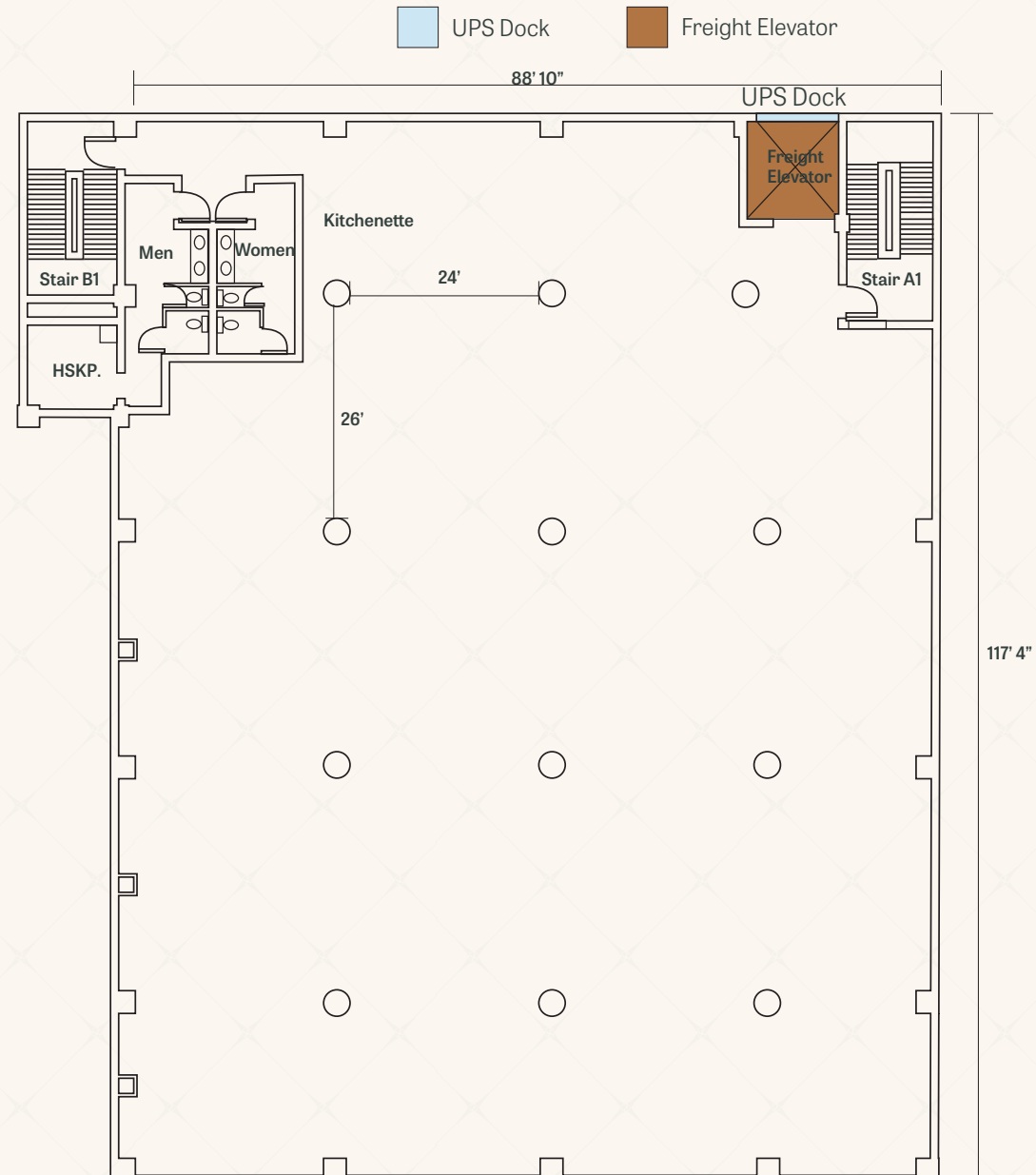
Drive-In Door
 UPS Dock
 Freight Elevator



