

FOR SUBLEASE

**1444 E. 49th Street
& 5100 St. Clair Ave**
Cleveland, Ohio 44103



**UNIQUE MULTI-USE SUBLEASE OFFERING
NEAR DOWNTOWN CLEVELAND**

**16,800 SF - 40,200 SF
AVAILABLE**

PROPERTY FEATURES



1444 E. 49th Street

AVAILABLE SF:	16,800 SF
FLOORS:	Two (2) 8,400 SF/Floor
ACREAGE:	0.36 AC 1.2 AC paved lot adjacent
CLEAR HEIGHT:	9'10"
DOCKS:	One (1) 8'x8' w/ leveler
DRIVE-INS:	One (1) 12'x10'
COLUMN SPACING:	13'x21'6"
POWER:	600A/ 240V / 3P 400A/ 240V / 3P
AMENITIES:	Sprinklered, 1.5T freight elevator, new roof
LEASE RATE:	Starting at \$3.50/SF NNN
PARKING:	Abundant and secure
LIFT:	Available



5100 St. Clair Avenue

AVAILABLE SF:	40,200 SF
FLOORS:	Four (4) 1-2: 13,250 SF 3-4: 6,850 SF
ACREAGE:	0.53 AC 0.28 Adjacent parking lot
CLEAR HEIGHT:	10'
