



4806 HAMILTON AVE.
CLEVELAND, OH 44114

AVAILABLE

DOWNTOWN CREATIVE FLEX LOFTS
WITH NATURAL LIGHT & UNBEATABLE VIEWS





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THE MAKER BUILDING



The Maker Building is prominently located in the heart of the St Clair / Superior neighborhood, home to a diverse mix of businesses including art studios, restaurants, manufacturers, and nonprofits.

Since acquiring the property in 2018, Ownership has invested over \$1M in Building Improvements and Interior Spaces. New power, electric, plumbing, gas and sprinklers have been installed, along with lobby lighting, building directory, fire life-safety and security systems. Building neighbors include local community-based organizations and businesses including Skidmark Garage, MotoGo, Dave Crider Designs and Alchemy Studio. Oversized windows line the spaces offering 360° of natural light and views of the Cleveland Skyline and Lake Erie. Ample paved and secured parking is available, a true rarity for downtown.

PROPERTY INFORMATION

ADDRESS	4806 HAMILTON AVE, CLEVELAND, OHIO 44114
AVAILABLE	10,360 – 31,080 SF
PARKING	56 GATED SURFACE SPACES
FREIGHT ELEVATOR	7' X 8.5' / 6,000 LB CAPACITY
ZONING	<u>GENERAL INDUSTRIAL</u>

- › Views of the Cleveland Skyline and Lake Erie
- › Abundant natural light
- › Ample gated / secured parking
- › Directory signage
- › Located at hard corners of St Clair Ave & E. 49th (signalized) and Hamilton Ave. & E 49th
- › Frontage on St. Clair Ave. (103.96') & Hamilton Ave. (103.72')
- › Great Highway Access at I-90 (1.5 miles) and I-77 / I-480 Interchange (2.5 miles)

FOR USERS, INVESTORS, AND VISIONARIES ALIKE — THIS IS A RARE CHANCE TO SHAPE SPACE WITHIN A THRIVING MAKER COMMUNITY!

