

FOR
LEASE

TYLER VILLAGE

CLEVELAND, OH 44114



DIVERSE SPACE PERFECT FOR ARTISTS & MAKERS, WORKSHOPS,
SMALL BUSINESSES, INTERNATIONAL COMPANIES & MORE!



3615 SUPERIOR AVE
CLEVELAND, OHIO

VILLAGE OVERVIEW

THE TYLER VILLAGE mixed-use complex sits in the heart of Cleveland's St. Clair-Superior neighborhood. This dynamic area is home to iconic landmark hot spots, Slyman's Deli, the "Pho Row" groups of restaurants, galleries, grocery and Asian food markets. Offering close proximity to Interstate I-90, Route 2, University Circle and Downtown Cleveland, TYLER VILLAGE'S convenient location is a leading factor in the neighborhoods growth.

- ◆ Excellent Highway Access
- ◆ Parking: 380 free surface spaces
 - › Covered parking available
 - › Abundant free spaces in East 36th ancillary parking lots
- ◆ Ownership is committed to individual premise upgrades to increase superior air quality through UV light systems and air filtration systems
- ◆ 24/7 On-site Security Staff
- ◆ Tyler Village Amenities:
 - › The Bake Shop / The Roaming Biscuit (breakfast, lunch, coffee)
 - › Building Conference Room
 - › Fitness Operator
- ◆ Area Amenities Include:
 - › Grocery store, drug store, and post office
 - › Luxury lakefront housing
 - › Close to childcare, doggie day care, and farmers market
 - › Diverse restaurants and shops
 - › In the heart of a vibrant arts community





AVAILABLE SPACES

TYLER WEST

BUILDINGS 25 & 28

SECOND FLOOR

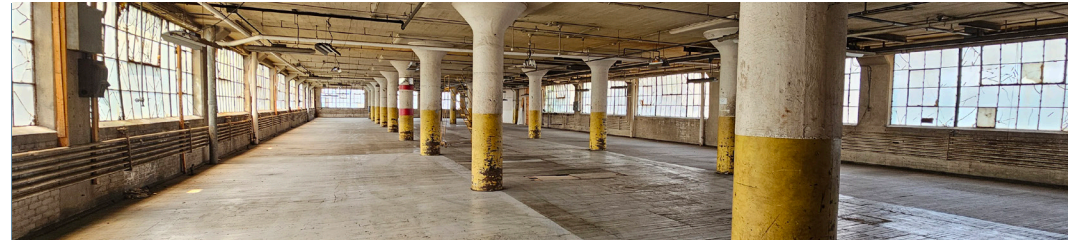
UNIT #	RSF	CONTIG.	DESCRIPTION
2502A	12,500 SF	12,500 SF	Warehouse / Shop
2802B	6,800 SF	6,800 SF	Warehouse / Shop with Kitchenette

FOURTH FLOOR

2504A	11,684 SF	20,675 SF	Warehouse / Shop
2804A	8,991 SF	20,675 SF	Warehouse / Shop

BUILDING NOTES

- Flexible Sizing & Lease Terms
- 11'3" - 13'5" Clear Height
- 12' x 20' Column Spacing
- Wet Sprinklers
- Freight Elevator (6,000 LB Capacity)
- Common Docks (14.5' x 16.5')
- Common Drive-In (10' x 12')



BUILDINGS 41 & 46

SECOND FLOOR

UNIT #	RSF	CONTIG.	DESCRIPTION
4102A	15,900 SF	15,900 SF	3,337 SF Office 12,563 SF Warehouse / Shop

FOURTH FLOOR

4104A	15,900 SF	30,618 SF	Warehouse / Shop
4604A	14,718 SF	30,618 SF	Warehouse / Shop

FIFTH FLOOR

4605A	16,584 SF	30,618 SF	Warehouse / Shop
4105A	15,900 SF	30,618 SF	Warehouse / Shop

SIXTH FLOOR

4106A	6,080 SF	20,150 SF	Warehouse / Shop
4106B	9,820 SF	20,150 SF	Warehouse / Shop
4606B	4,250 SF	20,150 SF	Warehouse / Shop

BUILDING NOTES

- Flexible Sizing & Lease Terms
- 11'7" Clear Height
- 20' x 20' Column Spacing
- Overhead Drive-In Door on 1st Floor
- HVAC on Floors 1-5, Heat Only on Floor 6
- Wet Sprinklers





AVAILABLE SPACES

TYLER EAST

BUILDING 42

SIXTH FLOOR

UNIT #	RSF	CONTIG.	DESCRIPTION
4206F	1,282 SF	5,014 SF	Studio / Office
4206G	1,282 SF	5,014 SF	Studio / Office
4206H	2,450 SF	5,014 SF	Studio / Office

