

# For Lease

5401 Hamilton Avenue,  
Cleveland, Ohio 44114



**Conor Toomey**  
First Vice President  
+1 440 539 9649  
conor.toomey@colliers.com

**Tim Breckner, SIOR**  
Senior Vice President  
+1 216 314 0687  
tim.breckner@colliers.com

200 Public Square, Suite 1050  
Cleveland, OH 44114  
+1 216 239 5060  
[colliers.com/cleveland](http://colliers.com/cleveland)

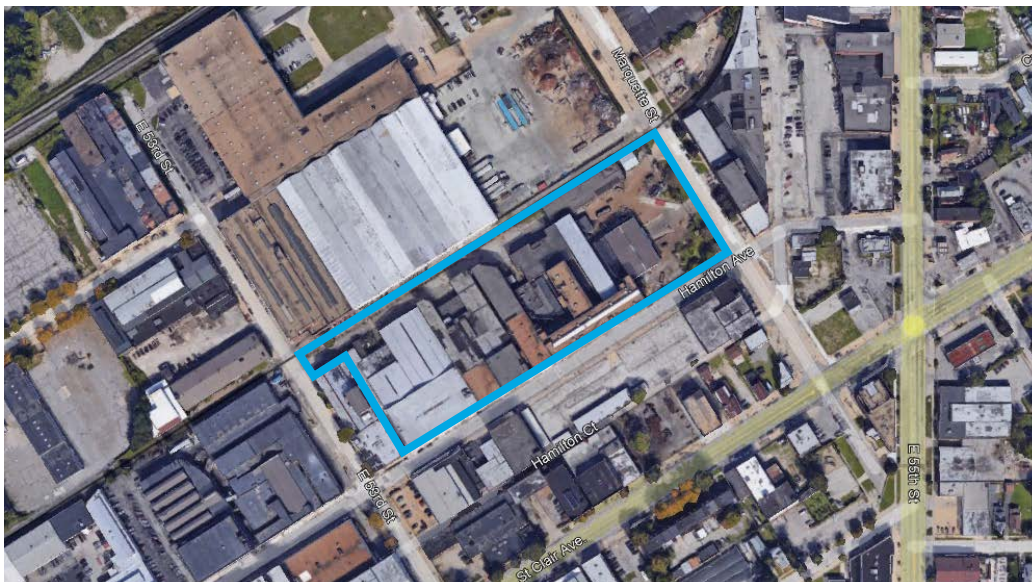
**Colliers**



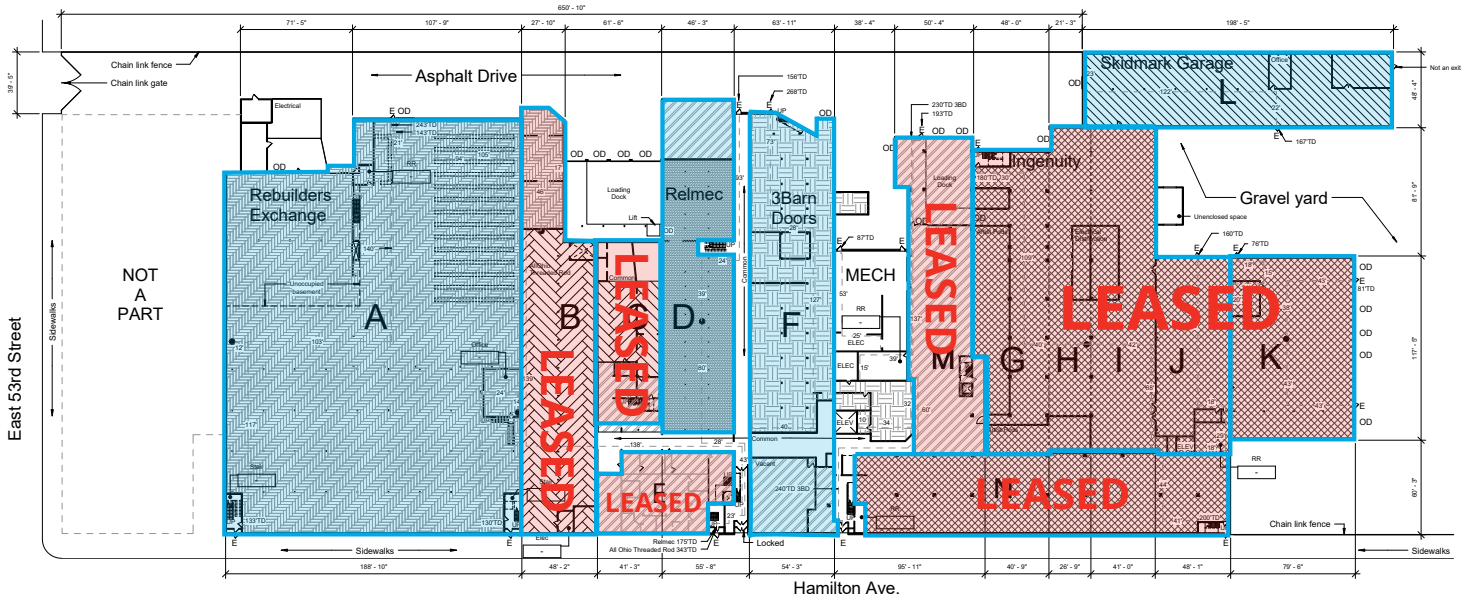
# Property Overview

- 10,000 to 48,000 SF Units Available
- Immediate access to E. 55th Street leading to I-90 (2 Minutes) and the Opportunity Corridor (8 Minutes)
