



SETTLER'S POINTE
1400 W. 10th Street, Cleveland, Ohio 44113

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CREATIVE PRIME OFFICE SPACE
FOR LEASE

AVAILABLE SPACE

Third floor 10,000 SF

PROPERTY HIGHLIGHTS

- Best views in the market, with all suites inclusive of patios with river views
- One-of-a-kind shared penthouse and skybox terrace
- RTA Waterline station nearby
- Contiguous to Canal Basin Park, Cleveland's 25 acre greenspace
- Furniture available



AREA AMENITIES & TENANTS

- Collision Bend Brewing Co., Punch Bowl Social Cleveland, Beerhead Bar & Eatery, Lindey's Lake House, Lago Restaurant
- Greater Cleveland Aquarium, Jacobs Pavilion at Nautica, Nautica Queen, Odeon Concert Club
- Warehouse District, Flats East Bank, Public Square



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THIRD FLOOR



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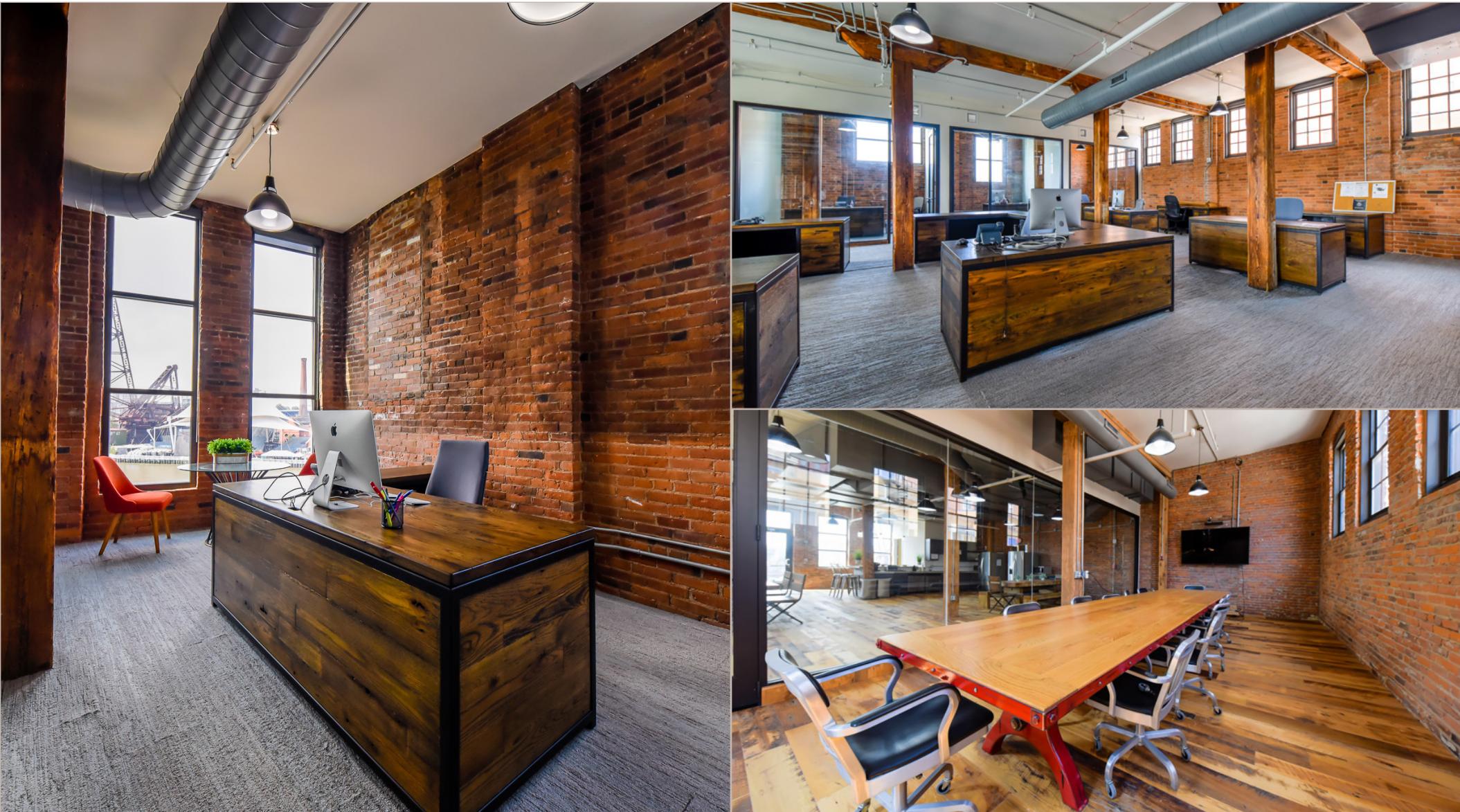