DRIVE-INS:	Two (2) 10'x10'
AMENITIES:	Excellent downtown views, good for mixed uses including artists, vehicle showrooms, museums, etc.
LEASE RATE:	Starting at \$3.50/SF NNN
PARKING:	Abundant

PROPERTY FEATURES



COMMENTS

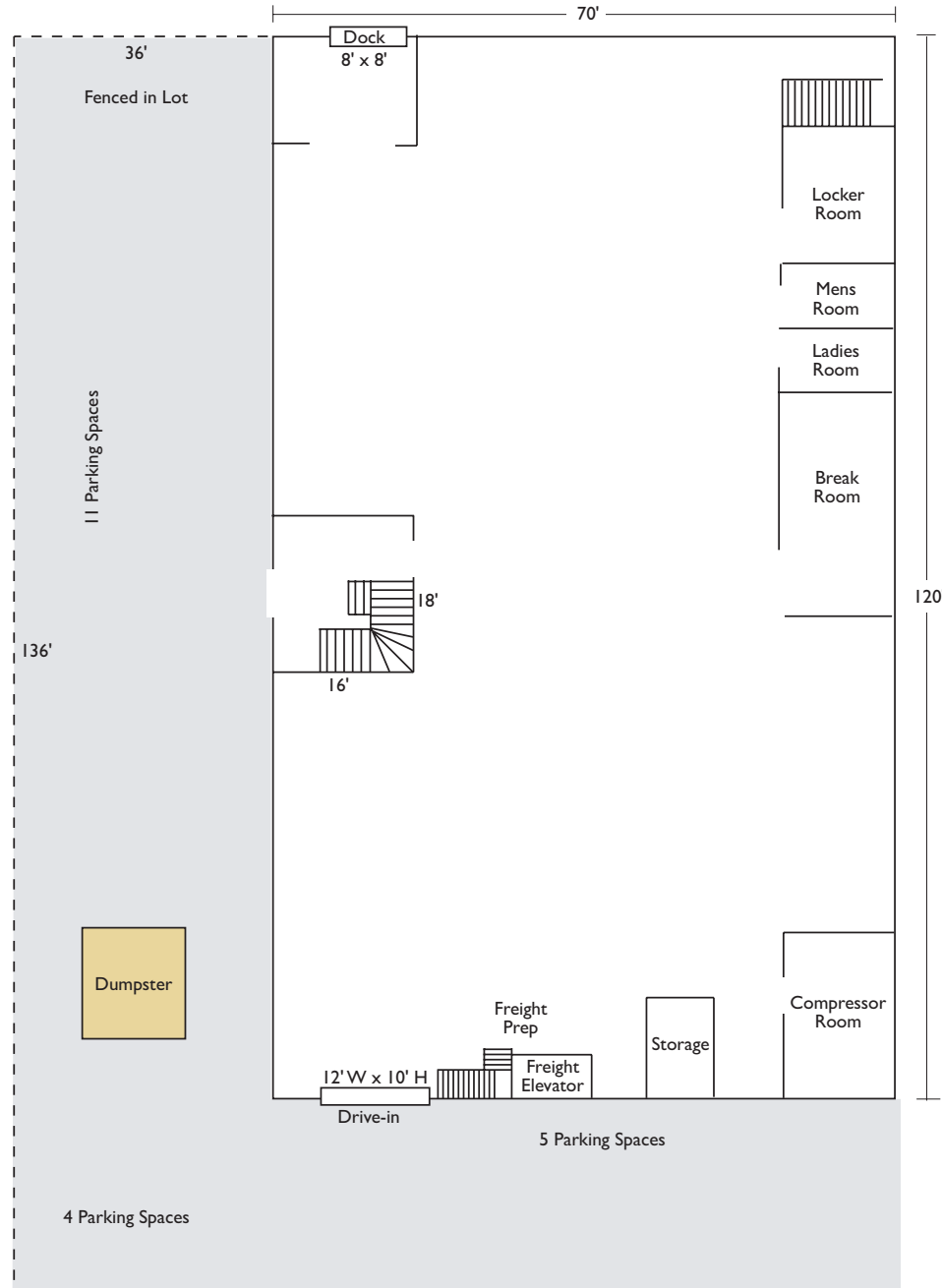
- Unique sublease offering located on the Ohio Technical College Campus
- The property is in a prime location for industrial or commercial uses with easy access to major highways and public transportation
- Surrounded by a vibrant and diverse neighborhood with plenty of dining, entertainment, and cultural options nearby
- Excellent access to Downtown Cleveland and its attractions such as the Rock and Roll Hall of Fame, three major-league sports teams, and some of the best theater in the country at Playhouse Square!

