



**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**

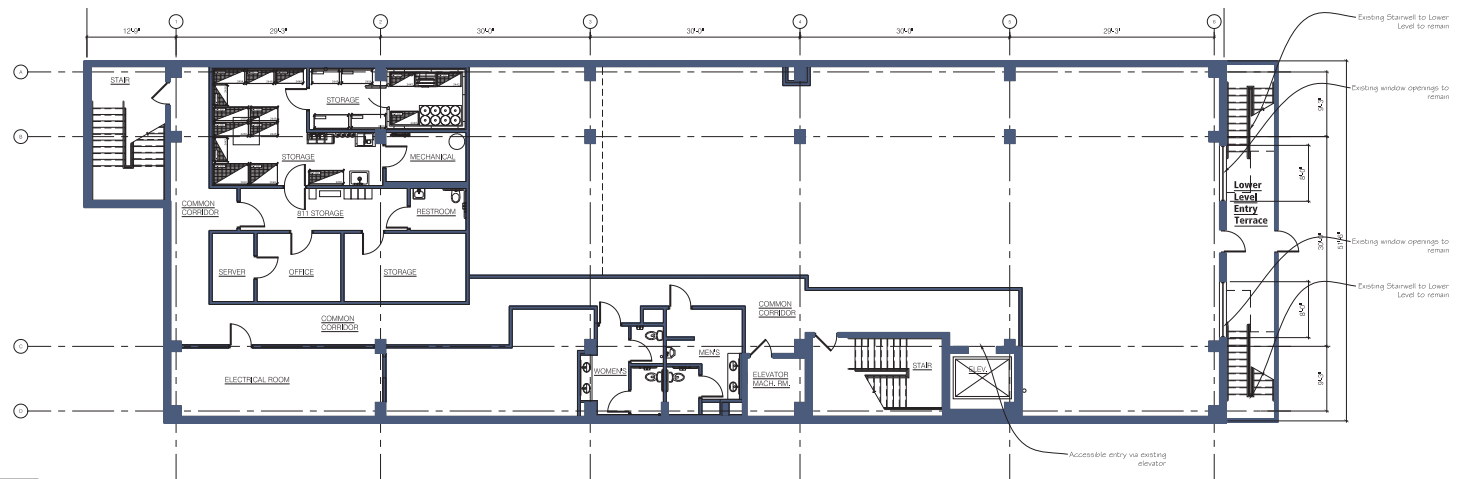
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	<b>SALE PRICE</b> \$2,500,000
	<b>LEASE RATE</b> \$20/SF (Second Floor Raw Space)   \$30/SF (Existing Second Floor Build-Out Space)
	<b>BUILDING SIZE</b> 27,800 SF (Full Building)
	<b>SITE AREA</b> 0.26 Acres
	<b>PARCEL #</b> 101-27-014
	<b>AVAILABLE SPACE</b> <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>
	<b>WINDOWS &amp; VIEWS</b> Large Windows with Panoramic Downtown Views; Abundant Natural Light
	<b>USES</b> Ideal Uses Include Creative Firms, Professional Services, Boutique Studio/Showroom, or Wellness Concepts
	<b>LOCATION AND CONNECTIVITY</b> <ul style="list-style-type: none"> <li>• Walkable Downtown Environment with Access to Restaurants, Hospitality, and Services</li> <li>• Served by Regional Transit; Easy Connections to Urban Neighborhoods</li> <li>• Multiple Public Parking Options and Garages Available in the Surrounding Area</li> </ul>



