

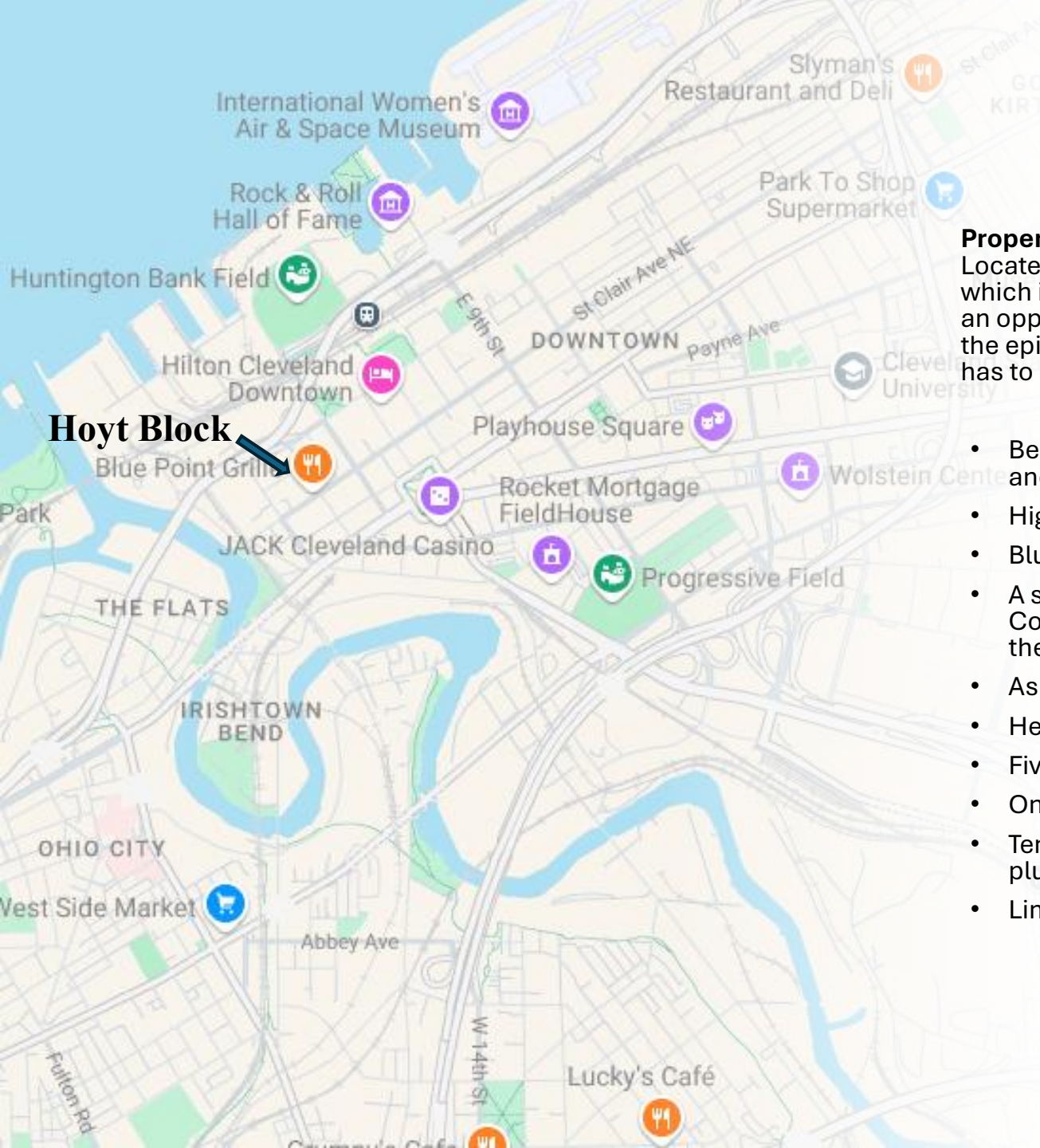
# The Hoyt Block Building

700 W St Clair Avenue  
Cleveland Ohio 44113



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## Hoyt Block

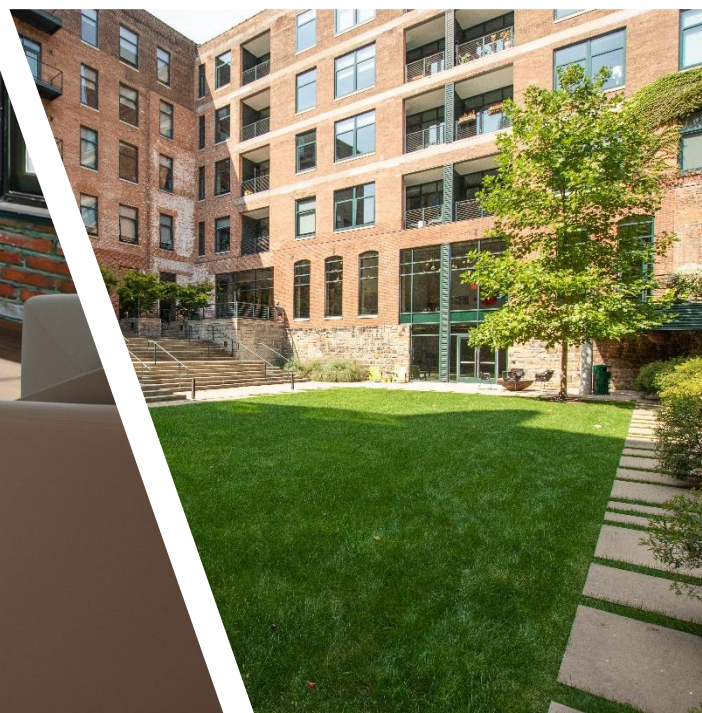
### Property Highlights:

Located in the historic warehouse district which is a true live/work community. This is an opportunity to locate your business in the epicenter of the best talent Cleveland has to offer.

- Beautiful common areas, green spaces, and views of the downtown skyline
- High ceilings & large window lines
- Blue Point Grille Onsite
- A short walk to popular restaurants Courthouses, First Energy Stadium, and the new Sherwin-Williams HQ
- Asking \$18.50 per foot modified gross
- Heating & Cooling Included
- Five night per week janitorial cleaning
- Onsite management
- Tenant only pays for in-suite lights, plugs, Internet, and phone
- Limited Indoor parking available