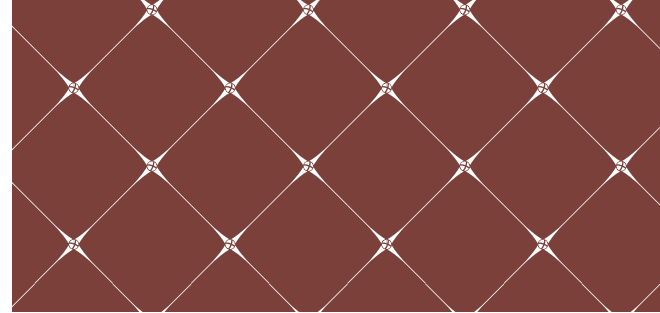
BUILDING NOTES

- Spec suites now available in flexible sizing and terms
- Vaulted Ceilings
- New hardwood floors, LED lights, upgraded power, new HVAC, new windows and more.

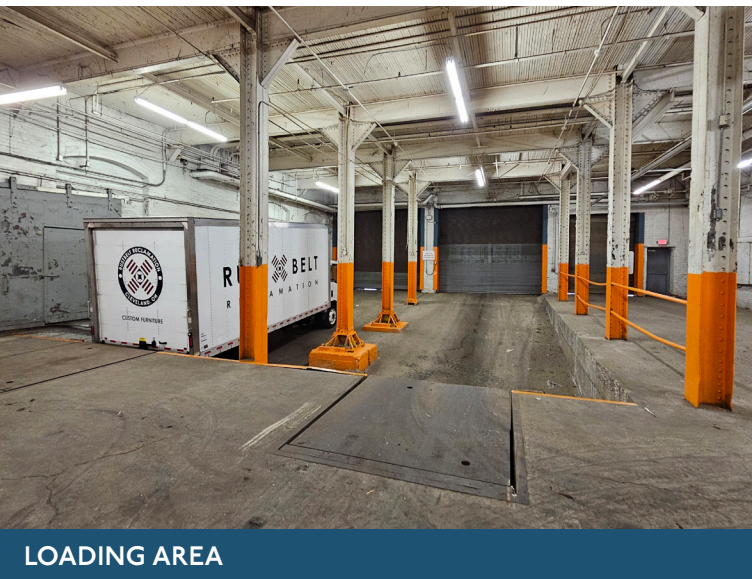




