



Adjacent to New Cavs Training Facility!

For Sale or Lease

**46,000 SF OF PRIME REDEVELOPMENT SPACE**

South Bank of Cuyahoga River, 2338 Canal Road, Cleveland, Ohio 44113

# 2338 CANAL ROAD

## CLEVELAND, OHIO 44113

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### HIGHLIGHTS

- Excellent owner/user opportunity
- Fantastic highway access with exceptional building access via I-77 at East 9th Street
- Adjacent to Downtown Cleveland's \$3.5 Billion Bedrock Cuyahoga Riverfront Transformation
- Close proximity to inexpensive parking
- Signage and naming rights available

### AVAILABLE SPACE

**46,000 SF Building**  
*11,500 SF of beam/brick space per floor*

### LEASE RATE

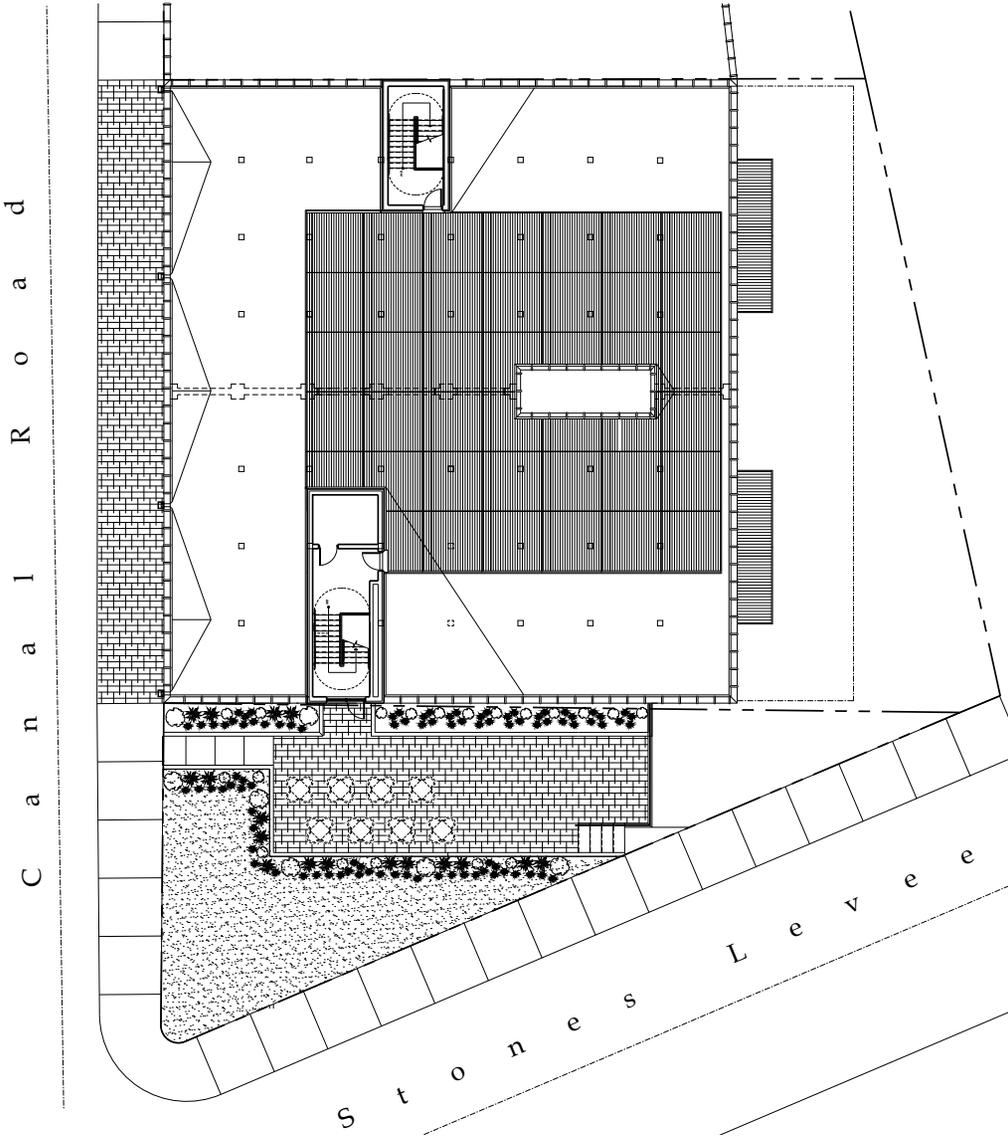
