

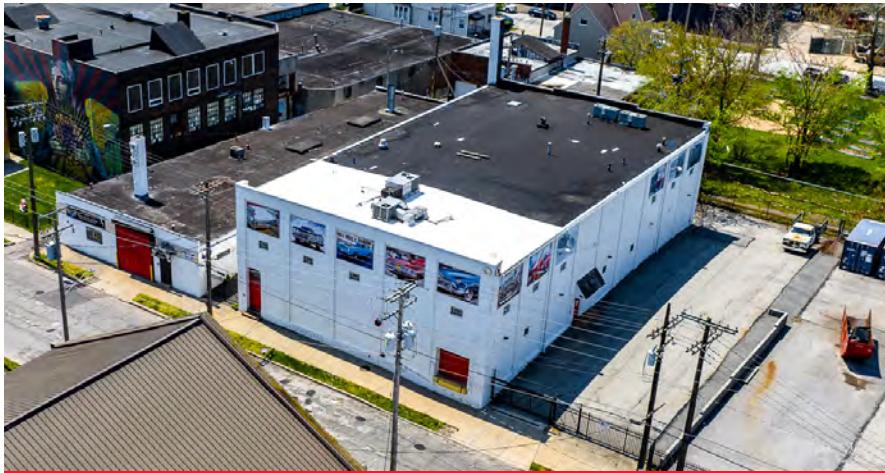
FOR SUBLEASE
**1444 E. 49th Street
& 5100 St. Clair Ave**
Cleveland, Ohio 44103



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

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

PROPERTY FEATURES



1444 E. 49th Street

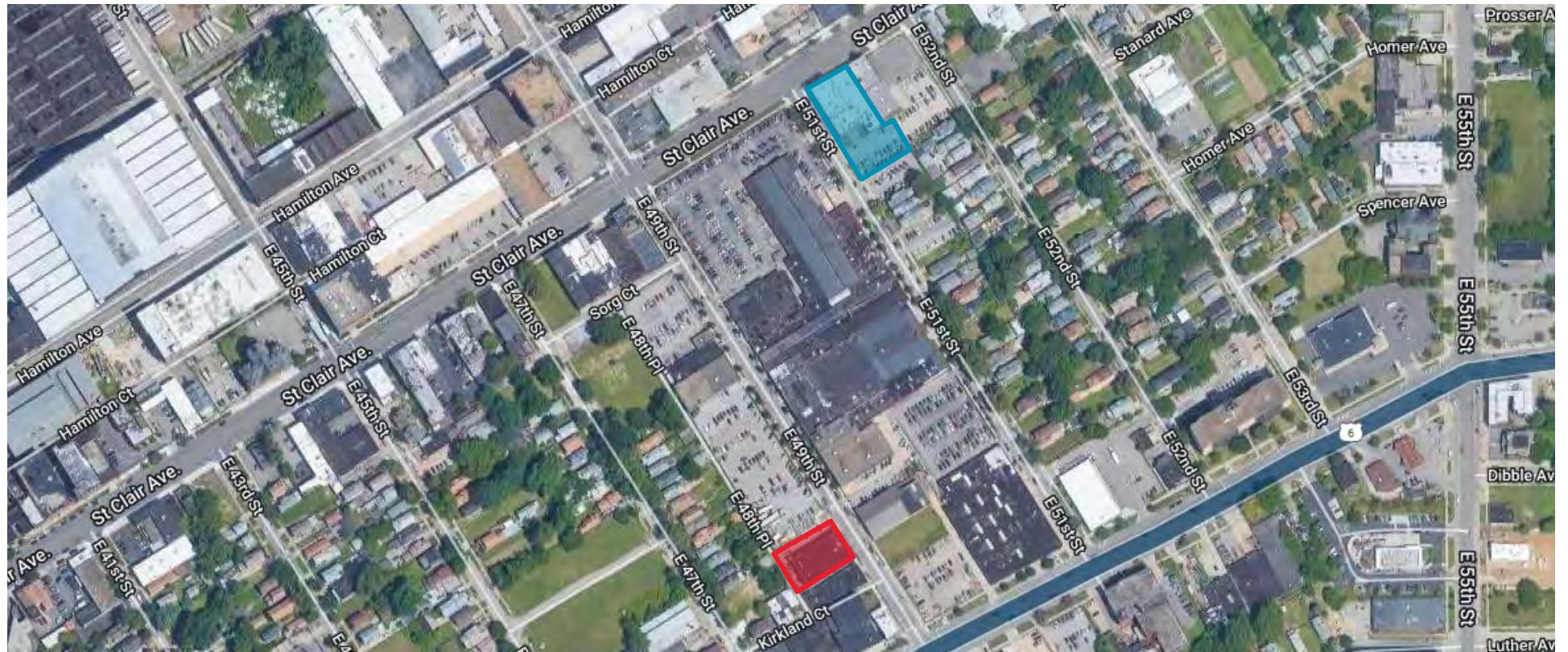
AVAILABLE SF:	16,800 SF
FLOORS:	Two (2) 8,400 SF/Floor
ACREAGE:	0.36 AC 1.2 AC paved lot adjacent
CLEAR HEIGHT:	9'10"
DOCKS:	One (1) 8'x8' w/ leveler
DRIVE-INS:	One (1) 12'x10'
COLUMN SPACING:	13'x21'6"
POWER:	600A/ 240V / 3P 400A/ 240V / 3P
AMENITIES:	Sprinklered, 1.5T freight elevator, new roof
LEASE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