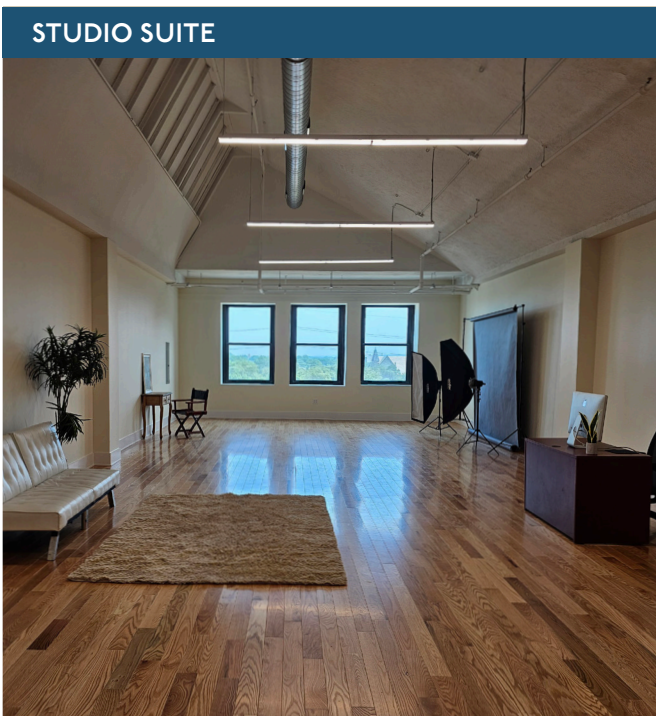
MAKER SPACE / WORKSHOP



FREIGHT ELEVATOR



LOADING AREA



STUDIO SUITE



SITE PLAN

KEY

DEEPER COLORS
DENOTE
BUILDINGS
WITH
AVAILABILITIES



TYLER WEST



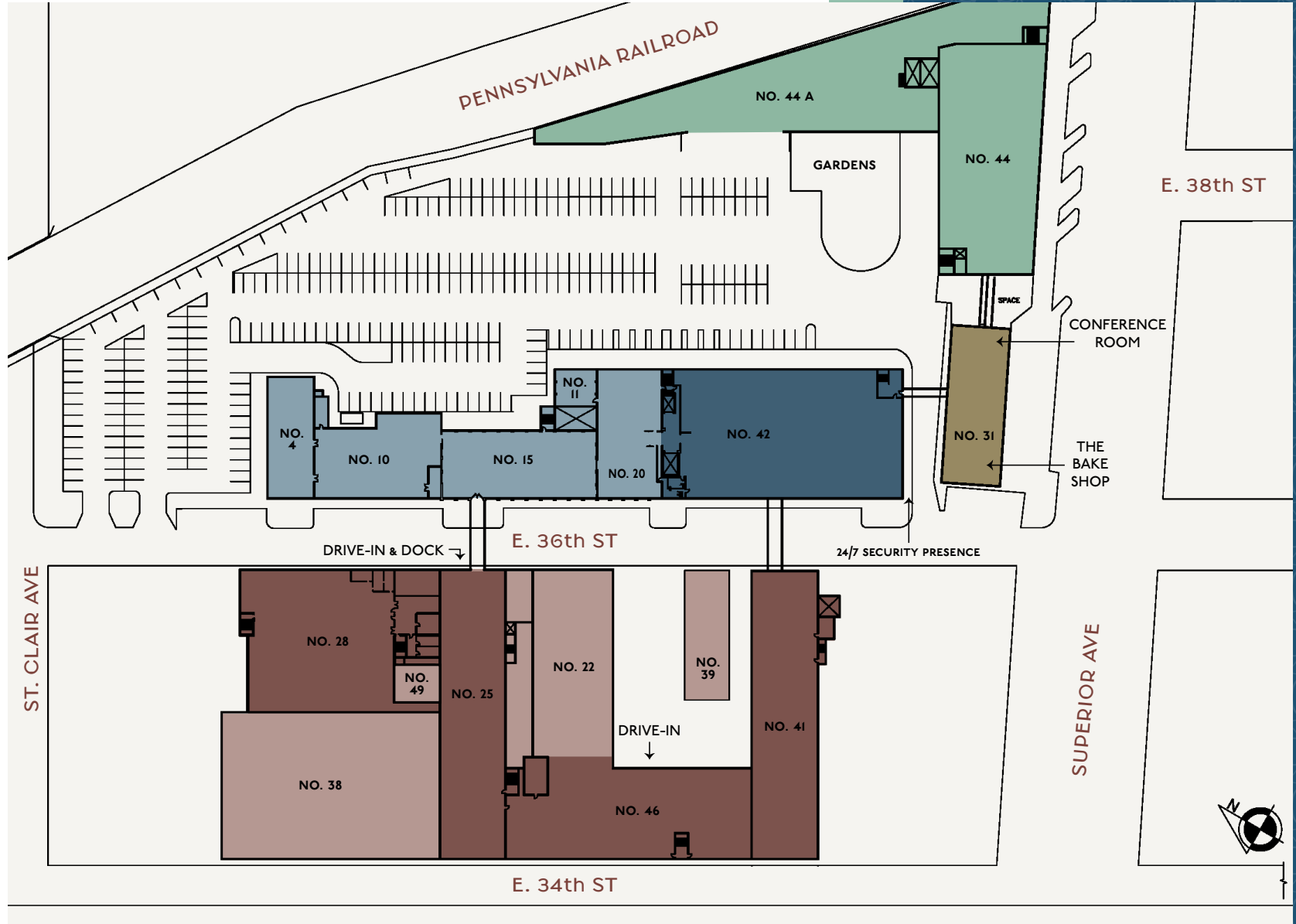