- Less than three (3) miles to Public Square and the Cleveland Clinic Main Campus
- Close to local restaurants (Goldhorn Brewery, Diner on 55th, Noble Beast Brewery)

<b>Building Size</b>	321,239 SF
<b>First Floor</b>	171,764 SF
<b>Second Floor</b>	88,875 SF
<b>Third Floor</b>	40,000 SF
<b>Fourth Floor</b>	20,000 SF
<b>Ceiling Height</b>	12' - 32'
<b>Docks</b>	8
<b>Drive-In Doors</b>	12
<b>Power</b>	3200 KVA
<b>Sprinklers</b>	Wet and Dry
<b>Land</b>	7.04 Acres



# First Floor



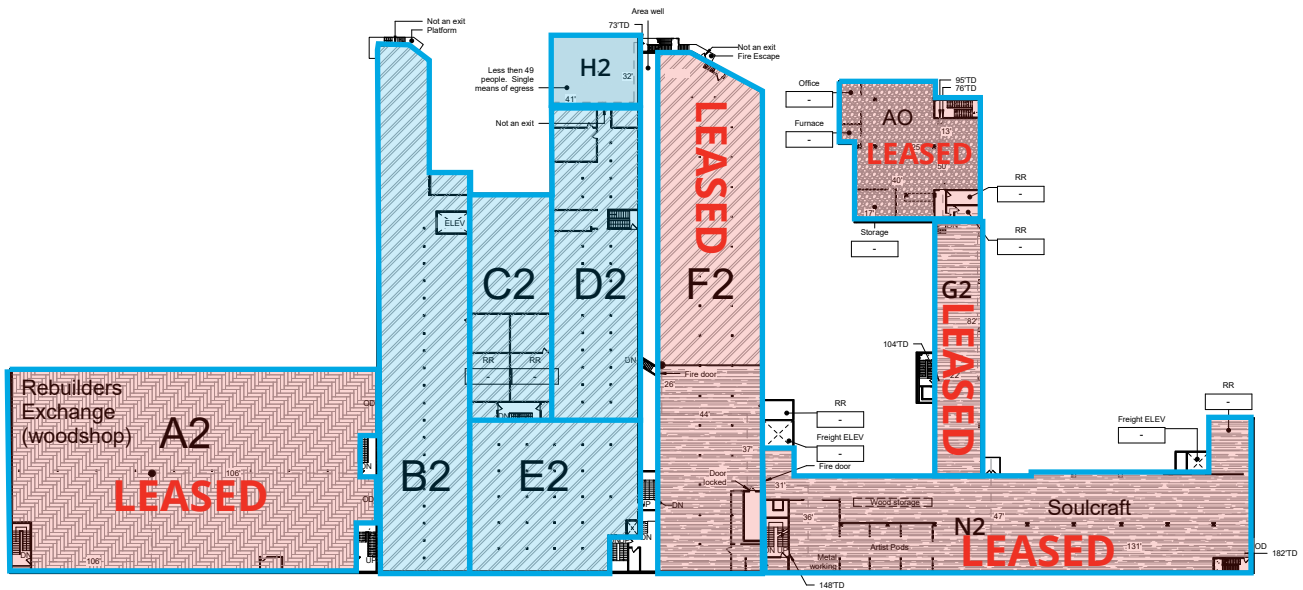
Hamilton Ave.