UNIT 2

Can be combined with Unit 1 for a total of 21,632 SF

AVAILABILITY	10,360 SF
FLOOR	2ND
DOCK	ONE (BOX TRUCK HEIGHT)
CLEAR HEIGHT	13'
COLUMN SPACING	24' X 26'
POWER	480V/3PH/600A
HEAT	REZNOR GAS HEATING UNITS
FIRE SPRINKLERS	WET
FREIGHT ELEVATOR	7' X 8.5' / 6,000 LB CAPACITY



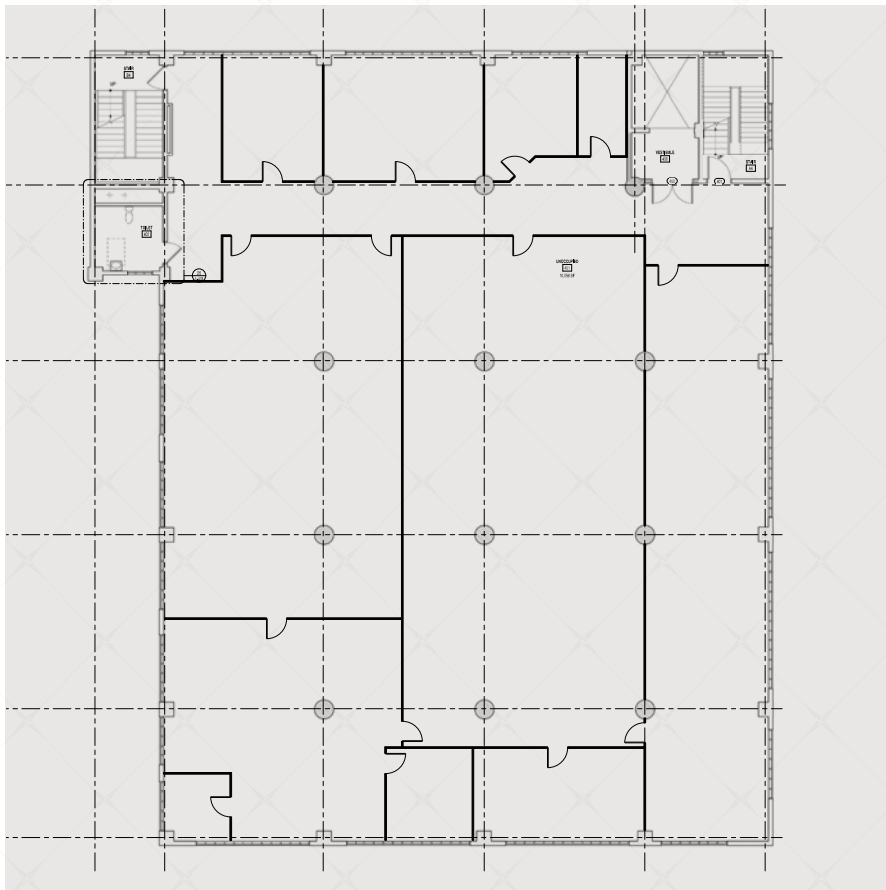
UNITS 5 & 6

CONTACT AGENT FOR PRICING

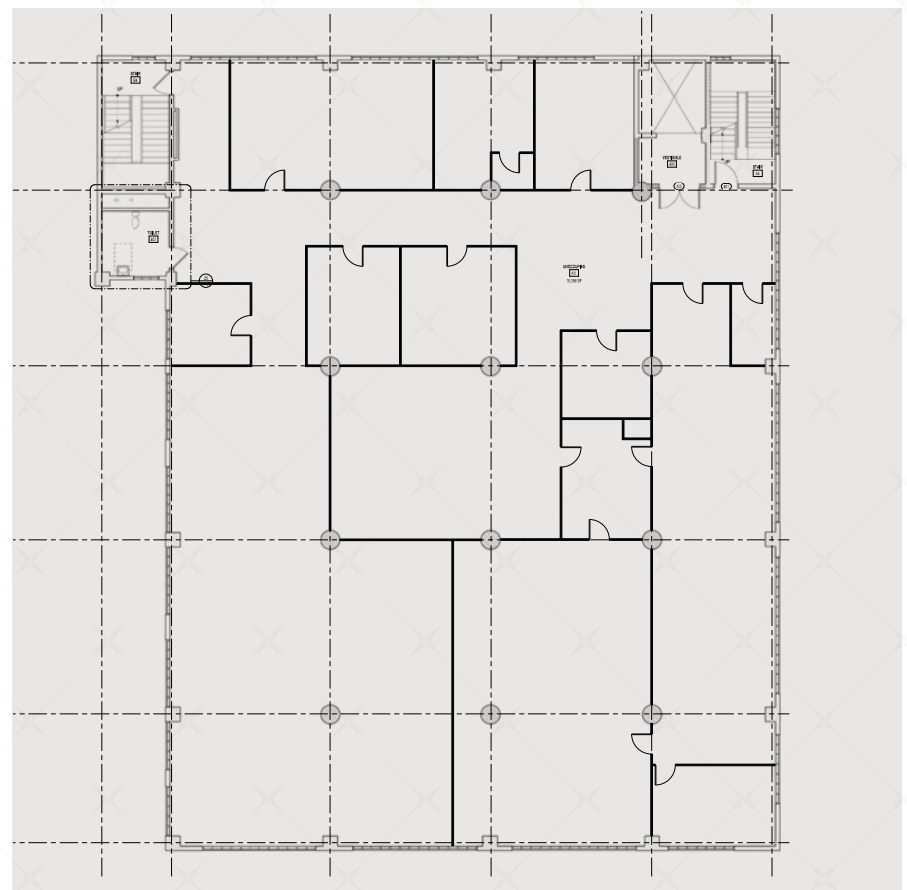
Up to 20,720 SF available across the 5th and 6th floors of the Maker Building—an exceptional opportunity for users seeking creative control or investors looking for income with upside. These floors can be leased together or bundled with a full-building acquisition, offering