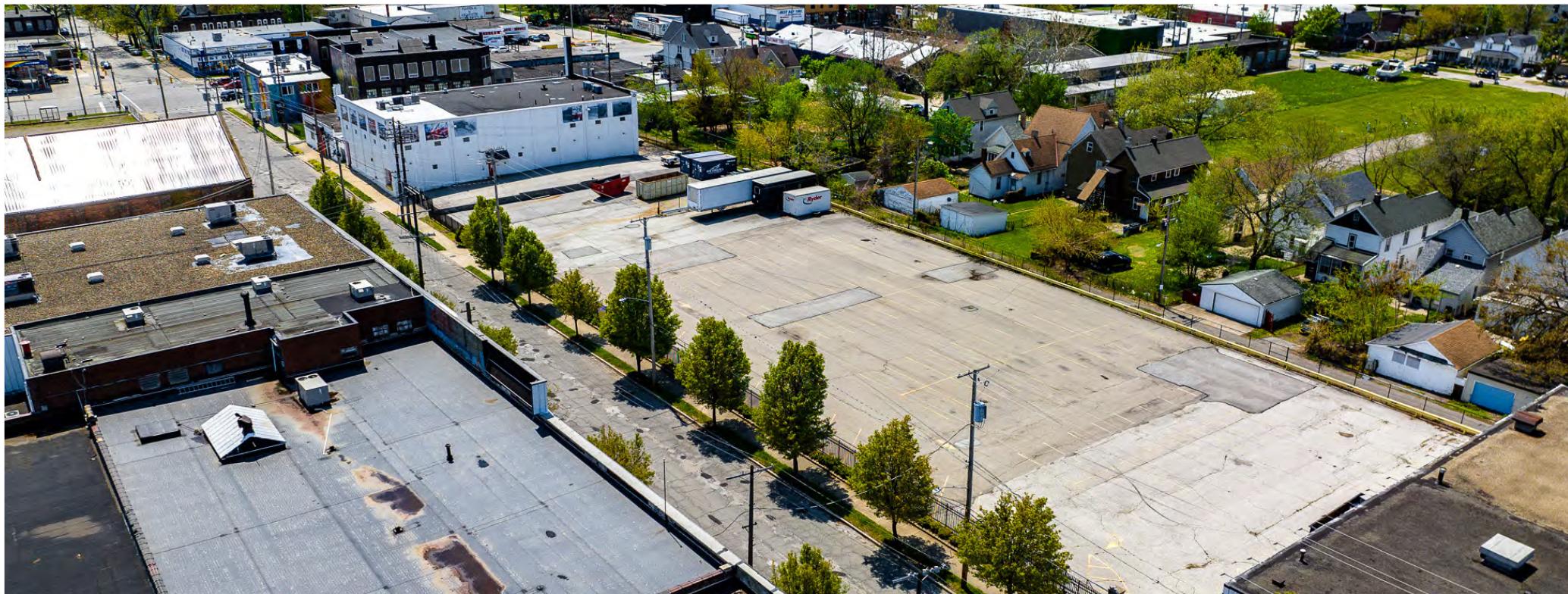
PROPERTY FEATURES



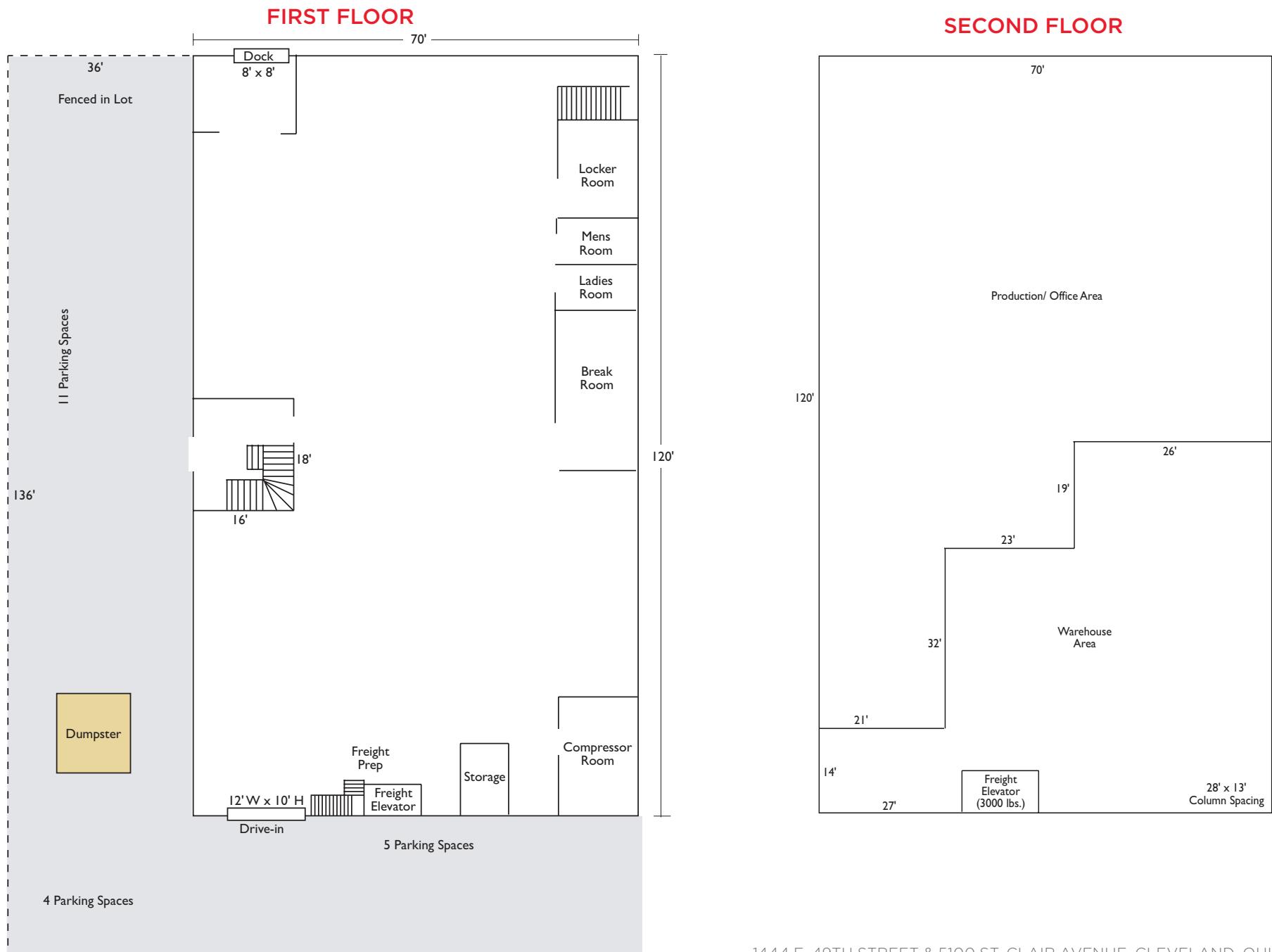