Parking

Click site plan to expand 

Suite	SF	Asking Rate (MG)	Ceiling Heights	Drive-Ins	Docks
A	48,000	\$2.00/SF	16'	1	To Suit
B	12,164	Leased	12'	Shared	Shared
C	8,200	Leased	12'	Shared	Shared
D	13,500	\$2.00/SF	16'	Shared	Shared
E (Office)	5,000	Leased	-	-	-
F	14,000	\$2.00/SF	12'	1	None
G-H-I-J	30,000	Leased	15'-26'9"	2	1
K	10,000	Leased	20'	2 (12'x14', 12'x12')	3
L	10,000	\$4.00/SF	13'-14'	2	None
M	8,000	Leased	-	1	1
N	14,000	Leased	13'9"	To Suit	None

# Second Floor



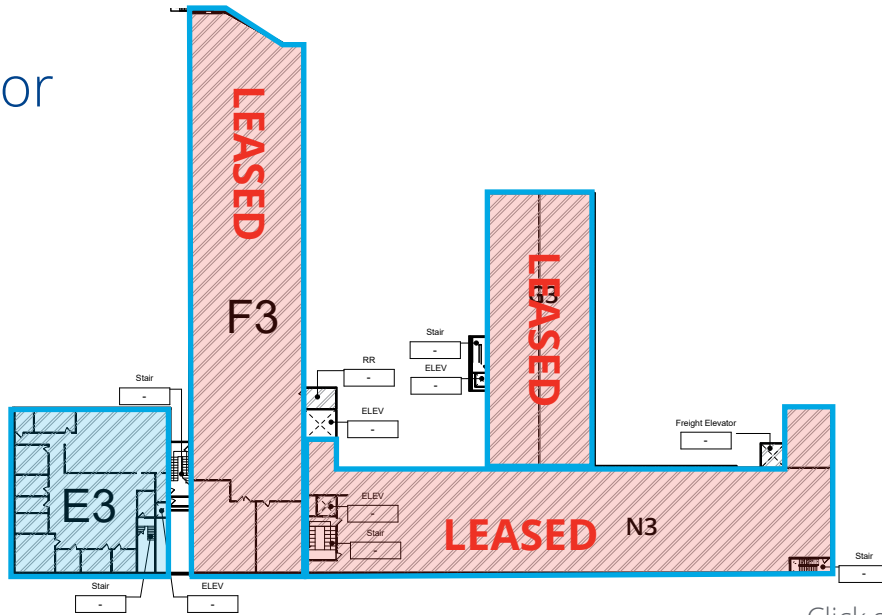
Click site plan to expand



Suite	SF	Asking Rate (MG)	Ceiling Heights	Drive-Ins	Docks
A2	20,000	\$2.00/SF	11'	-	-
B2	11,994	\$0.25/SF	12'	Shared	Shared
C2	4,400	\$0.25/SF	10'	Shared	Shared
D2	9,283	\$0.25/SF	12'	Shared	Shared
E2	6,428	\$0.25/SF	12'	Shared	Shared
F2	14,000	Leased	12'	Shared	Shared
G2/N2	16,500	Leased	-	-	None
AO (Office)	4,270	Leased	-	None	None