flexibility for those interested in establishing a presence in Cleveland's dynamic St. Clair–Superior neighborhood.

The spaces feature flexible layouts with oversized windows, 360° views of the Cleveland skyline and Lake Erie, and direct dock access via a freight elevator and main stairwell. These upper levels offer a blank canvas ready for transformation to suit a wide range of uses.

5TH FLOOR



6TH FLOOR





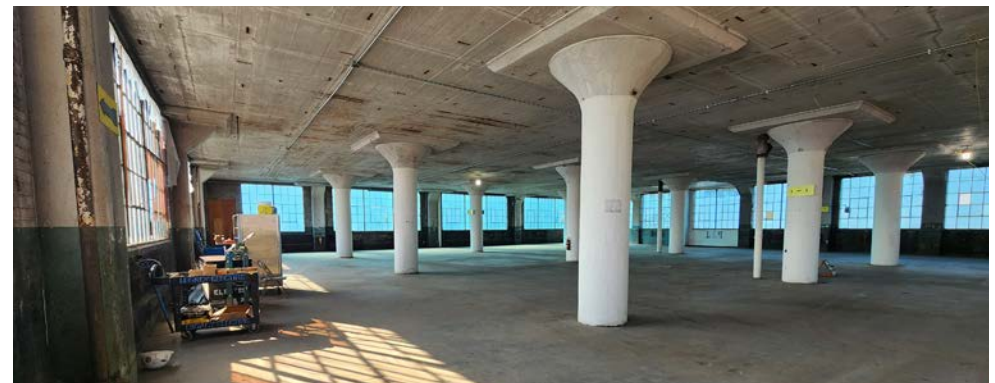
PROPERTY PHOTOS



KITCHEN AREA



FREIGHT ELEVATOR & MAIN STAIRWELL ACCESS



TYPICAL SPACE — OVERSIZED WINDOWS OFFER 360 VIEW OF CLEVELAND



LOCATION OVERVIEW





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