TYLER EAST



BLDG. 44



BLDG. 31



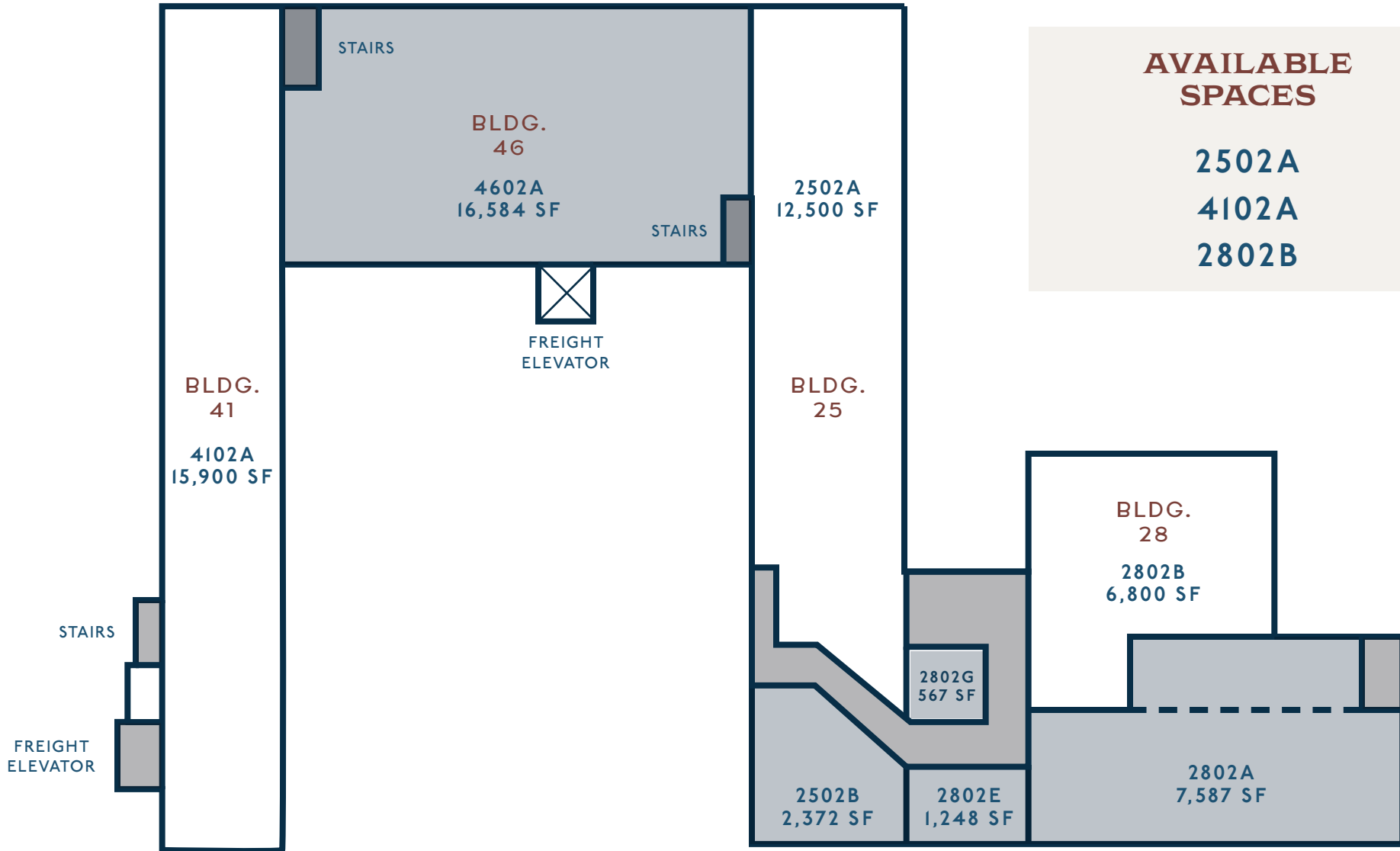


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FLOOR PLAN

TYLER WEST

SECOND FLOOR



AVAILABLE SPACES

2502A

4102A

2802B

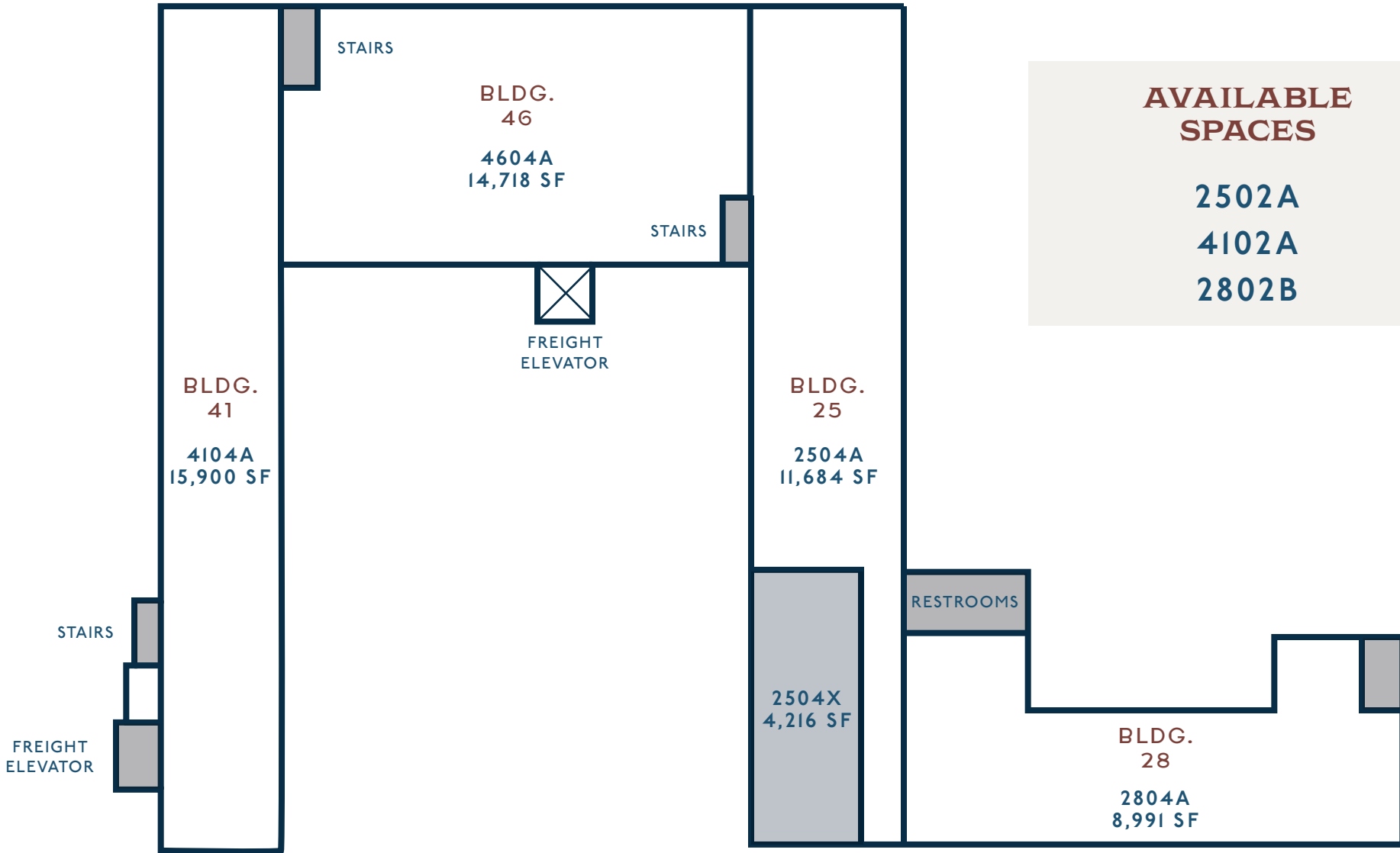