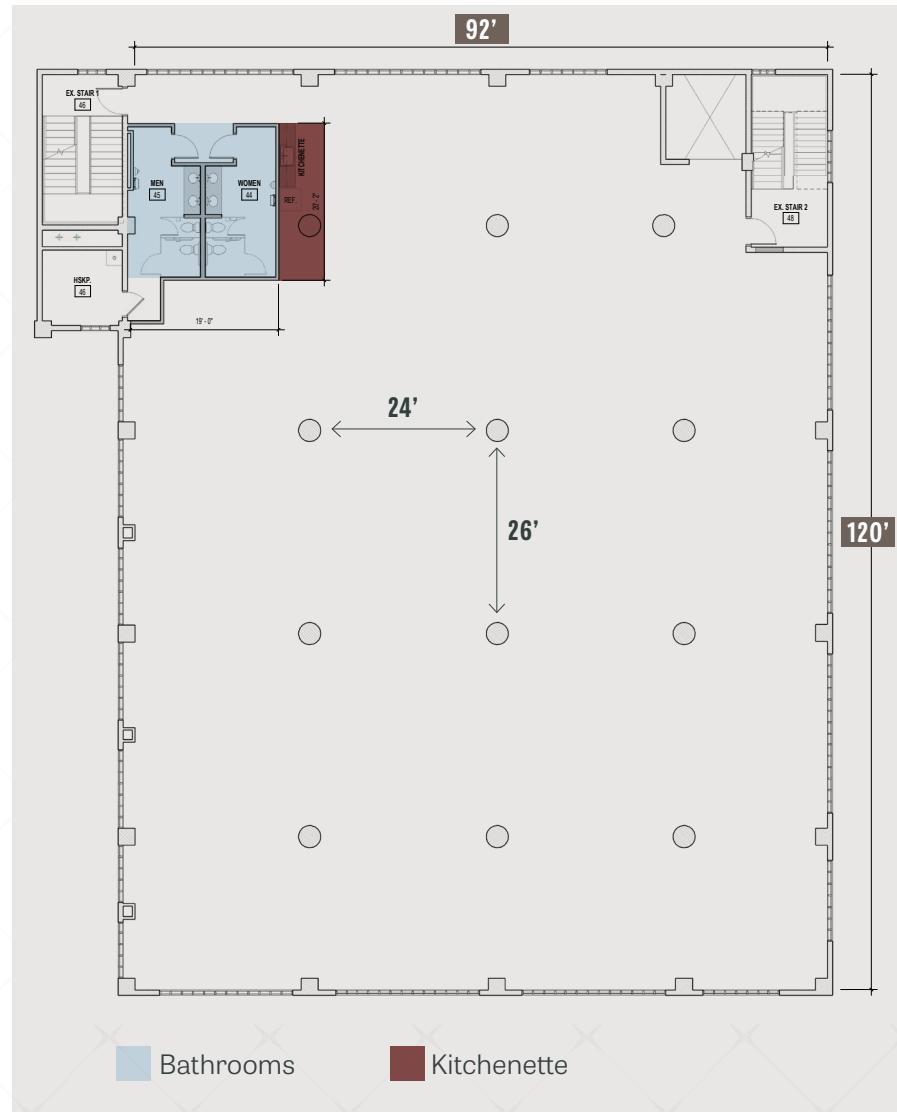
UNIT 2

AVAILABILITY	10,360 SF
DOCK	ONE DOCK SUITABLE FOR PICK-UP & BOX TRUCK LOADING
CLEAR HEIGHT	13'
COLUMN SPACING	24' X 26'
POWER	480V/3PH/600A
HEAT	REZNOR GAS HEATING UNITS
FIRE SPRINKLERS	WET
FREIGHT ELEVATOR	7' X 8.5' / 6,000 LB CAPACITY
RECENT UPGRADES (PAST 2-3 YEARS)	NEW RESTROOMS, LED LIGHTING, FIRE SPRINKLERS, ELECTRICITY, GAS-FIRED REZNOR HEATERS

ASKING RATE

**\$5.75 / SF
MODIFIED GROSS**

2ND FLOOR

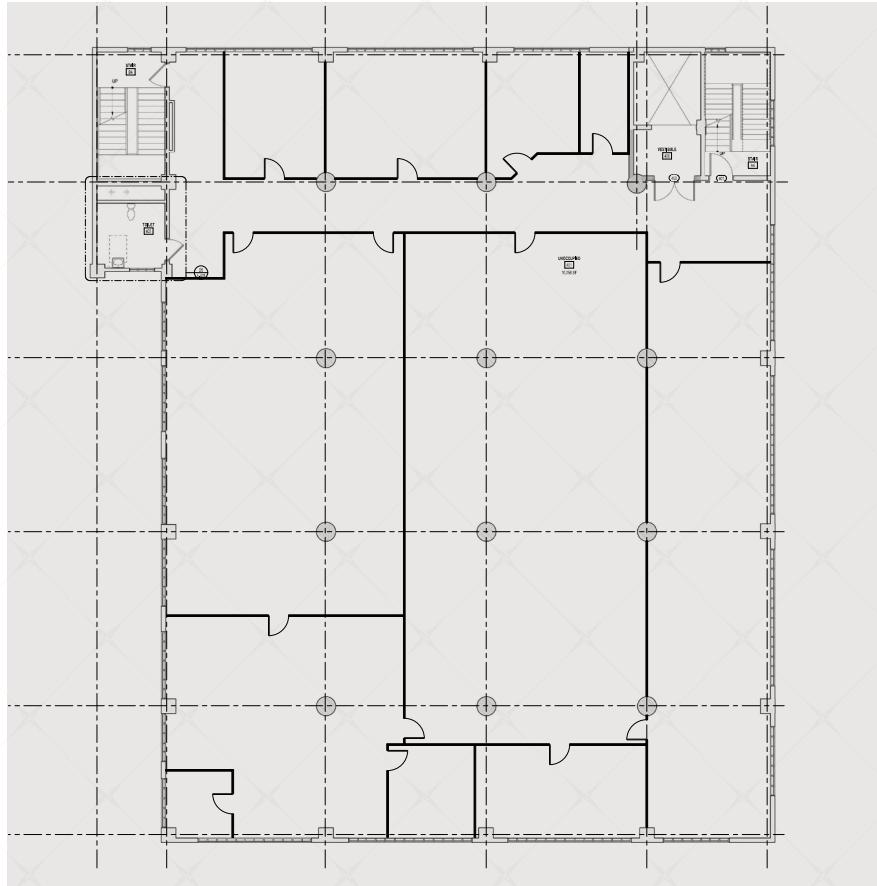


UNITS 5 & 6

[CONTACT AGENT FOR PRICING](#)

