

Rare Office Building | For Sale

CBRE

± 23,314 SF Office
Building for Sale with Parking

1432-1444 Hamilton Avenue
Cleveland, OH 44114

Downtown Building located near Campus District in close proximity to Cleveland Central Business District



Rare Office Building for Sale with Parking
1432-1444 Hamilton Avenue | Cleveland, OH 44114

For Sale



Rare Office Building for Sale with Parking
1432-1444 Hamilton Avenue | Cleveland, OH 44114

For Sale

Offering Overview

- + ±23,314 SF Office Building available for Immediate Occupancy
- + Why pay rent? Ideal for Owner/Occupier
- + Downtown Building located near Campus District in close proximity to Cleveland Central Business District. Excellent access to E 9th Street, Shoreway, & Innerbelt
- + Adjacent Parking Lot Included

Pricing:

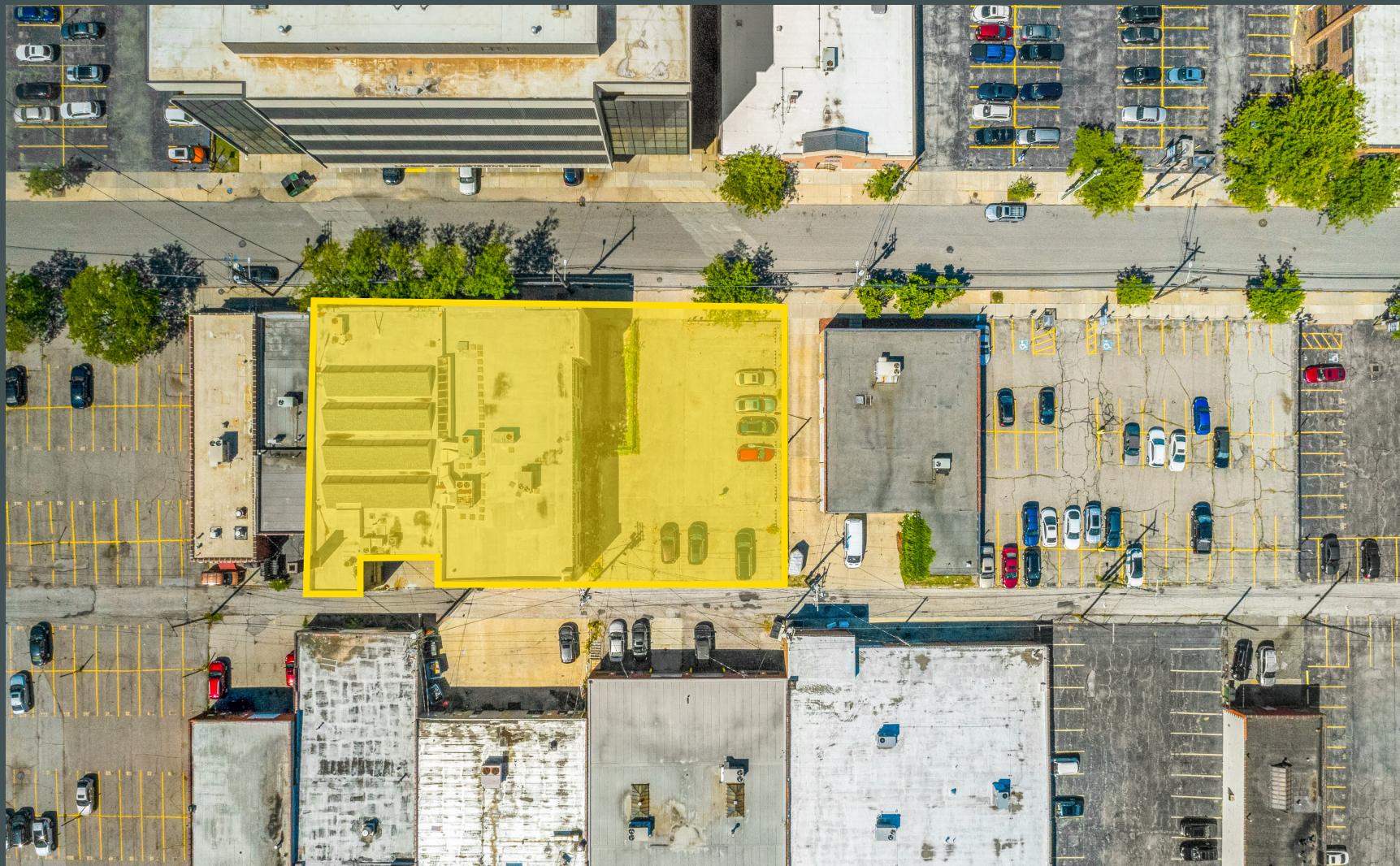
\$1,500,000 / \$64.34 psf



Rare Office Building for Sale with Parking
1432-1444 Hamilton Avenue | Cleveland, OH 44114