TYLER

FLOOR PLAN

TYLER WEST

FOURTH FLOOR



AVAILABLE SPACES

- 2502A
- 4102A
- 2802B

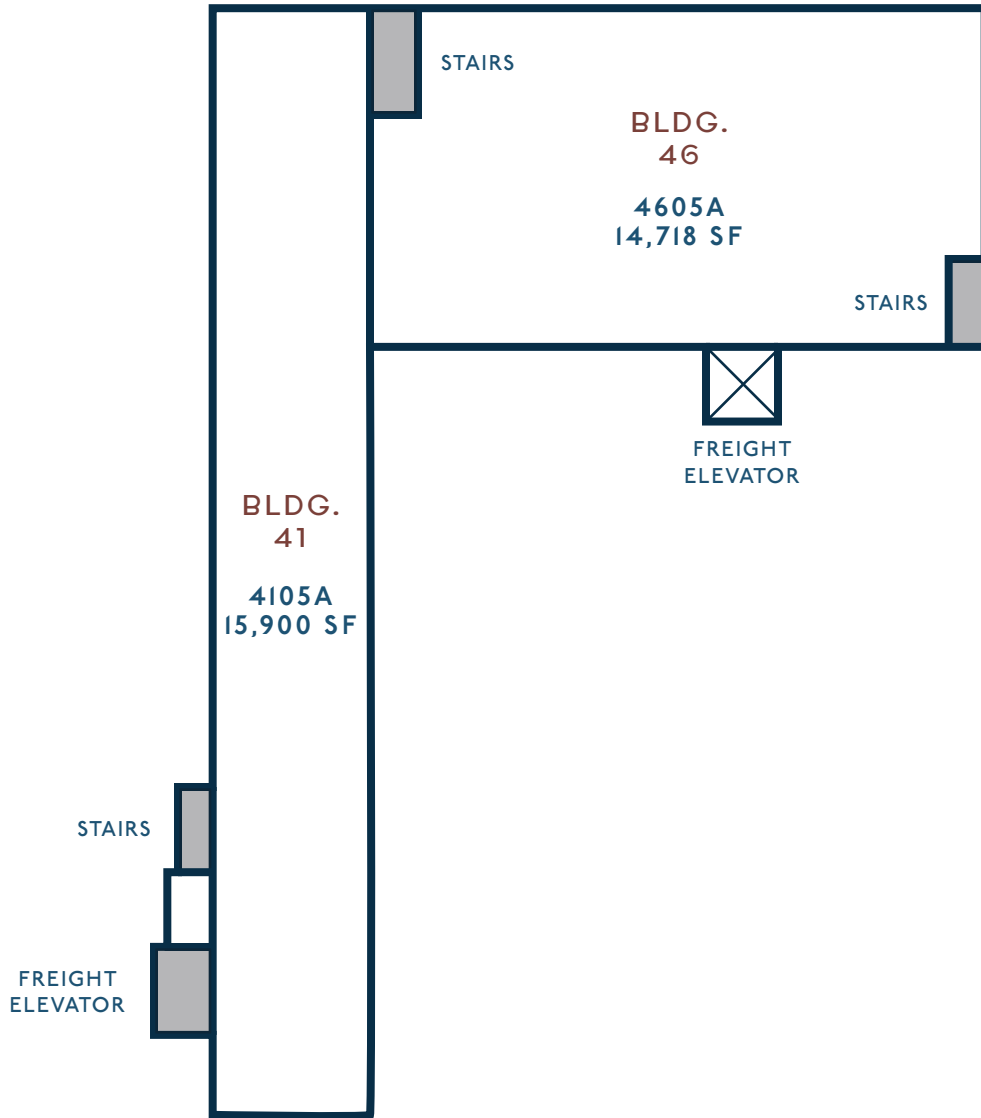


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FLOOR PLAN

TYLER WEST

FIFTH FLOOR