**\$15.00/SF Base Rent**

### ASKING PRICE

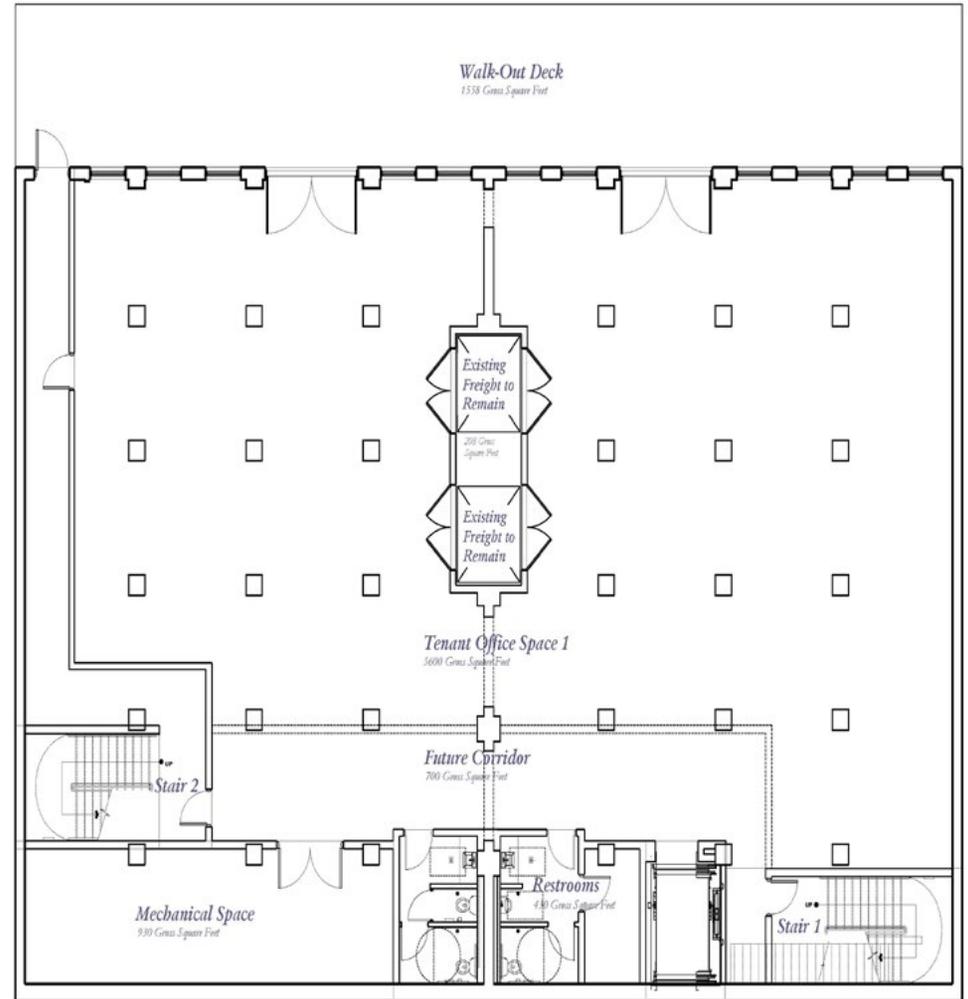
**Negotiable**



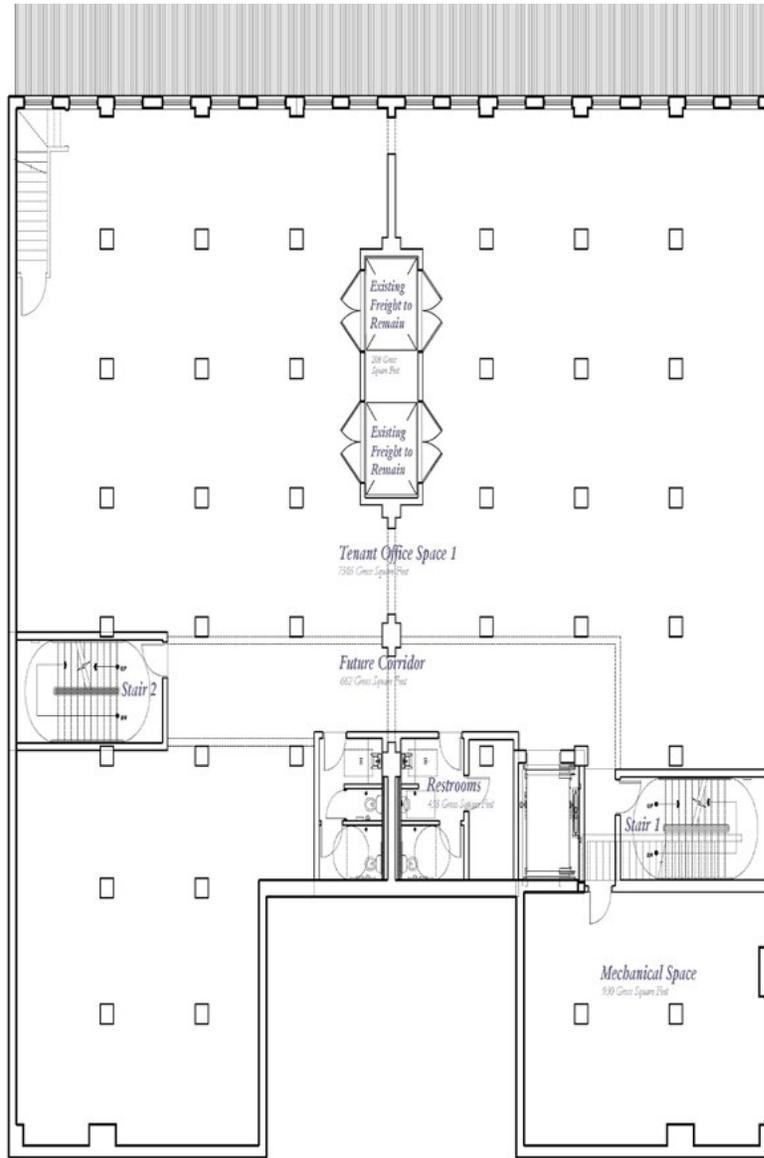
2338 CANAL ROAD  
CLEVELAND, OHIO 44113



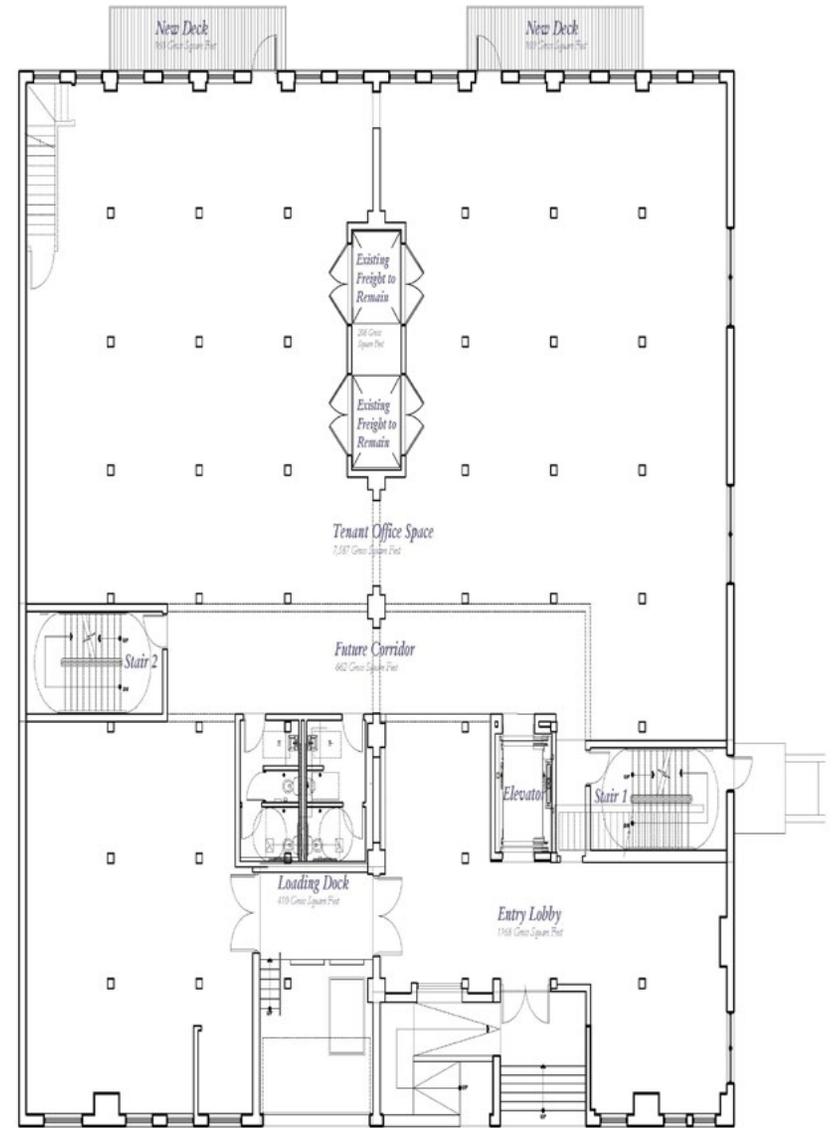
**SITE PLAN**



**FIRST FLOOR**

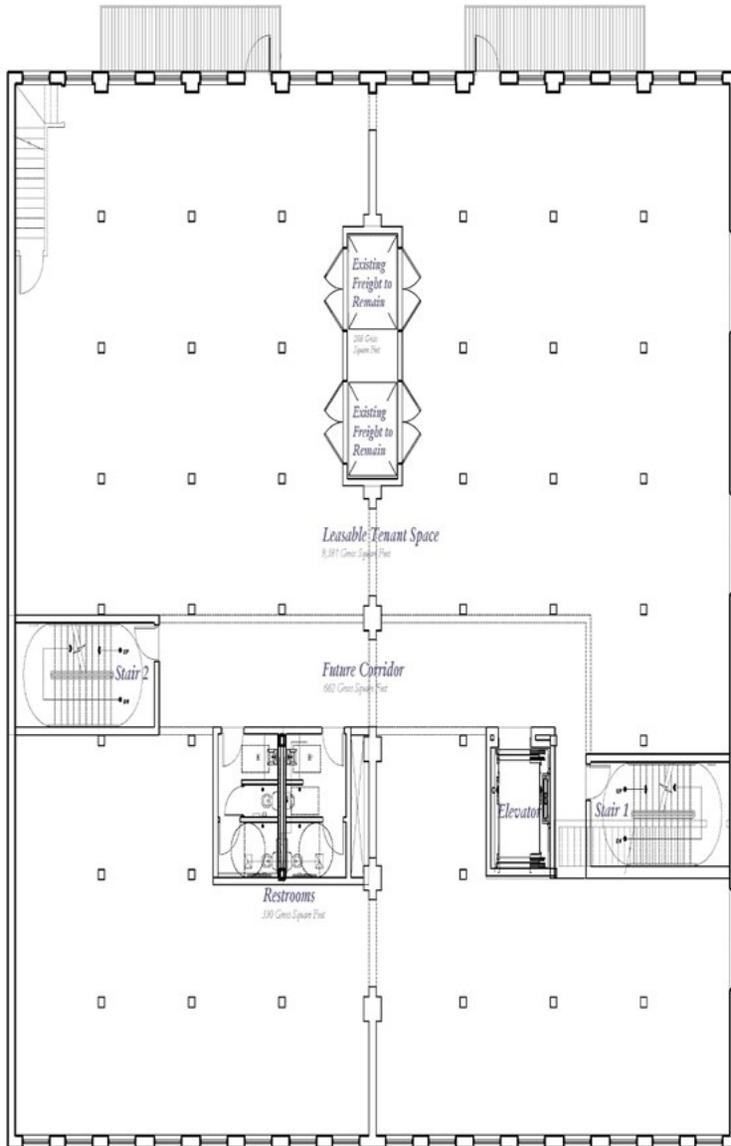


**SECOND FLOOR**

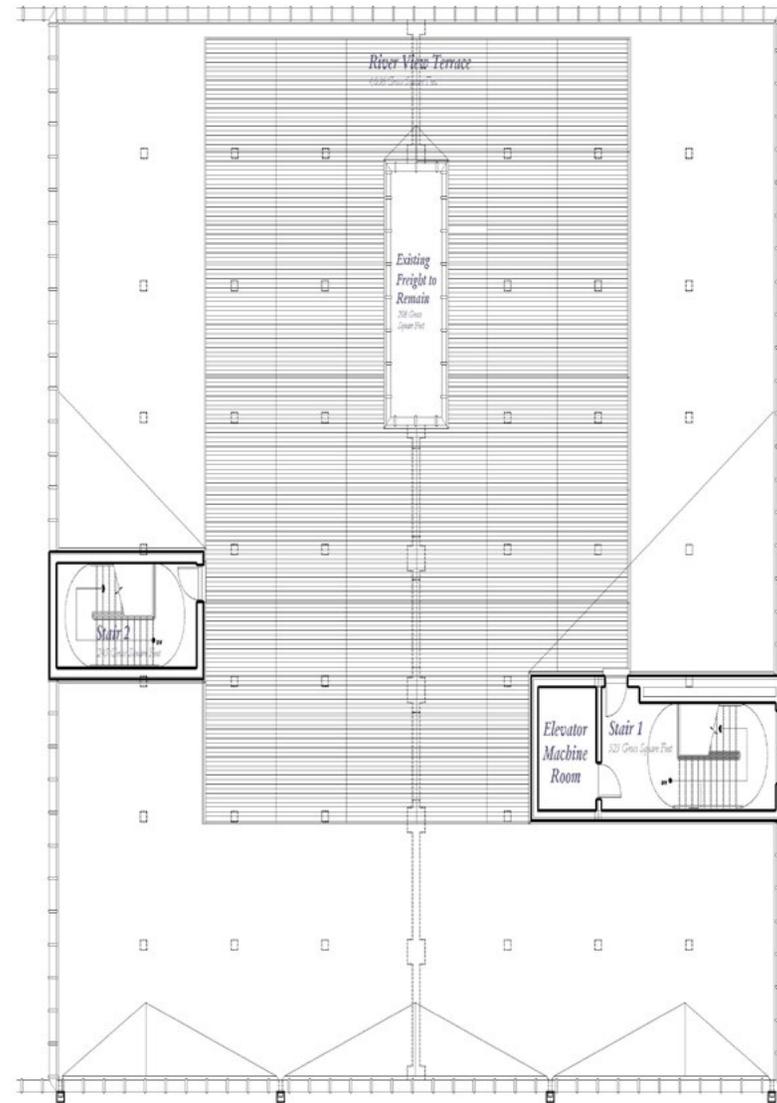


**THIRD FLOOR**

2338 CANAL ROAD  