COMMENTS

- 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!

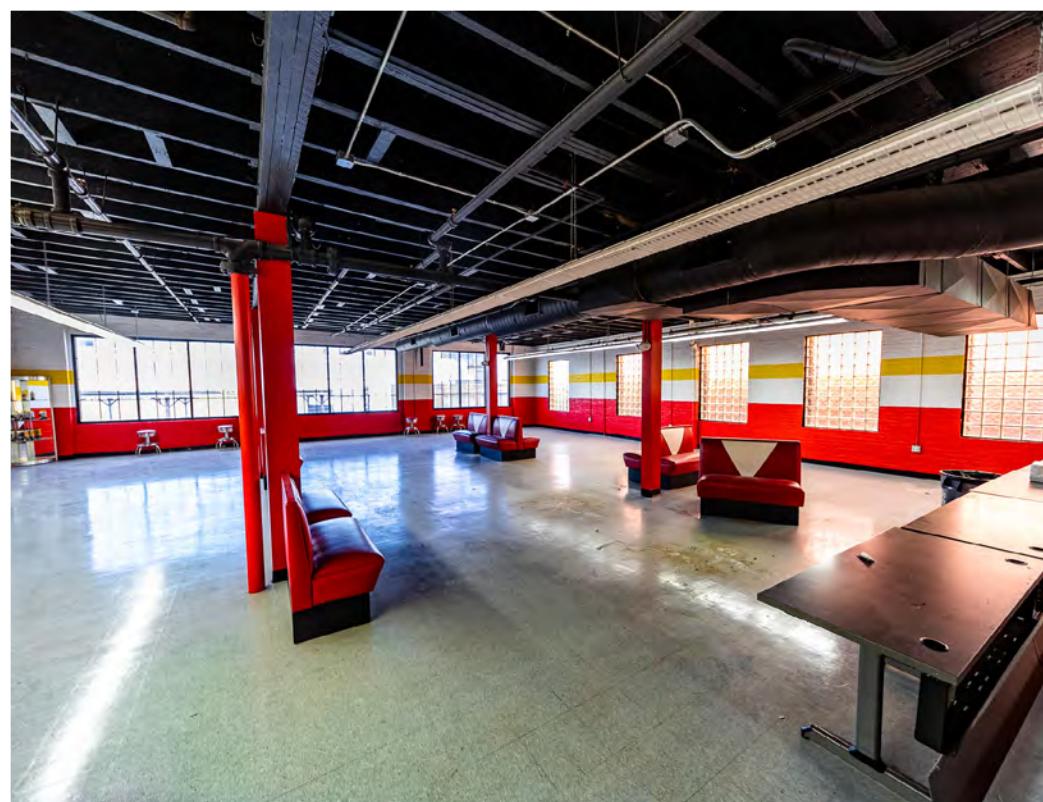
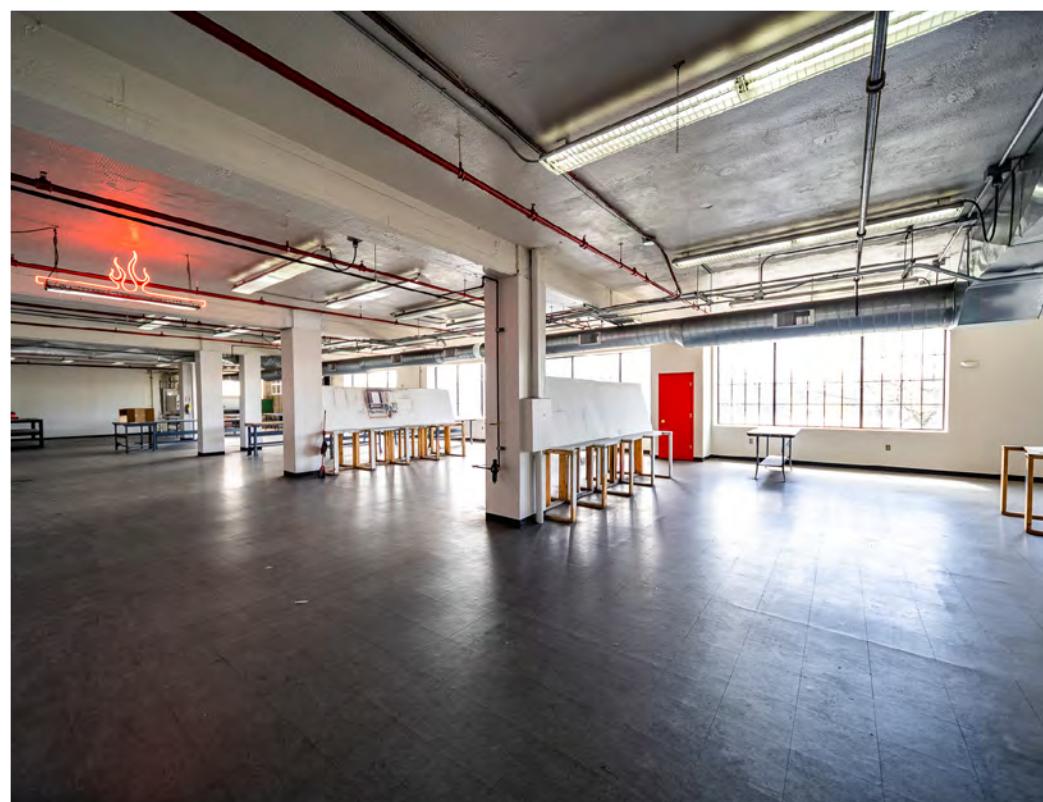
1444 E. 49th Street PHOTOS