1444 E. 49th Street PHOTOS

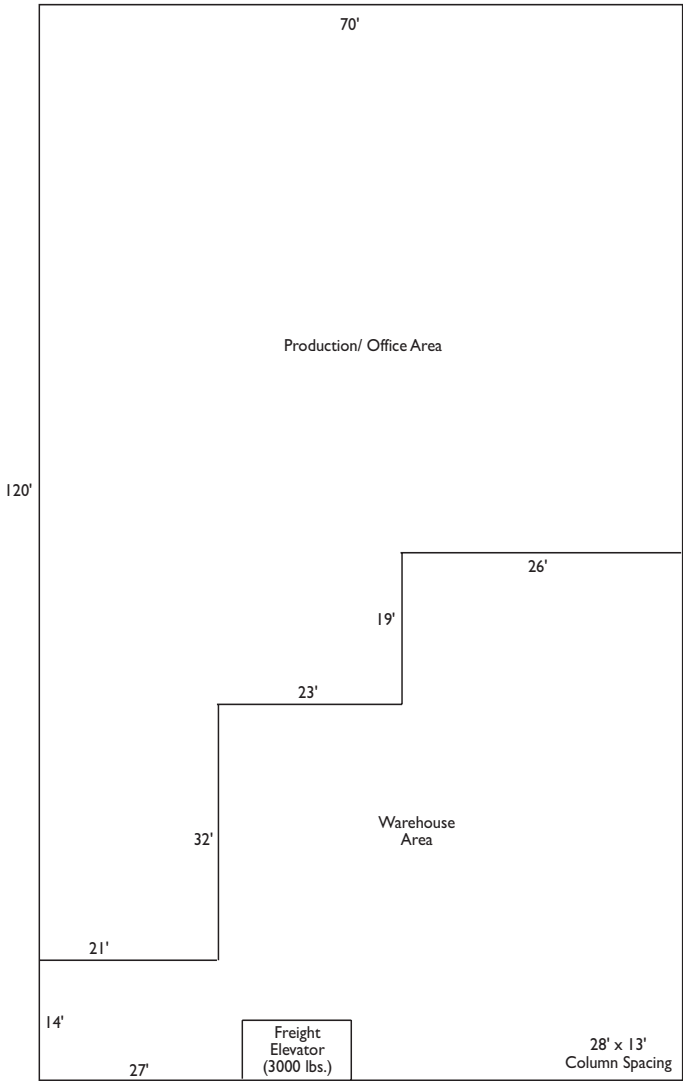


1444 E. 49th Street FLOOR PLAN