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CLEVELAND, OHIO

# EXISTING TENANT FLOOR PLANS | LOWER LEVEL + GROUND FLOOR

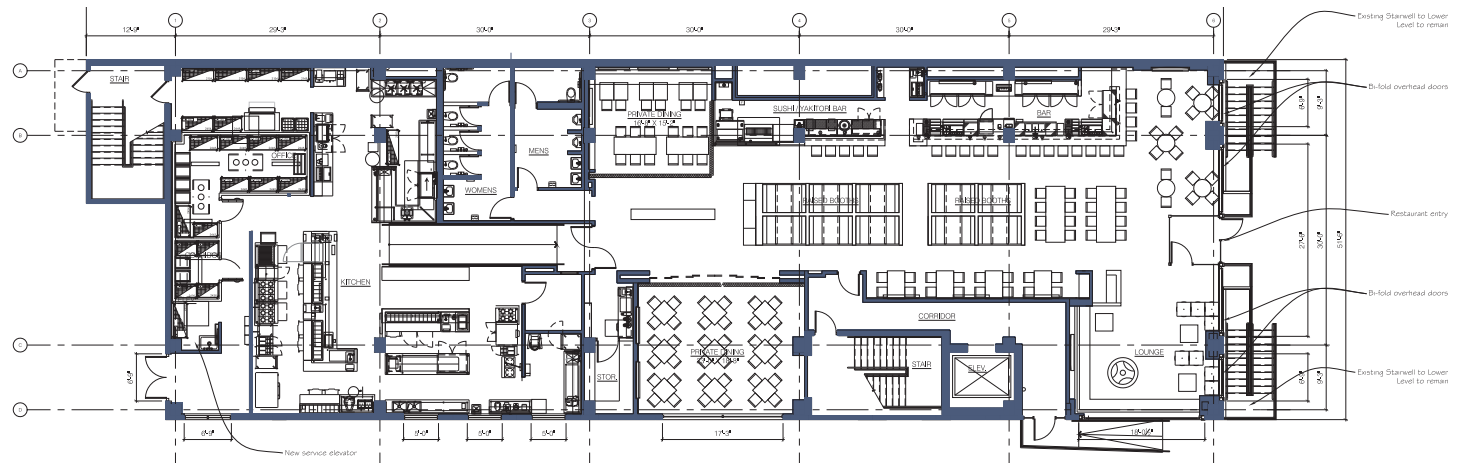


## Floor Areas

	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.