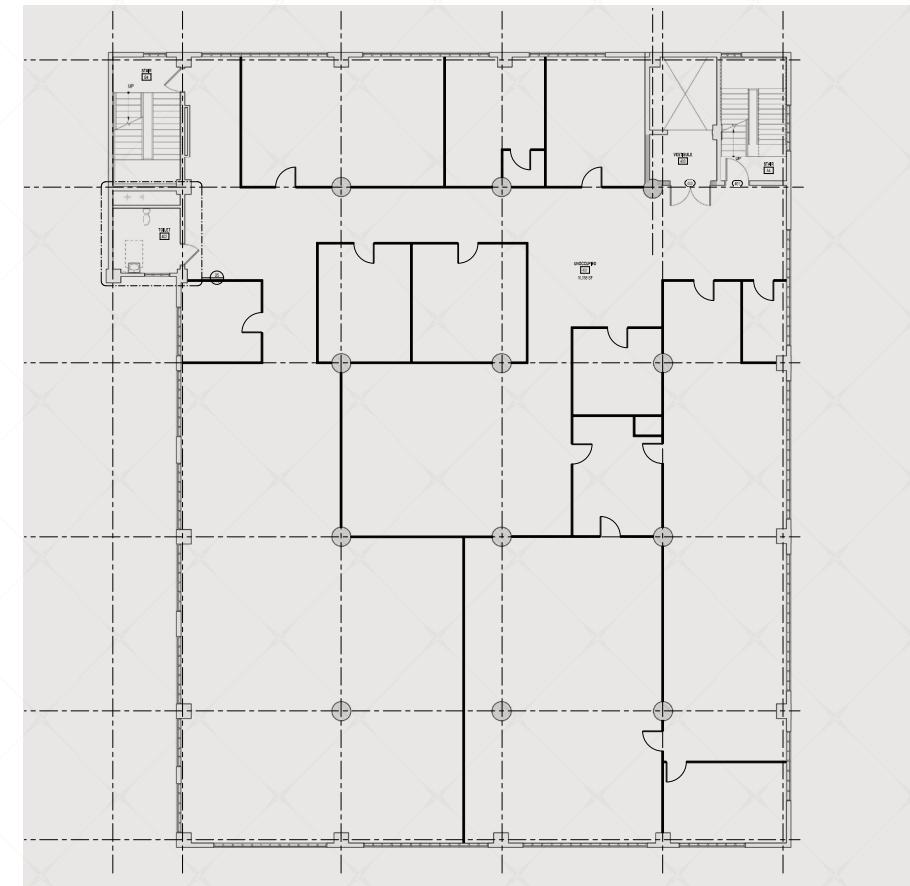
Up to 20,720 SF available across the 5th and 6th floors of the Maker Building—an exceptional opportunity for users seeking creative control or investors looking for income with upside. These floors can be leased together or bundled with a full-building acquisition, offering flexibility for those interested in establishing a presence in Cleveland's dynamic St. Clair-Superior neighborhood.

5TH FLOOR



The spaces feature flexible layouts with oversized windows, 360° views of the Cleveland skyline and Lake Erie, and direct dock access via a freight elevator and main stairwell. These upper levels offer a blank canvas ready for transformation to suit a wide range of uses.

