

FOR LEASE OR SALE

INNOVATIVE OFFICE SPACE FEATURING FULL FLOOR OPPORTUNITIES

1138
WEST 9TH STREET
CLEVELAND, OHIO

[CLICK HERE FOR VIRTUAL TOUR](#)

Sale Price
\$3,200,000

Lease Rate
\$16.50/RSF NNN

Estimated Operating Expenses
\$4.50/SF

BUILDING HIGHLIGHTS

- 27,500 SF contiguous space available for lease
- Full floor opportunities
- Amazing scenic views of downtown & Lake Erie
- Building signage features freeway visibility with exposure to 34,000+ vehicles per day
- Historic renovation with cool, open floor plan featuring high ceilings, exposed brick & duct work
- Immediate access to the Flats & Warehouse District
- Minutes to hotels, restaurants, retail & entertainment
- Adjacent parking and 25 heated interior parking spaces

AVAILABILITIES

SUITE	SQUARE FEET
4th Floor LEASED	10,000 RSF
3rd Floor LEASED	10,000 RSF
2nd Floor	10,000 RSF
1st Floor	10,000 RSF
Lower Level	7,500 RSF

27,500 SF CONTIGUOUS



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NEWMARK

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Terry **COYNE**.com

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RENDERING: FIRST FLOOR TENANT SPACE

