



**4,442 SF Restaurant + 1,194 SF Patio**

PARKING

RESTAURANT SUBLEASE OPPORTUNITY IN OHIO CITY

**Ground-Floor Suite: 4,442 SF + 1,194 SF Patio**  
**1400 W 25th St, Cleveland, OH 44113**

**Sublease Rate | \$25.00/SF**

**NEWMARK**

CONTACT



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*Terry* **COYNE**.com



1400 W 25th St, Cleveland, OH



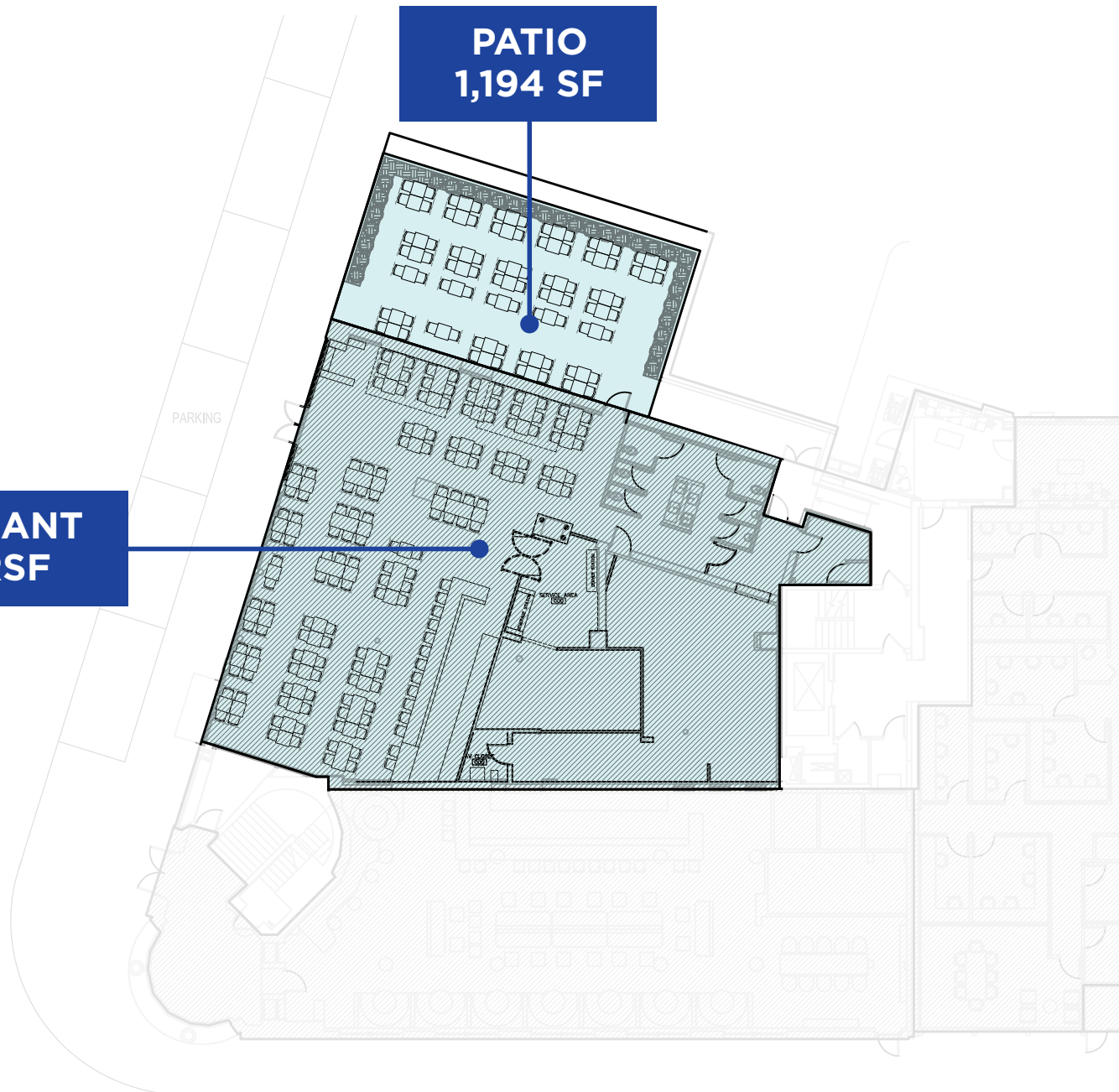
## FEATURES

- Exceptional Visibility on the Corner Of W 25th St and Detroit Ave.
- Outdoor Patio Space
- Gateway to Ohio City, Hingetown, Detroit Shoreway
- Convenient Access to Route 2, I-90, I-77, and I-71
- 1,000 New Residential Units Within 1/2 Mile
- Proximity to West Side Market with over 1 Million Annual Visitors and over 10,000 Visitors Every Saturday