For Sale

Offering Overview



Rare Office Building for Sale with Parking
1432-1444 Hamilton Avenue | Cleveland, OH 44114

For Sale

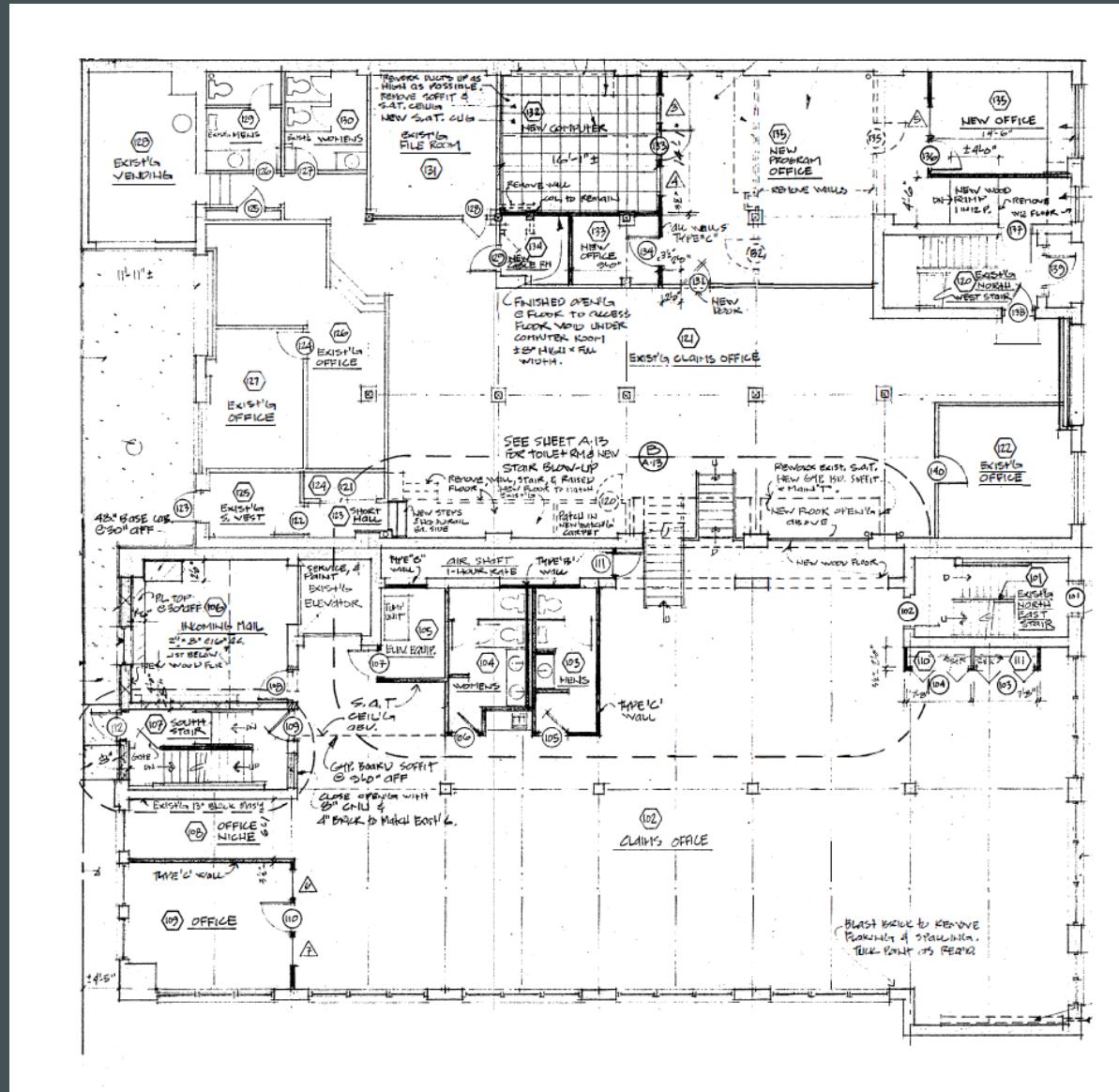
Interior Photos



Rare Office Building for Sale with Parking 1432-1444 Hamilton Avenue | Cleveland, OH 44114