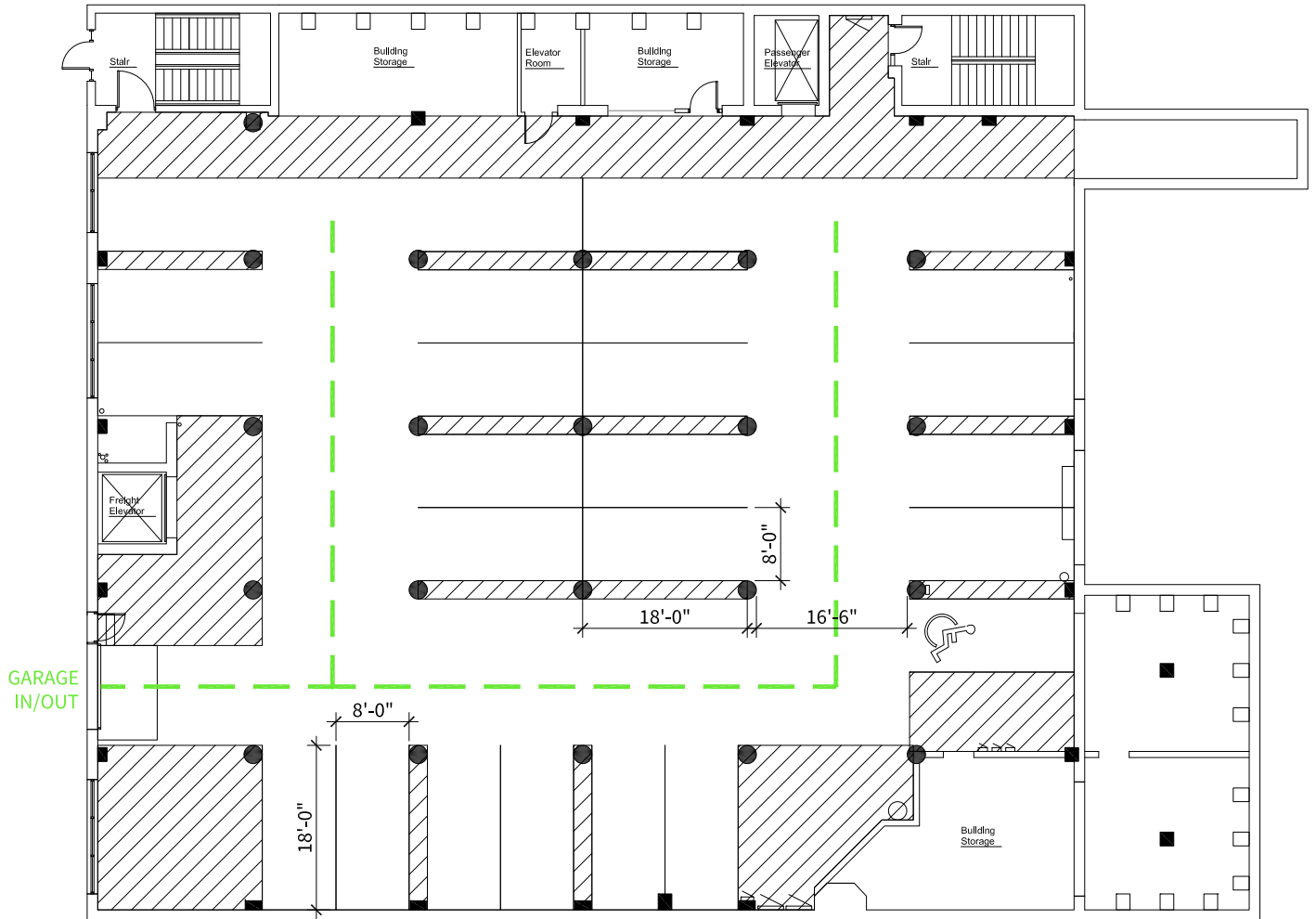


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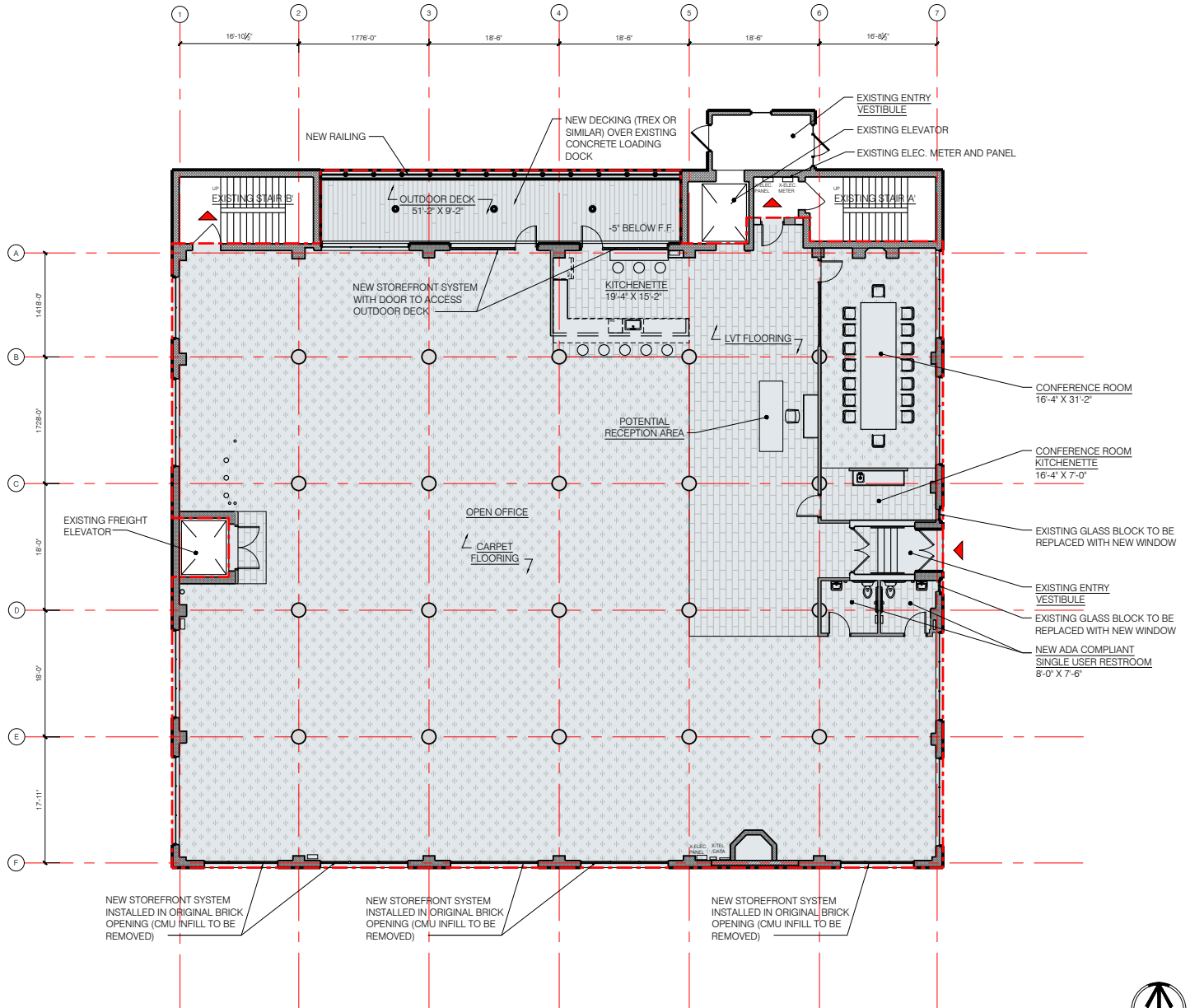
LOWER LEVEL PARKING PLAN