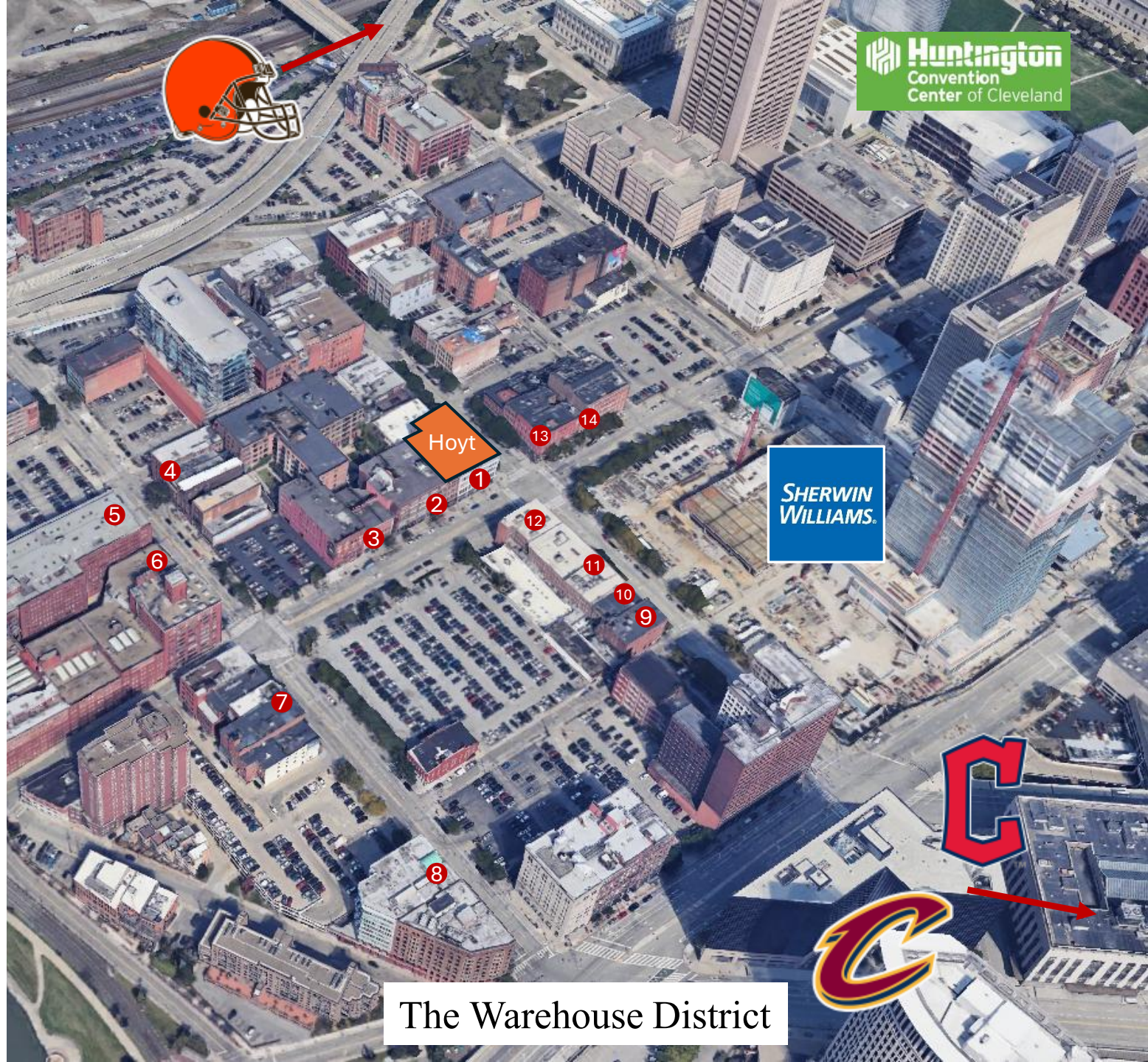
Impressive Common Areas and Green Spaces



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The Warehouse District



# Hoyt Block Building

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| Suite  | Size, Floor Plan, & Photos        | Features  |
|--|-----------------------------------|---|
| <a href="#">Click blue links for expanded floor plans &amp; photos</a> |                                   |   |
| 106  | <a href="#">5,553 RSF</a>         | Lofted suite with direct entry on W 6 <sup>th</sup> . Perfect for a business looking for a branding opportunity |
| 110  | <a href="#">1,722 RSF</a>         | 4 offices and a reception area. Street level windows for signage  |
| 200  | <a href="#">2,966 - 4,766 RSF</a> | 6 offices, and bullpen with views of city and courtyard   |
| 204  | <a href="#">1,800 – 4,766 RSF</a> | 3 offices, conference, bullpen, reception, and kitchenette  |
| 216  | <a href="#">900 RSF</a>           | 3 offices, reception, and storage closet  |
| 302  | <a href="#">1,286 RSF</a>         | 2 offices, reception, and a bullpen   |
| 310  | <a href="#">4,041 – 6,396 RSF</a> | Private offices with large open spaces. Great views of the city.  |
| 312  | <a href="#">2,355 – 6,396 RSF</a> | 2 private offices with a large bullpen.   |
| 316  | <a href="#">1,537 RSF</a>         | 4 offices, reception  |
| 318  | <a href="#">1,243 RSF</a>         | Reception, 1 office, and large bullpen with view of skyline   |
| 316/318  | <a href="#">2,780 RSF</a>         | The combined suite offers great flexibility for multiple offices and open areas                                 |
| 3 <sup>rd</sup> F1   | <a href="#">10,462 RSF</a>        | Contiguous 3 <sup>rd</sup> floor  |
| 418  | <a href="#">1,245 RSF</a>         | 2 offices, and reception with views of skyline  |
| B10  | <a href="#">1,668 RSF</a>         | Lower-level with quick access to courtyard  |
| B20  | <a href="#">2,280 RSF</a>         | Large creative space with windows and direct access to the green spaces   |
| C2   | <a href="#">696 RSF</a>           | Lower-level unit with a kitchenette   |