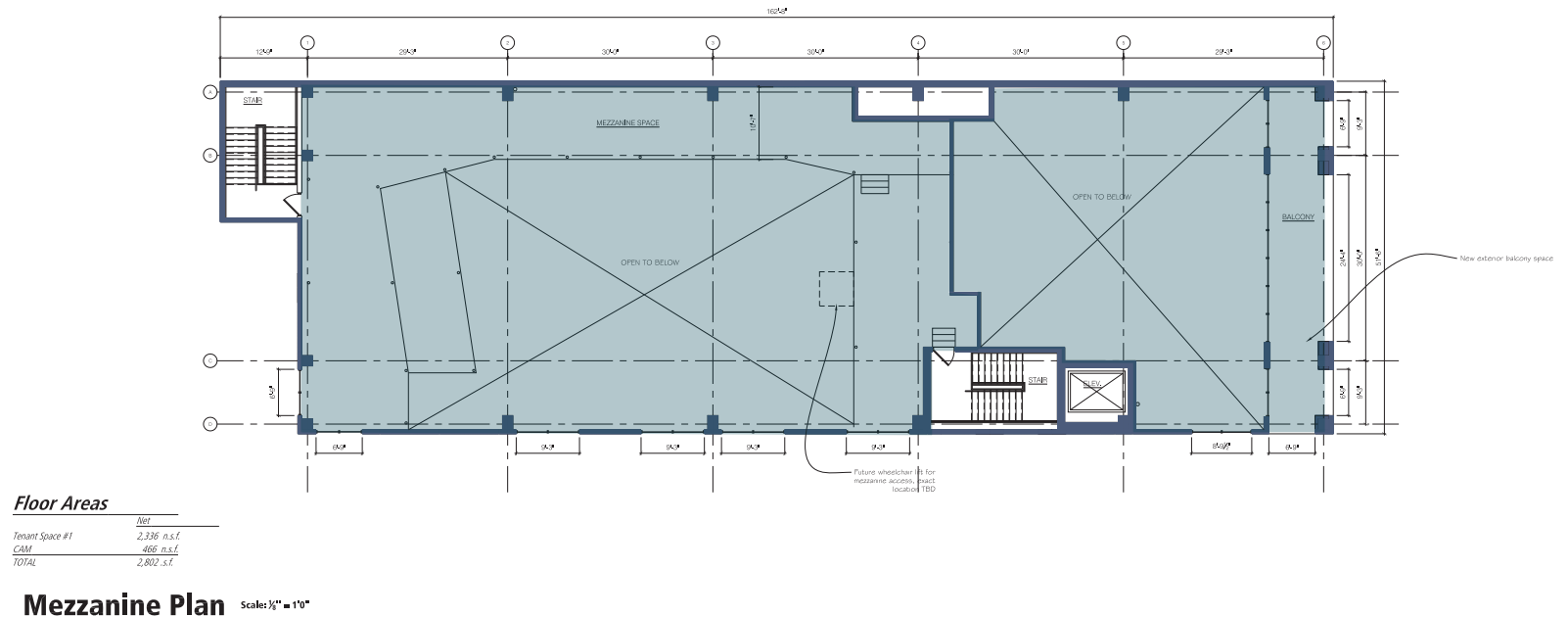
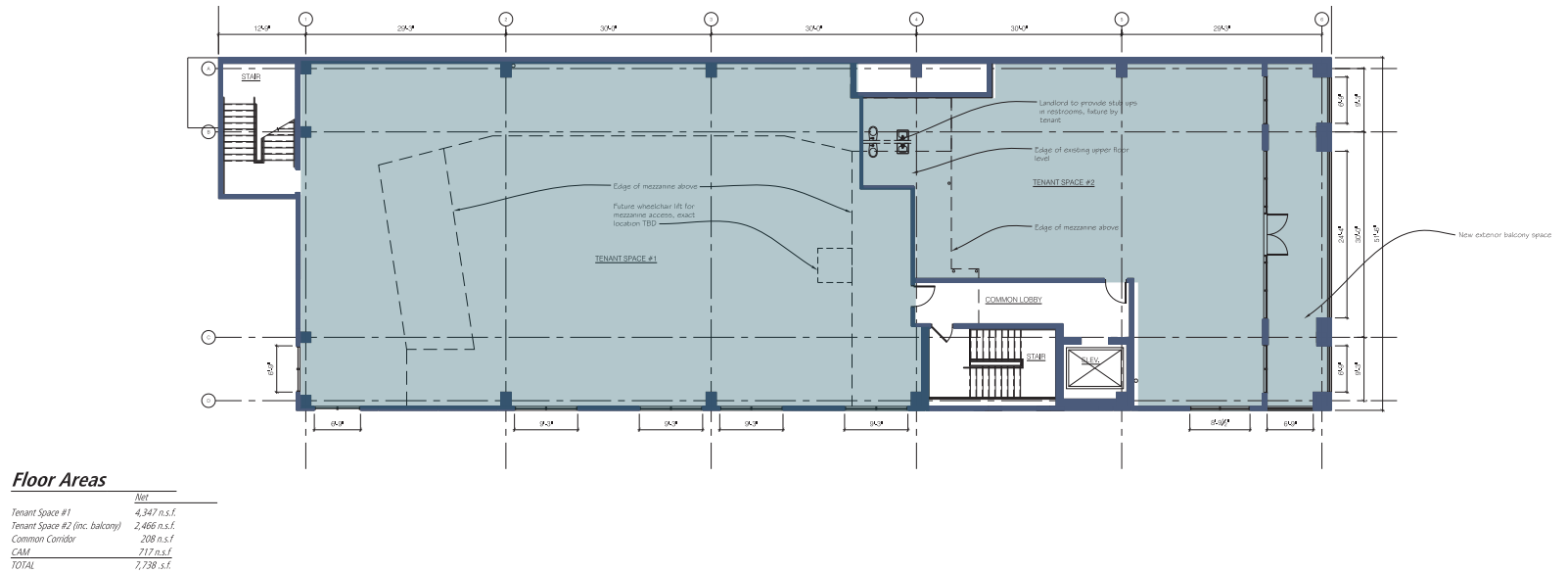
Total Net Square Footage 7,738 s.f.