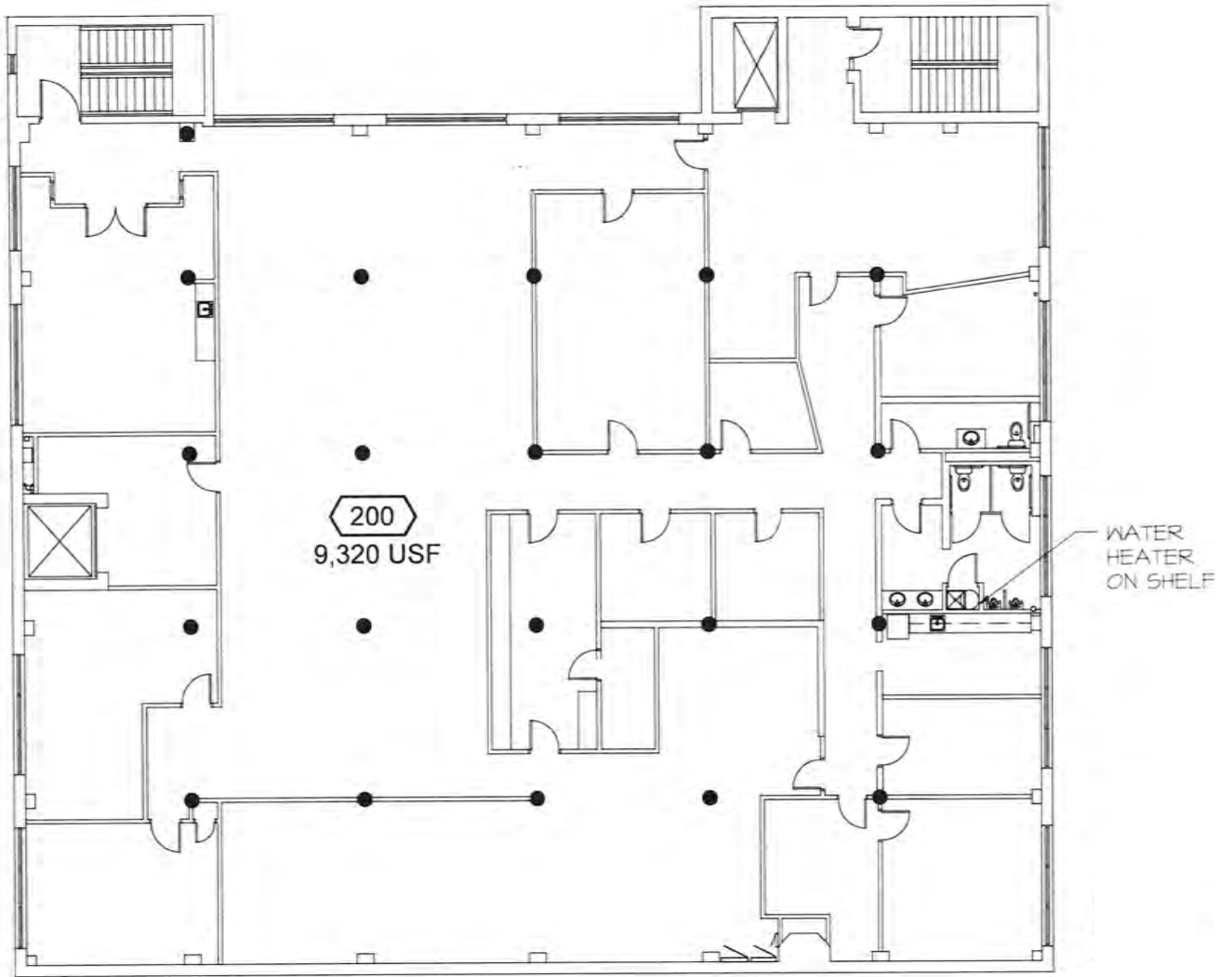
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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INTERIOR PHOTOS



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AMENITIES AERIAL



NORTH

FLATS
EAST BANK

FLIP BOIS
MARGARITAVILLE
FW
LIBERTY DOG
BEER HEAD
PUNCH BOWL
SOCIAL

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ROCK AND ROLL
HALL OF FAME + MUSEUM

GREAT LAKES
Science Center

FirstEnergy
STADIUM

G Global Center
for Health Innovation

THE WESTIN
CLEVELAND
DOWNTOWN

URBAN FARMER

EAST 4TH STREET

Butcher and Brewer
FLANNERY'S
Pub
CLEVELAND • OHIO

HOUSE OF BLUES
MABEL'S BBQ
Restaurant & Bar

aloft
HOTELS
BOLD
FOOD & DRINK

greater
cleveland
aquarium

JACQUES PARIQUET
AT NORTON

W. 6TH ST. & W. 9TH ST.

Bar Louie
STARBUCKS COFFEE
KRUSH
Ce'o's GRILL
Johnny's DOWNTOWN
CHANDRA
HBM
AURA Smile DENTAL
Taza ALABAMA CHILI
CHOP
The Legal Aid Society
Hanabi Sushi
brokaw
recesscreative
GOODMAN LAW FIRM
PERSONAL INJURY LAW

AVENUE SHOPS AT
TOWER CITY CENTER
Starbucks COFFEE
MORTON'S

JACK
CLEVELAND CASINO
PNC

METROPOLITAN
AUTOGRAFFI CONNECTION
Energy
THIRSTY PARROT
CUBANBEAN CARTERS

adega
MODERN MEDITERRANEAN
at the 9
heinen's
GROCERY STORE

PROSPECT AVE. & HURON RD.

A.J. ROCCO'S
Cleveland
GATEWAY bar + omi
Orangetheory FITNESS
hotel INDIGO
WILD EAGLE
Zaytoon Lebanese Kitchen
CITYTAP

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LOCATION MAP



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