AVAILABLE SPACES

4105A

4605A



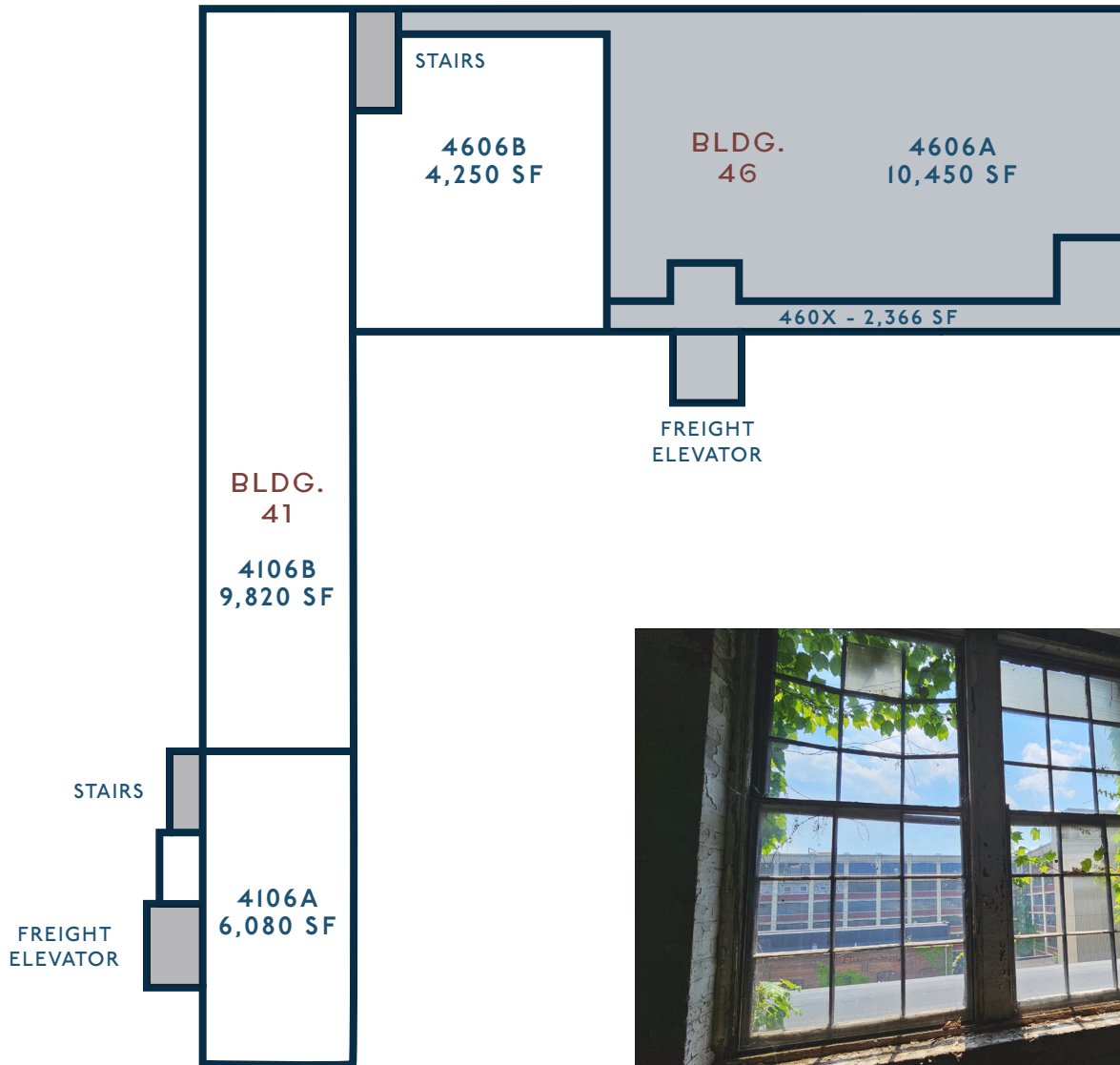


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FLOOR PLAN

TYLER WEST

SIXTH FLOOR



AVAILABLE SPACES

4106A

4106B

4606B

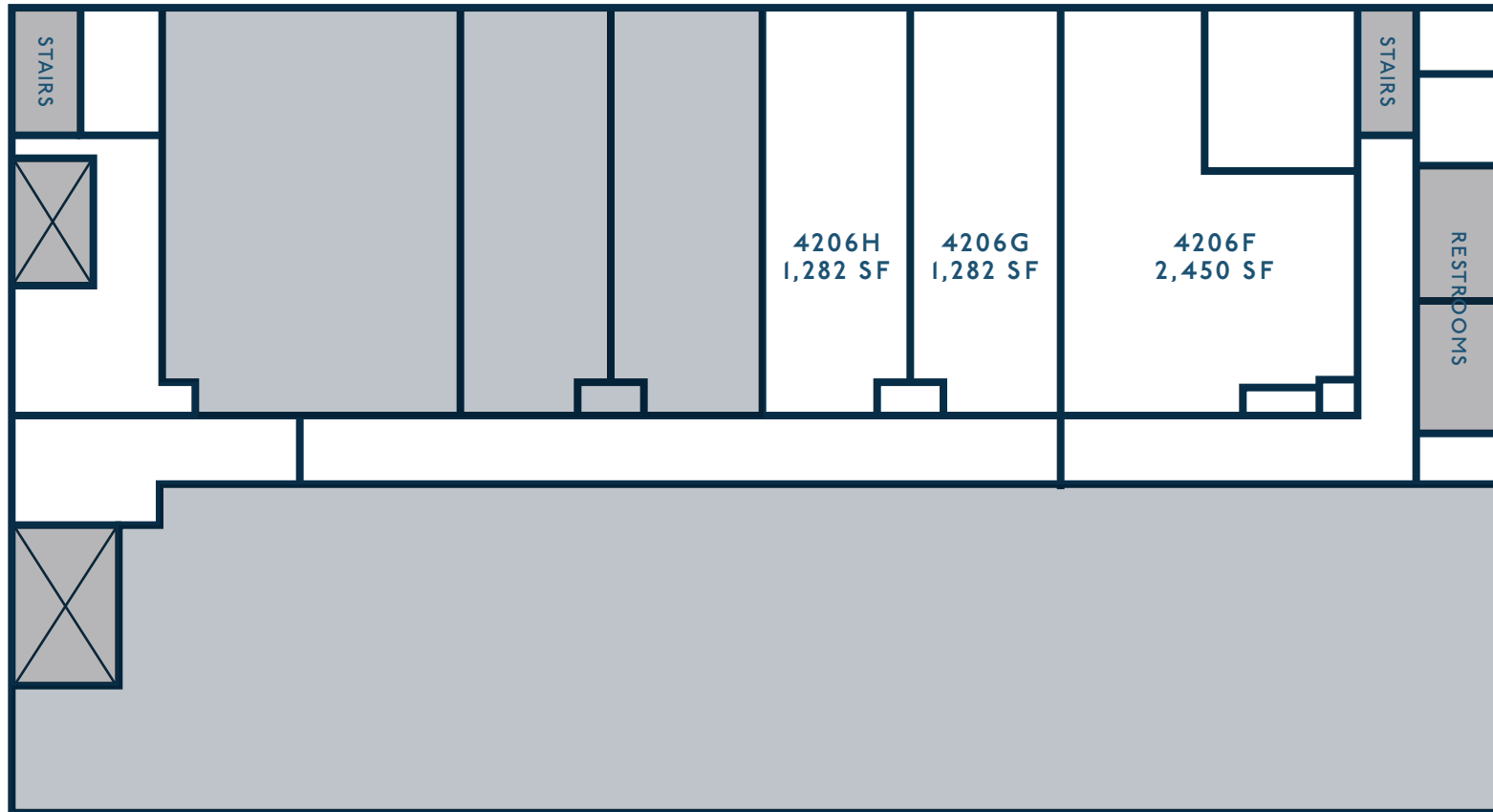