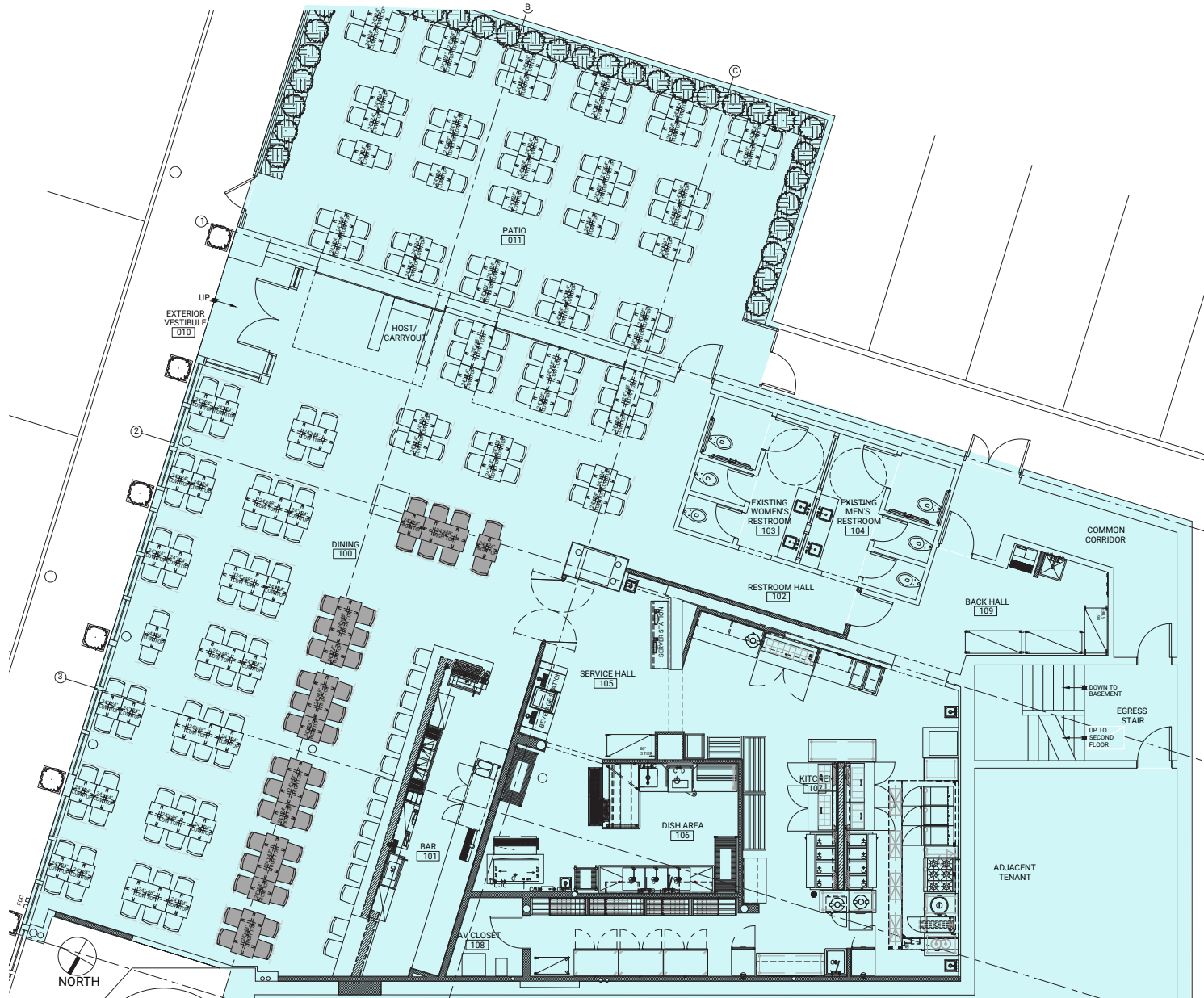
# SUBLEASE PREMISES

**PATIO**  
**1,194 SF**

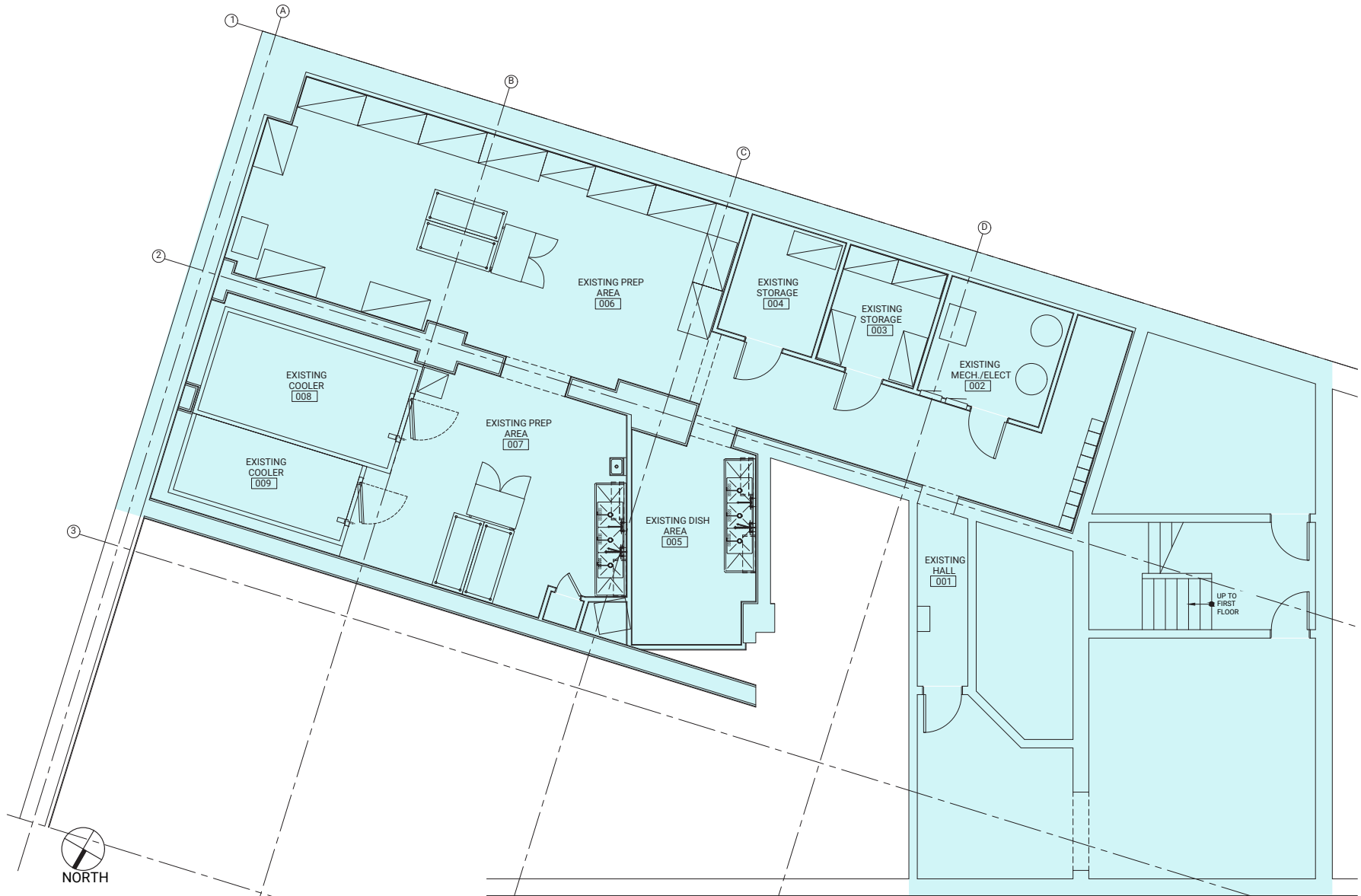
**RESTAURANT**  
**4,442 RSF**



# FLOOR PLAN: FIRST FLOOR



# FLOOR PLAN: BASEMENT



BASE CONSTRUCTION PLAN - BASEMENT

1/4" = 1'-0" 1

# SITE AERIAL



Lake Erie

C&P Ore Docks  
Whiskey Island

THE FLATS  
EAST BANK  
2  
11

THE FLATS  
WEST BANK  
IRISTOWN BEND PARK

1400 W 25th St

The Music Settlement

Garrett Morgan School of Engineering & Innovation  
Gateway to the World

THE HARP  
IRISH PUB AND RESTAURANT

PATRON SAINT  
JUKEBOX RESTAURANT

LEKK

Amba  
Modern Indian Cuisine

BANANA BLOSSOM  
THAI CUISINE

Cleveland Clinic  
Lutheran Hospital

Cleveland  
BAGEL

RISE & STAR  
Larder

Dave's  
Culsons

Wreck's  
CAFE

SAINT  
IGNATIUS  
Cleveland, June 1886

W. 25TH STREET  
AREA RETAIL

WEST SIDE MARKET  
CLEVELAND'S PUBLIC MARKET

MICHELLE'S  
HOMEMADE  
MARKET GARDEN  
BREWERY  
clandestine  
CHIPOTLE  
MEXICAN GRILL

NANO BREW

PINS  
MECHANICAL COMPANY

TOWN HAL  
CHSLAH  
Bartleby

## Residential Developments

- 1 **The Quarter**  
273 units
- 2 **West 25th Street Lofts**  
83 units
- 3 **Hingetown Lofts**  
19 units
- 4 **Church and State**  
161 units
- 5 **The Dexter**  
115 units
- 6 **Waterfront**  
204 units
- 7 **32 West**  
62 units
- 8 **Clinton West**  
70 units
- 9 **Edge 32**  
60 units
- 10 **The Vine**  
\$480K+ condominiums
- 11 **Nautica Waterfront**  
664 units-Stonebridge
- 12 **One West Twenty**  
500 units
- 13 **Grove Court**  
44 units
- 14 **The Edison**  
306 units
- 15 **Battery Park**  
526 residents





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