6TH FLOOR

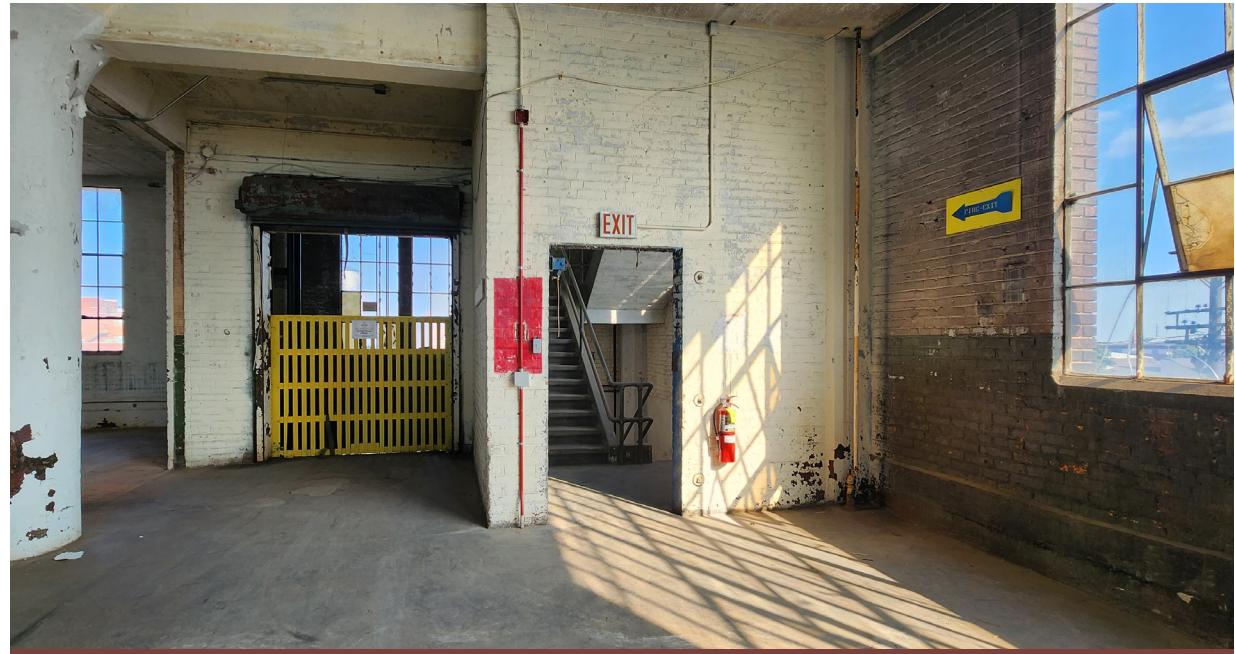




PROPERTY PHOTOS



MAIN STAIRWELL TO AVAILABLE FLOORS



FREIGHT ELEVATOR & MAIN STAIRWELL ACCESS



TYPICAL SPACE — OVERSIZED WINDOWS OFFER 360 VIEW OF CLEVELAND

ADDITIONAL PHOTOS



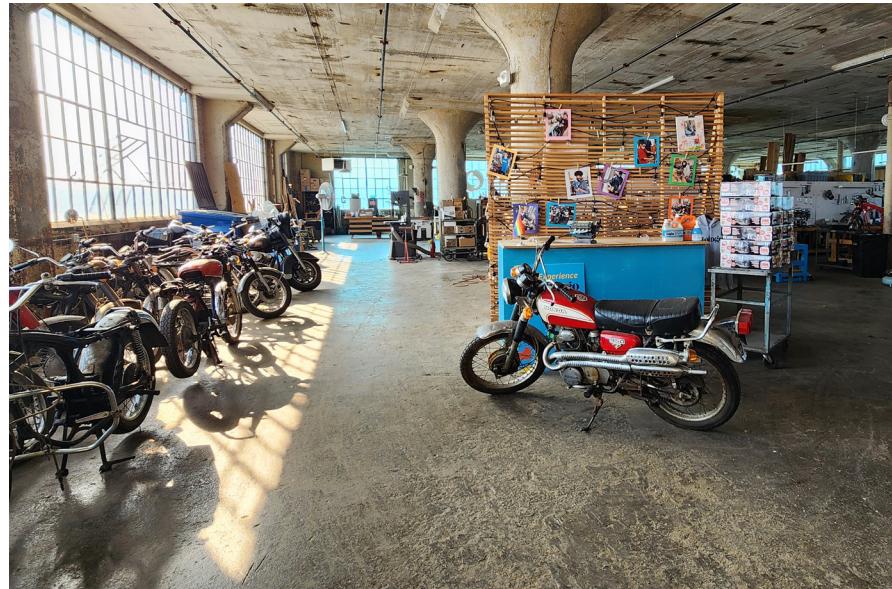
MOTOGO BREAK AREA - 3RD FLOOR



56 GATED/SECURED PARKING SPACES



ACCESS FROM ST CLAIR



ABUNDANT NATURAL LIGHT & CREATIVE TENANTS IN BUILDING



DIRECTORY SIGNAGE



AVAILABLE

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