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ROOFTOP PENTHOUSE



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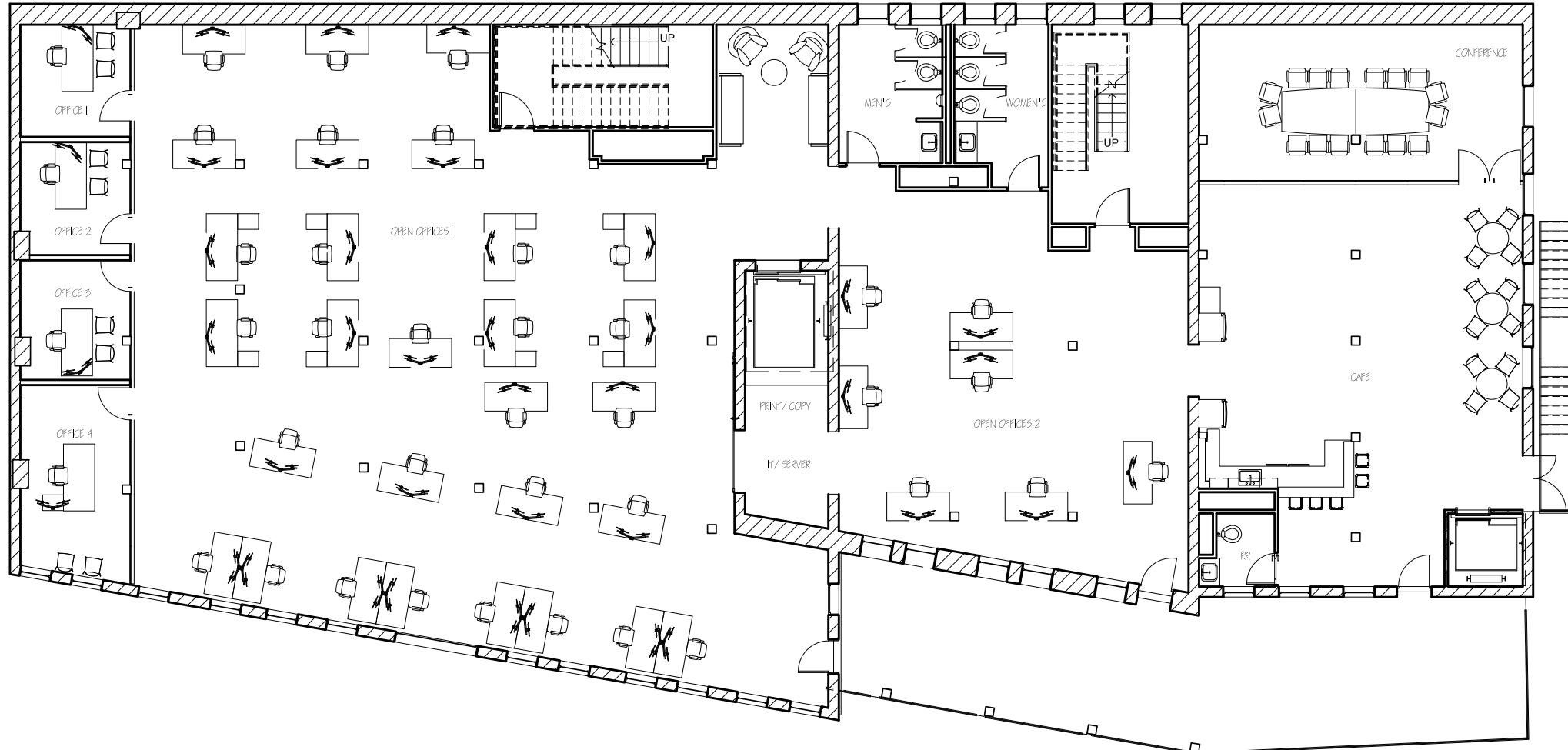


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THIRD FLOOR EXISTING LAYOUT



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The City of Cleveland is positioning Northeast Ohio to meet the demands and expectations associated with a changing economy. While the region's past has relied on manufacturing and heavy industry to provide wealth and jobs, it is clear that its future is rooted in an economic development strategy that recognizes research, innovation and entrepreneurship as keys to successful transformation.

With this recognition comes a newfound appreciation for the quality of life amenities necessary to lure the new class of "knowledge workers" and millennials" to our area. It is known that exciting cultural attractions and extensive recreational opportunities rank high within their requisite quality of life package.

To this end, the Towpath Trail management team has worked to extend the popular Towpath Trail Greenway into downtown Cleveland. Canal Basin Park will serve as a gathering place, interpretive park and connective hub at the northern end of the towpath.

Canal Basin Park includes parcels that were once occupied by the canal itself. It is ground zero in the history of the canal; the place where the canal poured into the Cuyahoga River; a place where greater Cleveland's agricultural products were shipped eastward to New York City and, in turn, where the manufactured items - the tools, hardware, clothing and household items - were unloaded for Cleveland consumers.

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