FLOOR PLAN

BUILDING 42

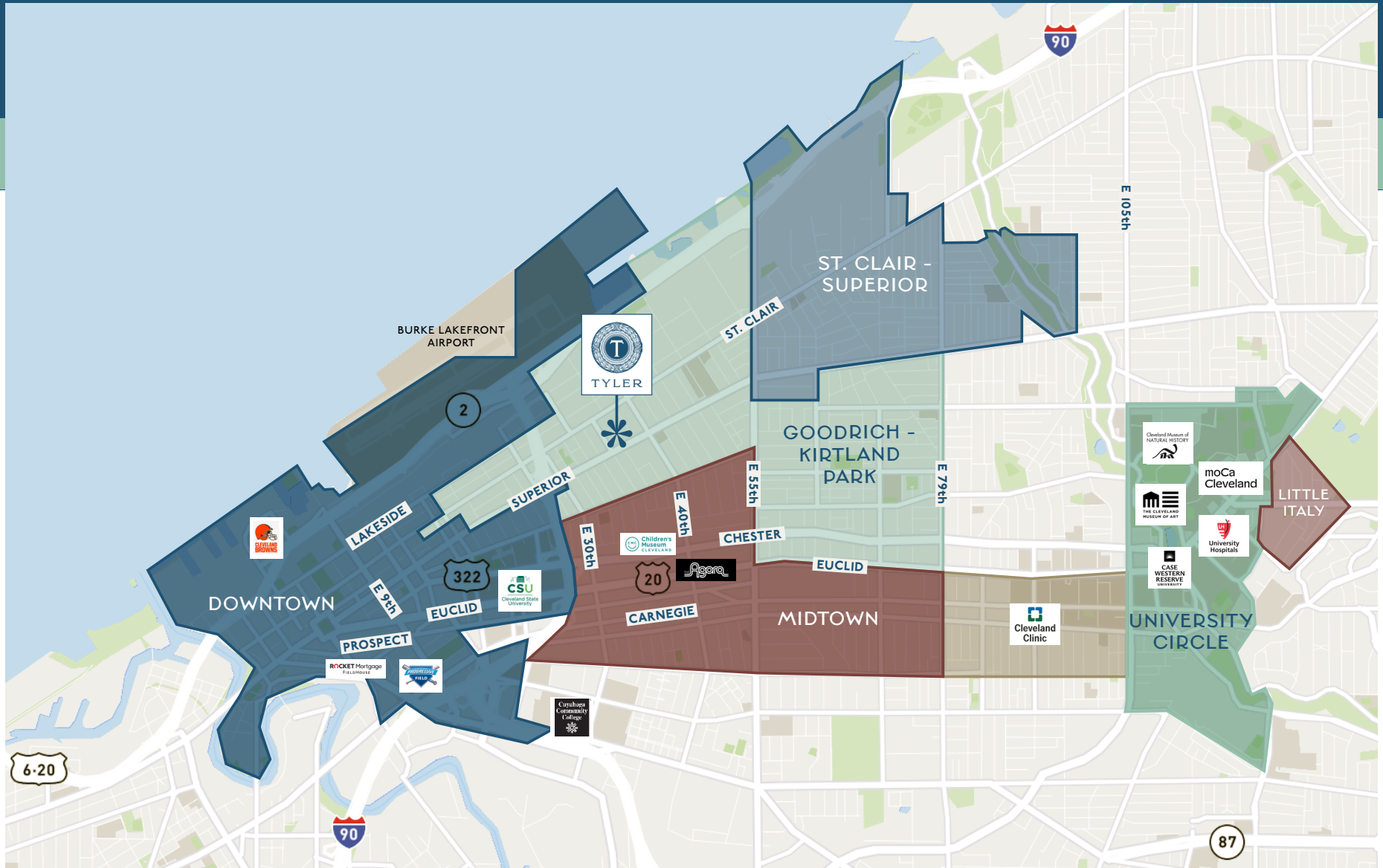
SIXTH FLOOR



**AVAILABLE
SPACES**

4206F
4206G
4206H

NEARBY NEIGHBORHOODS



LOCAL MAP



TYLER VILLAGE

3615 SUPERIOR AVENUE
CLEVELAND, OHIO 44114

CONTACTS

JENNA GAUNTNER

Senior Associate

+1 216 704 4469

jenna.gauntner@cbre.com

STEPHEN MORRIS

Senior Associate

+1 216 658 6115

stephen.morris@cbre.com

CBRE

CBRE, INC.

950 Main Avenue, Suite 200
Cleveland, Ohio 44114

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