For Sale

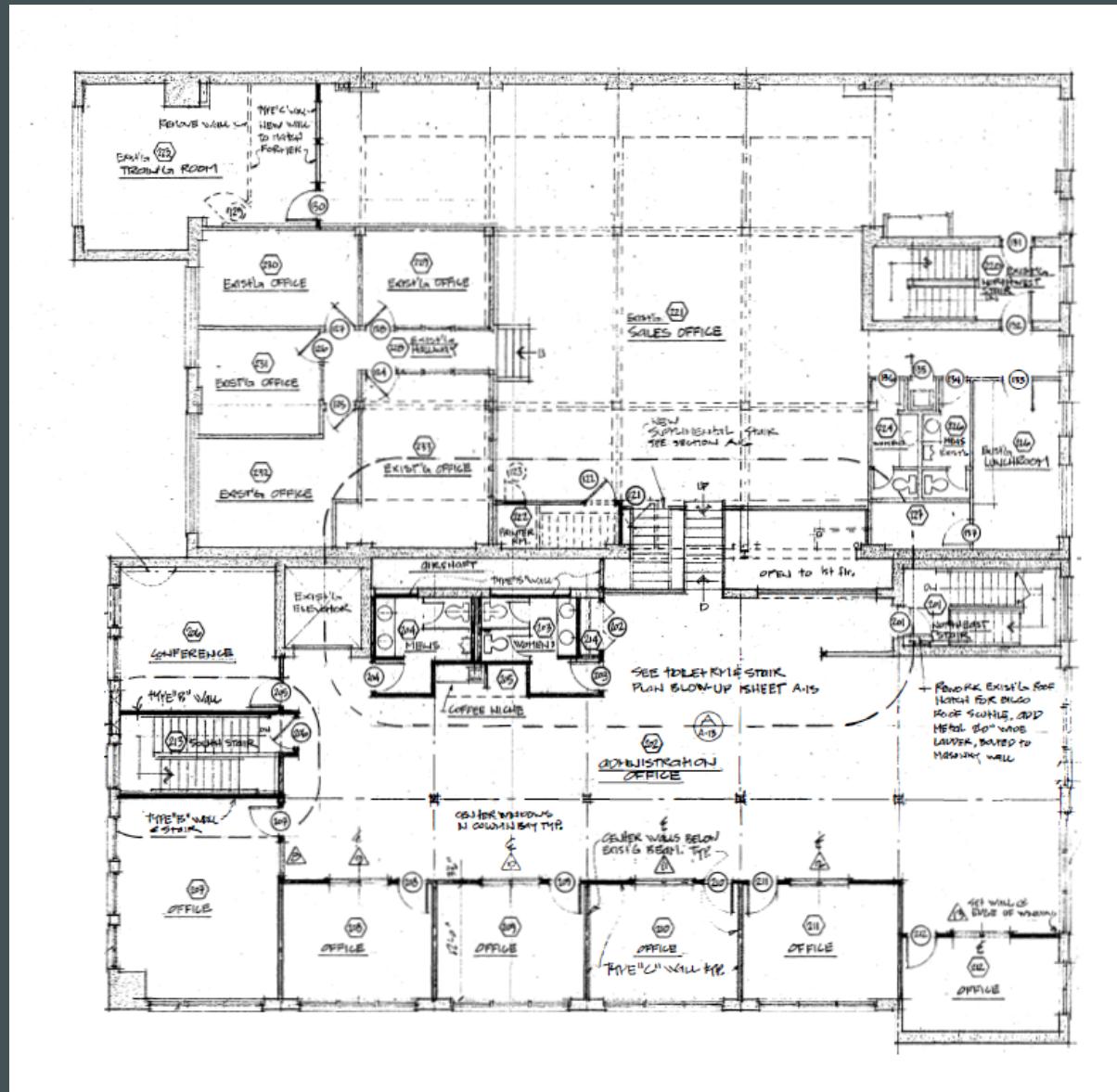
Floor Plan: 1st Floor



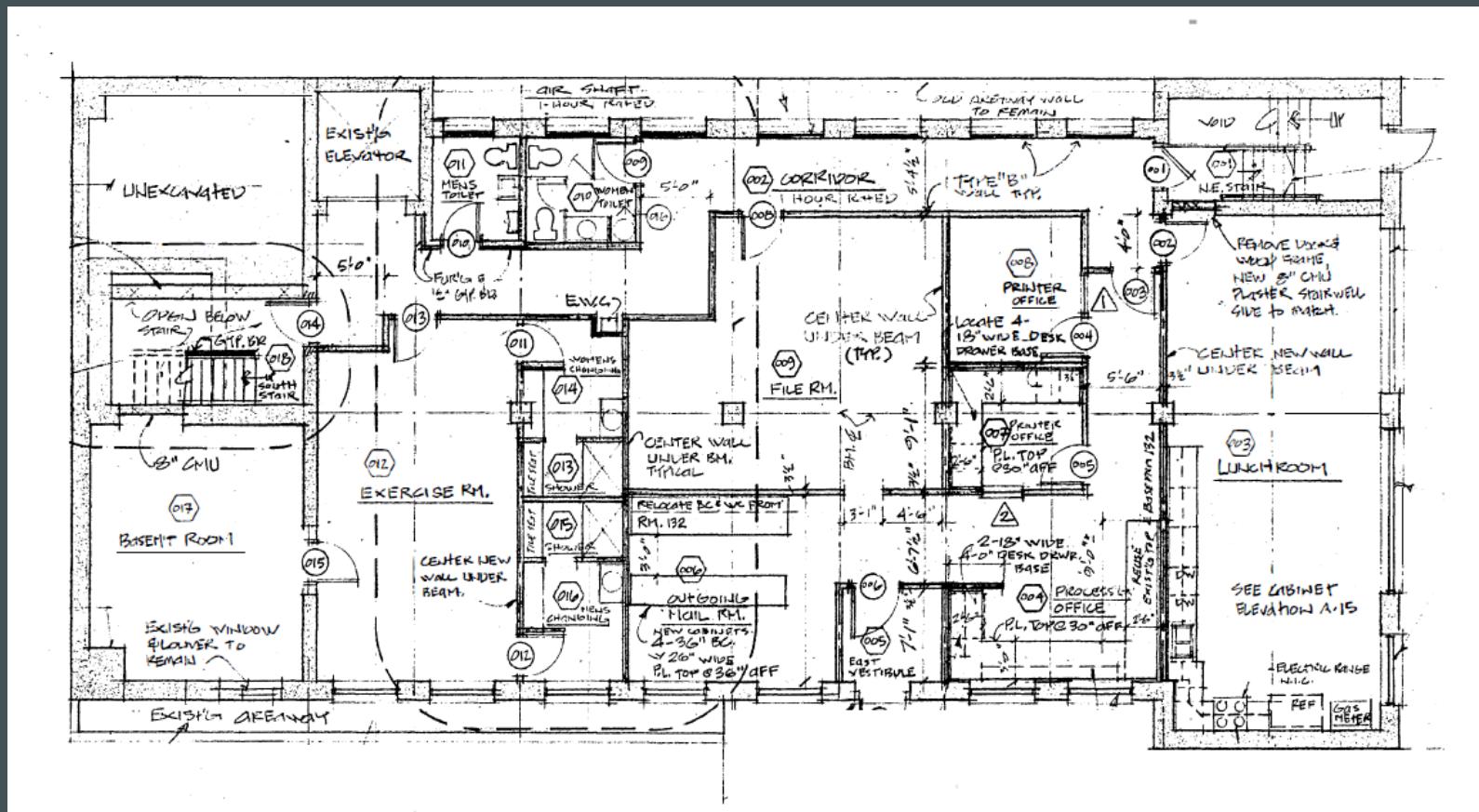
Rare Office Building for Sale with Parking 1432-1444 Hamilton Avenue | Cleveland, OH 44114

For Sale

Floor Plan: 2nd Floor



Floor Plan: Sub-Floor



Rare Office Building for Sale with Parking

1432-1444 Hamilton Avenue | Cleveland, OH 441114

For Sale



Downtown Cleveland RETAIL TRADE AREA

WORKFORCE & INNOVATION

- 105,000 jobs in Downtown Cleveland
- 318 MSF total office space
- Fortune 500 HQs: Sherrin Williams & KeyBank
- Largest "Job Hub" in Ohio
- #4 in Midwest attracting biomedical investment dollars
- 8th fastest growing market for tech talent

LIVING

- 20,000+ Residents live in downtown
- Largest downtown population in Ohio
- 89% occupancy rate
- Monthly rent for a one bedroom apartment: \$818 - \$1,934

HOSPITALITY MARKET

- 19 Hotels totaling 4,853 rooms
- Average daily room rate - \$183.25
- Two AAA Four Diamond Hotels

DINING

- Over 250 restaurants and clubs
- Known for award winning cuisine and nationally acclaimed chefs

SPORTS & ENTERTAINMENT

- Three pro sports teams: Cleveland Browns, Cleveland Indians, Cleveland Cavaliers
- Jack Casino 13M annual visitors
- Rocket Mortgage Fieldhouse: 2M visitors and over 200 events per year

MAJOR ATTRACTIONS

- Playhouse Square: Second largest theater district in the U.S.
- Rock n' Roll Hall of Fame
- Cleveland Aquarium
- Great Lakes Science Center
- Huntington Convention Center: \$90 - \$100 million of economic impact

Sources:

- Downtown Cleveland Alliance
- BioEnterprise
- CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Demographic Overview 5 Mile Radius

\$58,740
Avg. Household Income

336,570
Employees

102,885
Household

\$102,241
Avg. Household Value

221,628
Population

34.6
Median Age

Contact Us

George Stevens, SIOR, CCIM
Senior Vice President
+1 216 363 6438
george.stevens@cbre.com

Mark Truesdell
Vice President
+1 216 219 4241
mark.truesdell@cbre.com

CBRE
950 Main Avenue
Suite 200
Cleveland, OH 44113

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.