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

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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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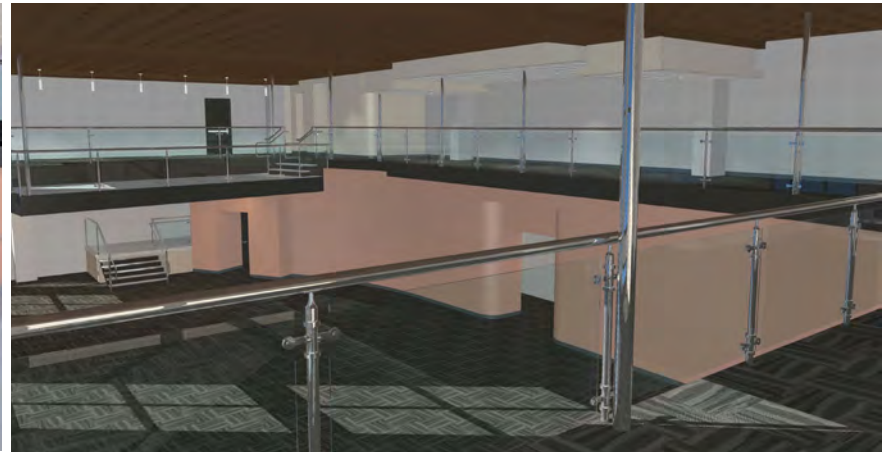


AVAILABLE TENANT SPACE 1  
RAW SPACE | SECOND FLOOR PHOTOS



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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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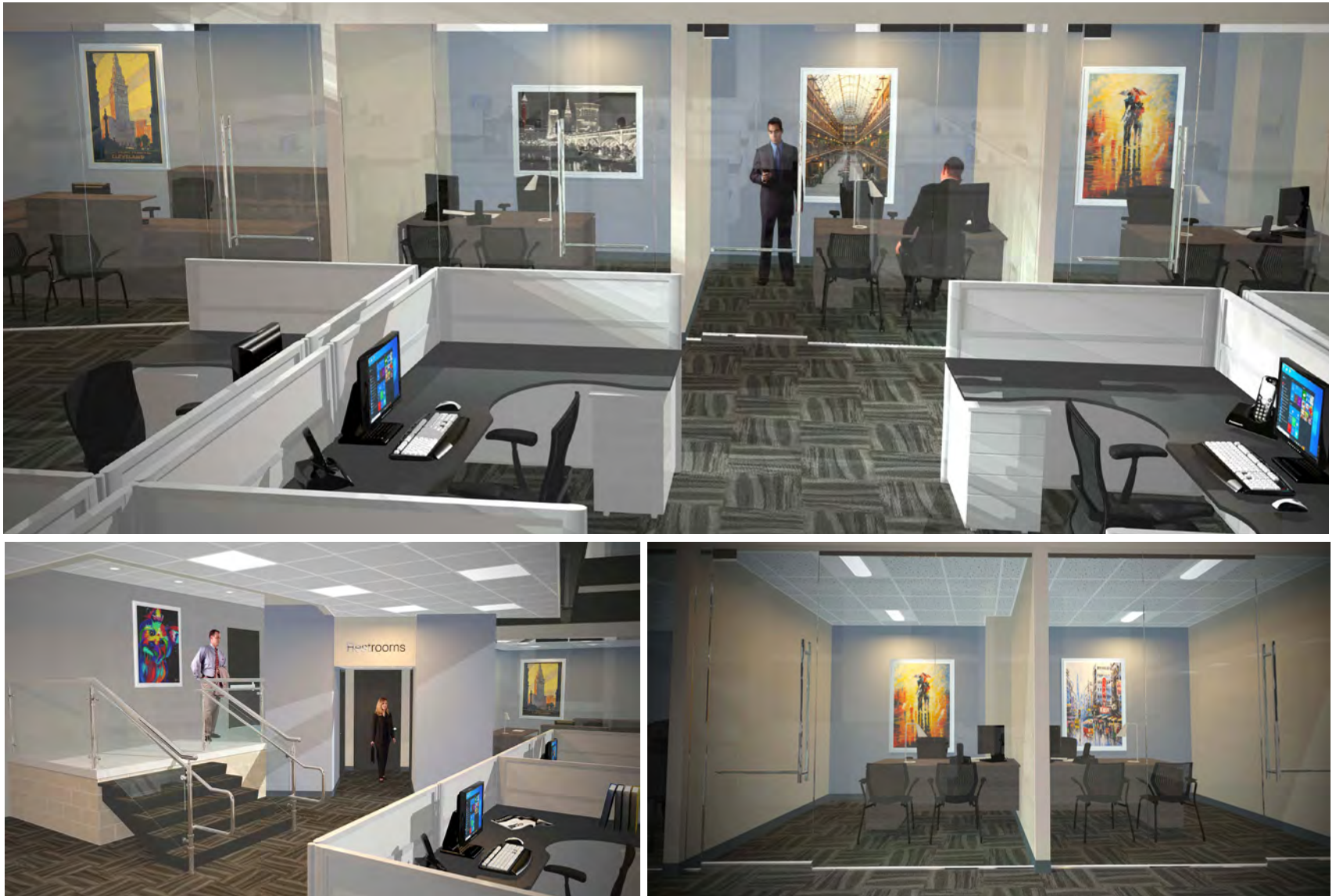
AVAILABLE TENANT SPACE 1  
PROPOSED SECOND FLOOR RENDERINGS