CLEVELAND, OHIO 44113



**FOURTH FLOOR**



**SKY TERRACE PENTHOUSE**

# BEDROCK DEVELOPMENT PROJECT



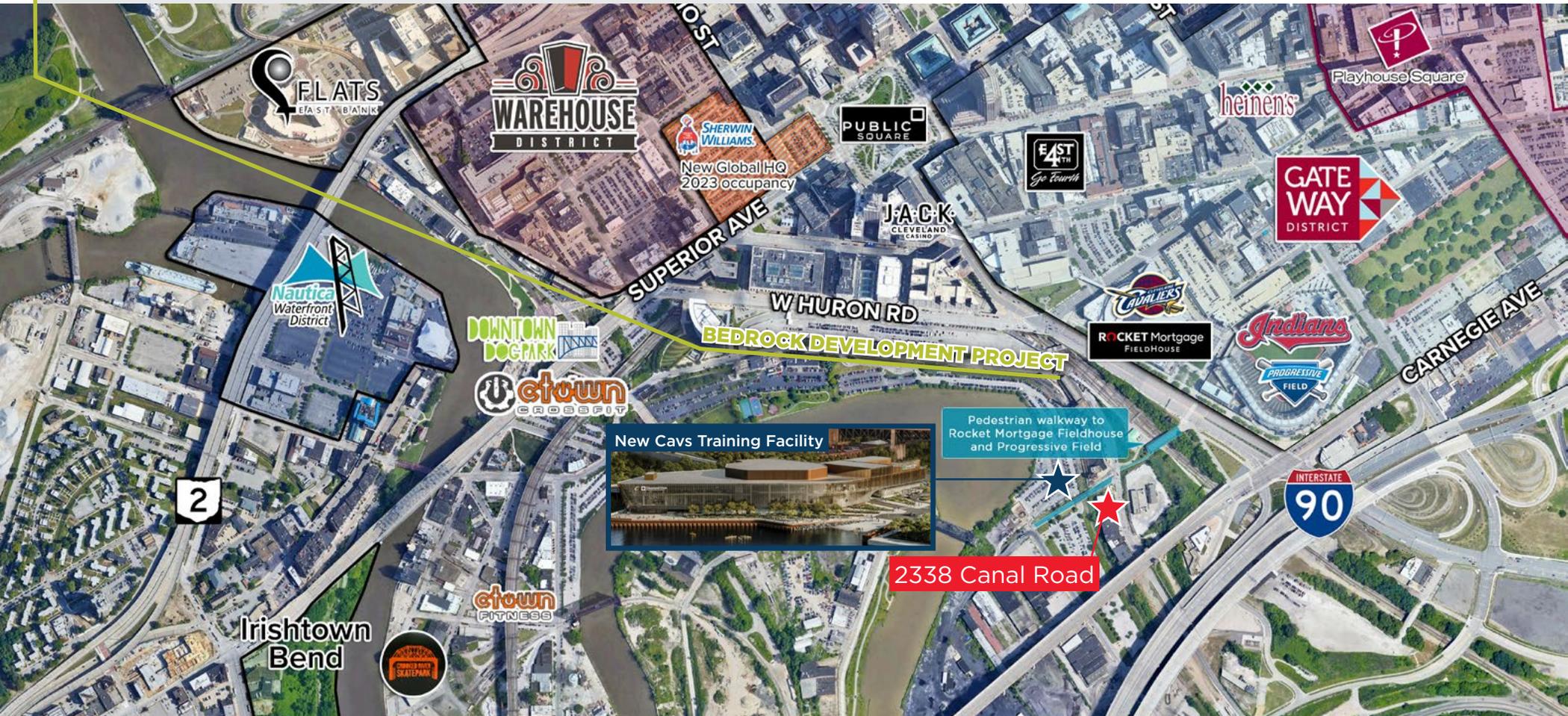
**3.5 MILLION SF**  
DEVELOPMENT AREA

**12 ACRES**  
PUBLIC OPEN SPACE

**2,000 UNITS**  
RESIDENTIAL

**1.4 MILLION SF**  
NON-RESIDENTIAL

■ OFFICE   
 ■ HOTEL   
 ■ RETAIL   
 ■ RESIDENTIAL   
 ■ COMMUNITY   
 ■ ENTERTAINMENT



**FLATS**  
EAST BANK

**WAREHOUSE**  
DISTRICT

**SHERWIN WILLIAMS**  
New Global HQ  
2023 occupancy

**PUBLIC SQUARE**

**heinems**

Playhouse Square

**GATEWAY**  
DISTRICT

**Nautica**  
Waterfront District

**SUPERIOR AVE**

**JACK**  
CLEVELAND CASINO

**EAST 4TH**  
Go Fourth

**W HURON RD**

**BEDROCK DEVELOPMENT PROJECT**

**Cavaliers**

**ROCKET Mortgage**  
FIELDHOUSE

**Indians**  
PROGRESSIVE FIELD

**CARNEGIE AVE**

**DOWNTOWN DOGPARK**

**etown**  
CROSSFIT

New Cavs Training Facility



Pedestrian walkway to  
Rocket Mortgage Fieldhouse  
and Progressive Field

**2**

**Irishtown Bend**

**etown**  
FITNESS

**2338 Canal Road**

**INTERSTATE 90**



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