# Upper Floors

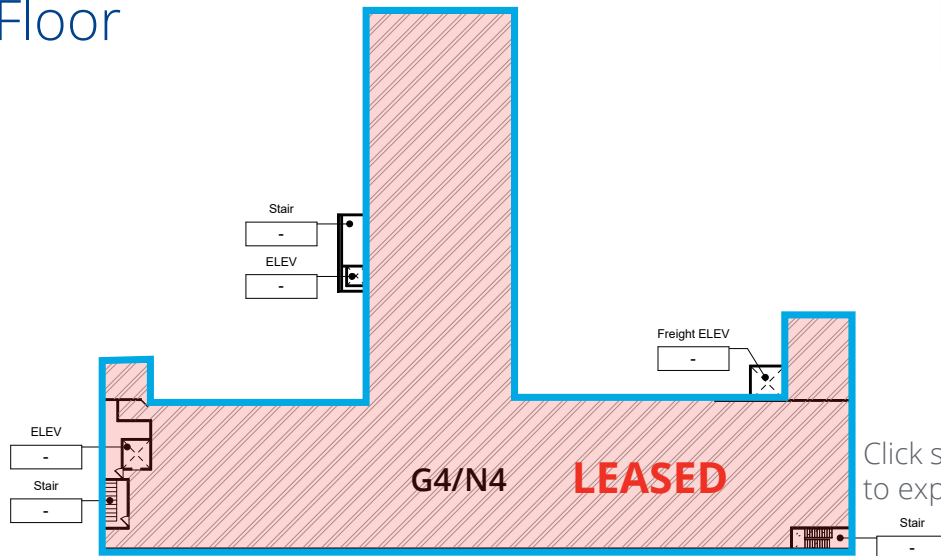
## Third Floor



Click site plan to expand



## Fourth Floor



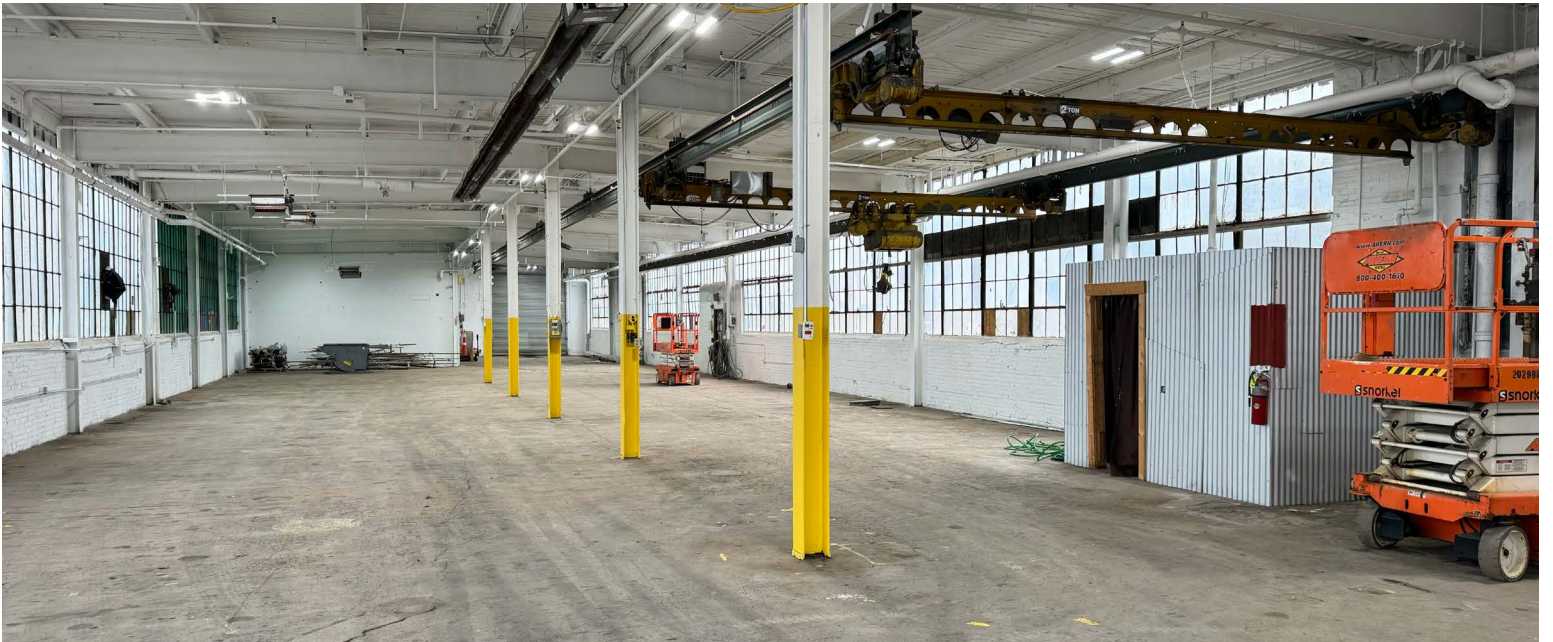
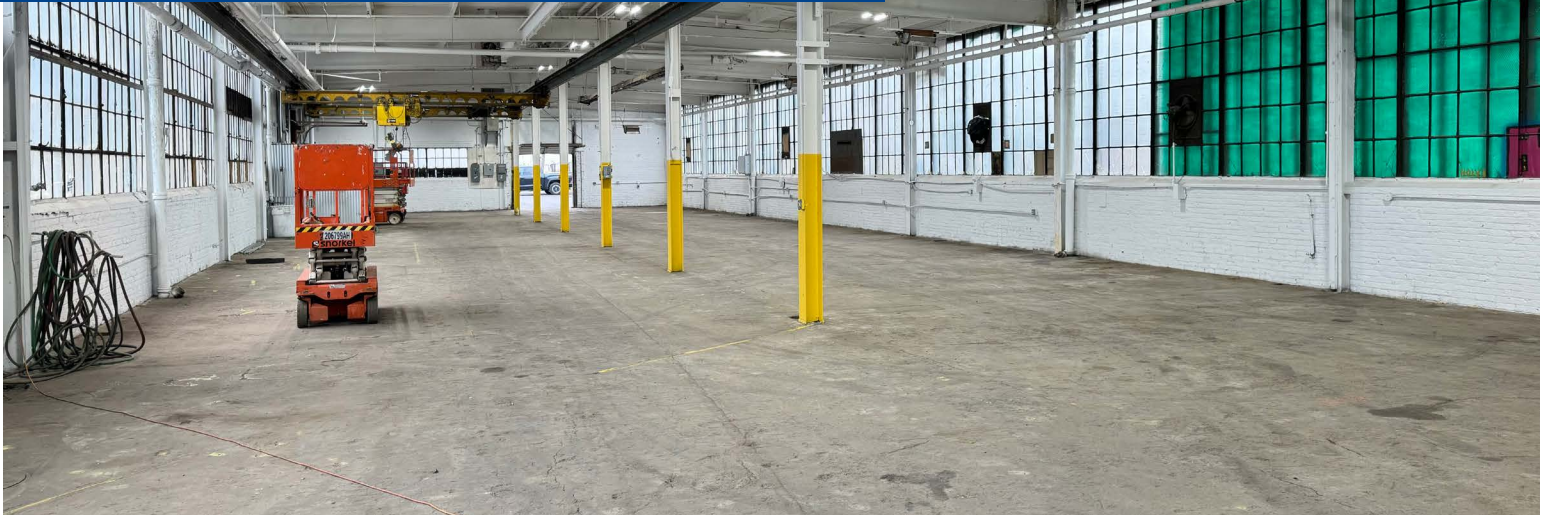
Click site plan to expand



Suite	SF	Asking Rate	Ceiling Heights	Drive-Ins	Docks
E3 (Office)	6,500	\$0.25/SF	-	-	-
F3	14,000	Leased	12'	Shared	Shared
G3 (Office)	13,600	Leased	-	-	-
N3	6,500	Leased	13'10"	Shared	Shared
G4/N4 (Office)	20,000	Leased	-	-	-



# Property Photos







## Contact Us:

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