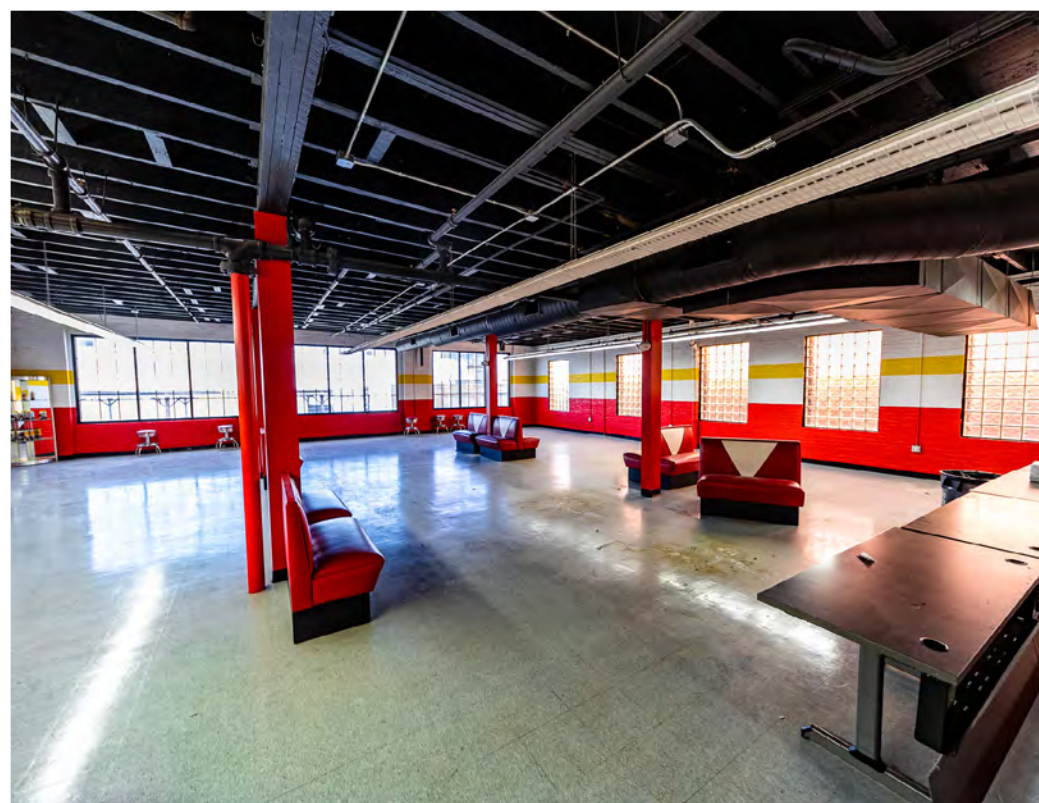
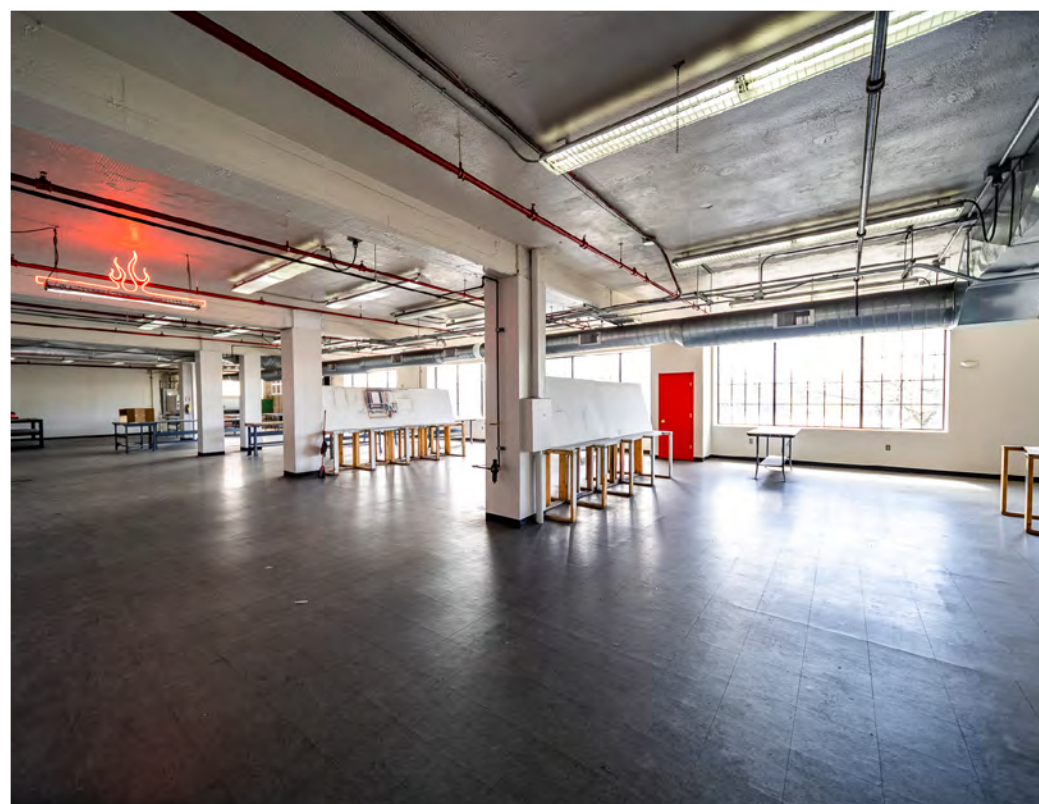
FIRST FLOOR