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AVAILABLE TENANT SPACE 1  
PROPOSED SECOND FLOOR RENDERINGS



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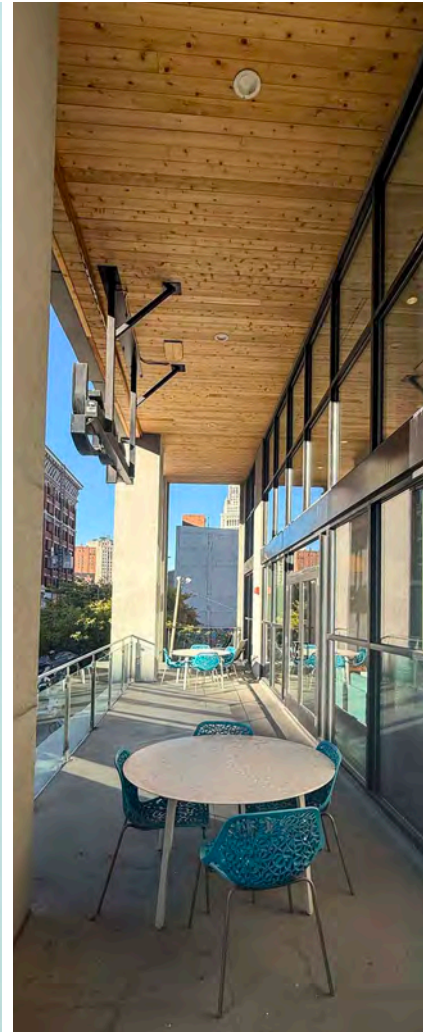
AVAILABLE TENANT SPACE 2  
BUILD-OUT SPACE | SECOND FLOOR PHOTOS



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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	
 <b>1,216,588</b> Population	 <b>23.9%</b> High School Diploma	 <b>\$63,977</b> Median Household Income	 <b>64.5%</b> White Collar	 <b>16.8%</b> Services
 <b>41.2</b> Median Age	 <b>27.4%</b> Some College	 <b>\$43,377</b> Per Capita Income	 <b>18.6%</b> Blue Collar	 <b>4.8%</b> Unemployment Rate
 <b>548,938</b> Households	 <b>37.0%</b> Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$53,660</b> Median Disposable Income		 <b>16.4%</b> Spend 7+ hours commuting to and from work per week	 <b>48,279</b> Total Businesses	 <b>848,718</b> 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.



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# FLATS AND CBD AERIAL



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**CONTACT**



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Licensed Real Estate Broker

**NEWMARK**

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