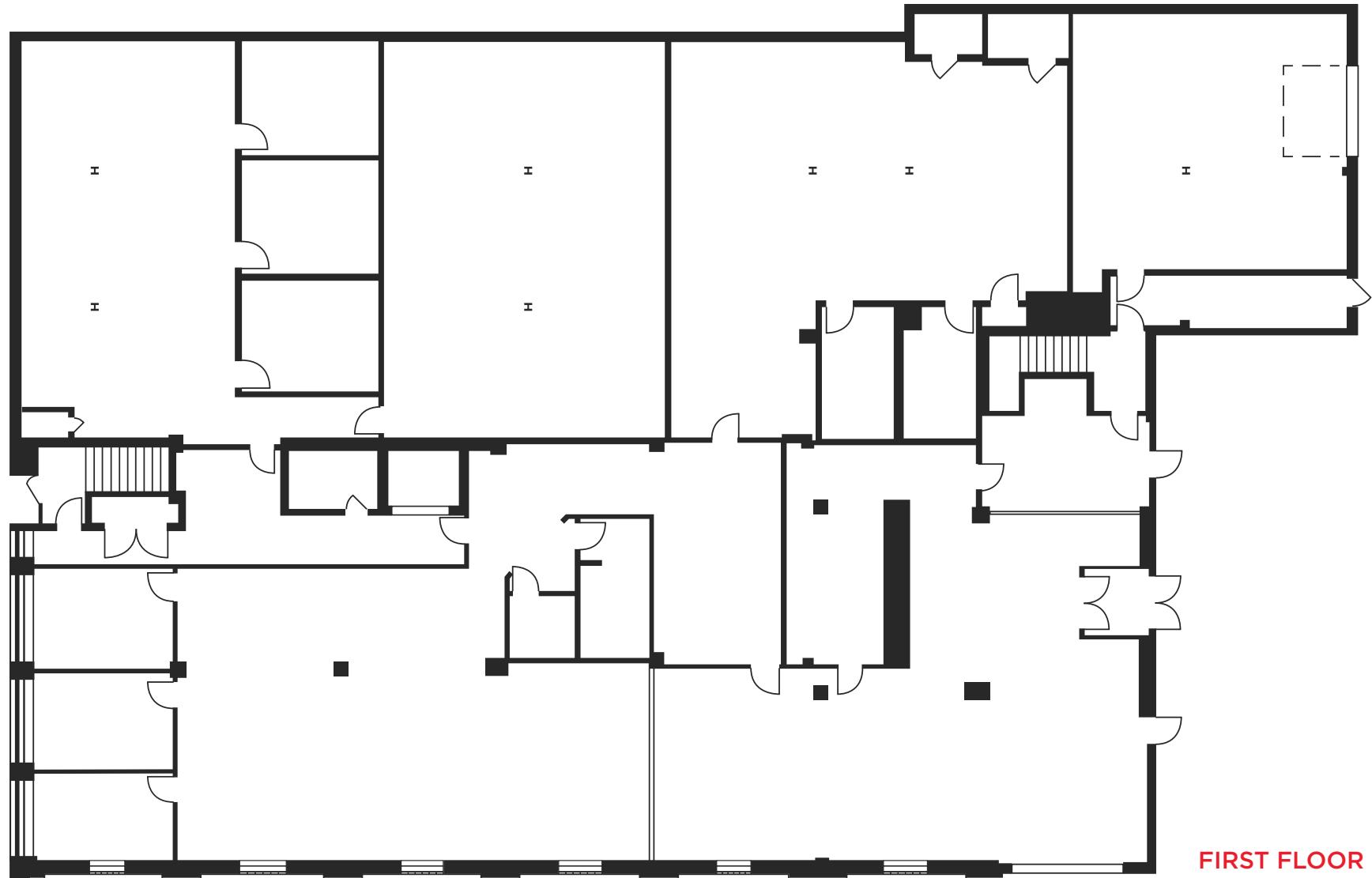
1444 E. 49th Street FLOOR PLAN



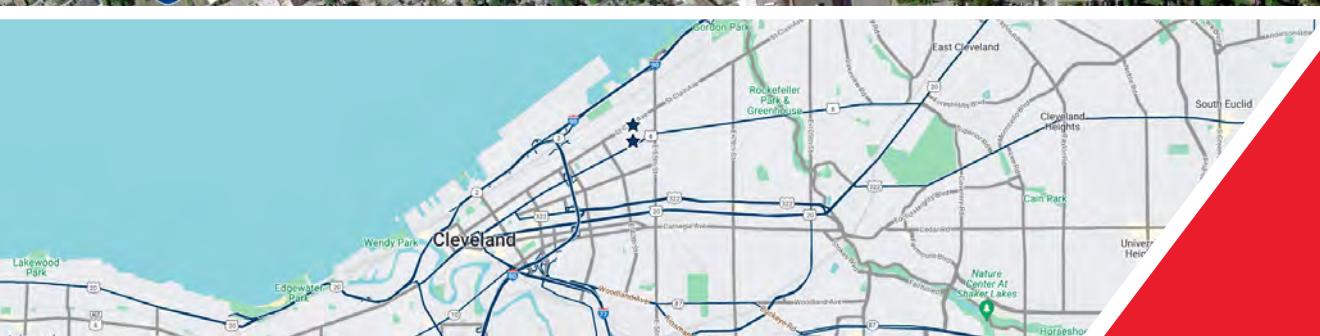
5100 St. Clair Ave PHOTOS



5100 St. Clair Ave
FLOOR PLAN



PROPERTY AERIAL MAP



Easy access to I-90



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