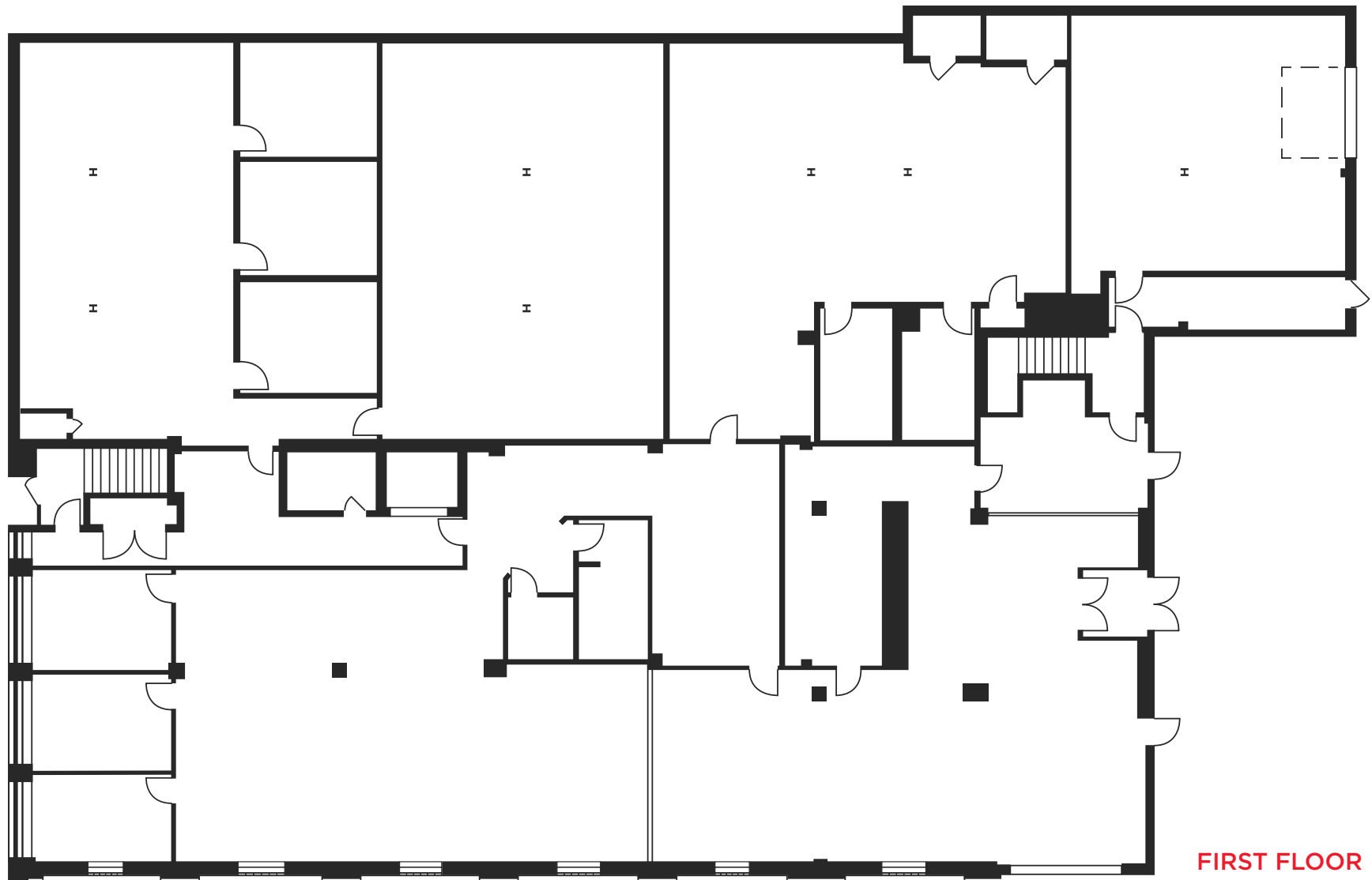
SECOND FLOOR



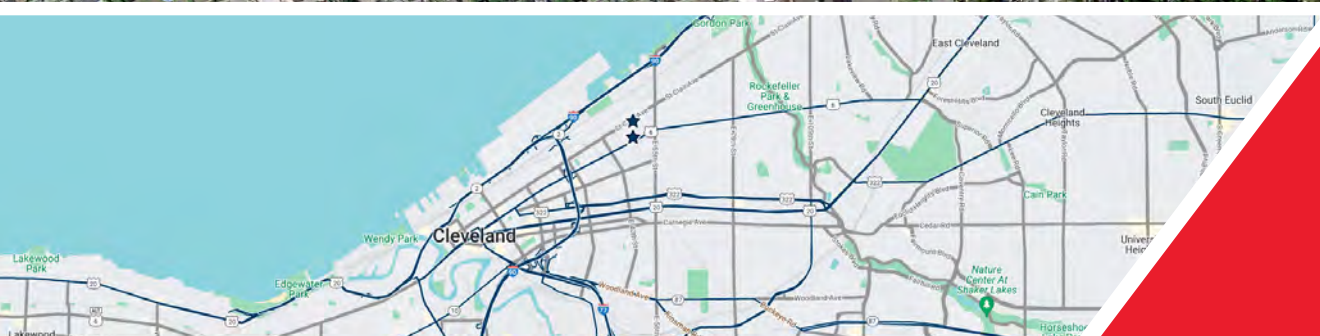
5100 St. Clair Ave PHOTOS



5100 St. Clair Ave
FLOOR PLAN




PROPERTY AERIAL MAP



Easy access to I-90

1444 E. 49TH STREET & 5100 ST. CLAIR AVENUE, CLEVELAND, OHIO 44103



ELIOT KIJEWSKI, SIOR
Principal
+1 216 525 1487
ekijewski@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com