

# FOR LEASE OR SALE

INNOVATIVE OFFICE SPACE FEATURING FULL FLOOR OPPORTUNITIES

**1138**  
**WEST 9TH STREET**  
**CLEVELAND, OHIO**

[CLICK HERE FOR VIRTUAL TOUR](#)

**Sale Price**  
\$3,200,000

**Lease Rate**  
\$16.50/RSF NNN

**Estimated Operating Expenses**  
\$4.50/SF

## BUILDING HIGHLIGHTS

- 27,500 SF contiguous space available for lease
- Full floor opportunities
- Amazing scenic views of downtown Cleveland & Lake Erie
- Building signage features freeway visibility with exposure to 34,000+ vehicles per day
- Historic renovation with cool, open floor plan featuring high ceilings, exposed brick & duct work
- Immediate access to the Flats & Warehouse District
- Minutes to hotels, restaurants, retail & entertainment
- Adjacent parking and 25 heated interior parking spaces

## AVAILABILITIES

SUITE	SQUARE FEET
4th Floor <b>LEASED</b>	0,000 RSF
3rd Floor <b>LEASED</b>	0,000 RSF
2nd Floor	10,000 RSF
1st Floor	10,000 RSF
Lower Level	7,500 RSF

27,500 SF CONTIGUOUS

CONTACT



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**NEWMARK**

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*Terry* **COYNE**.com

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RENDERING: FIRST FLOOR TENANT SPACE

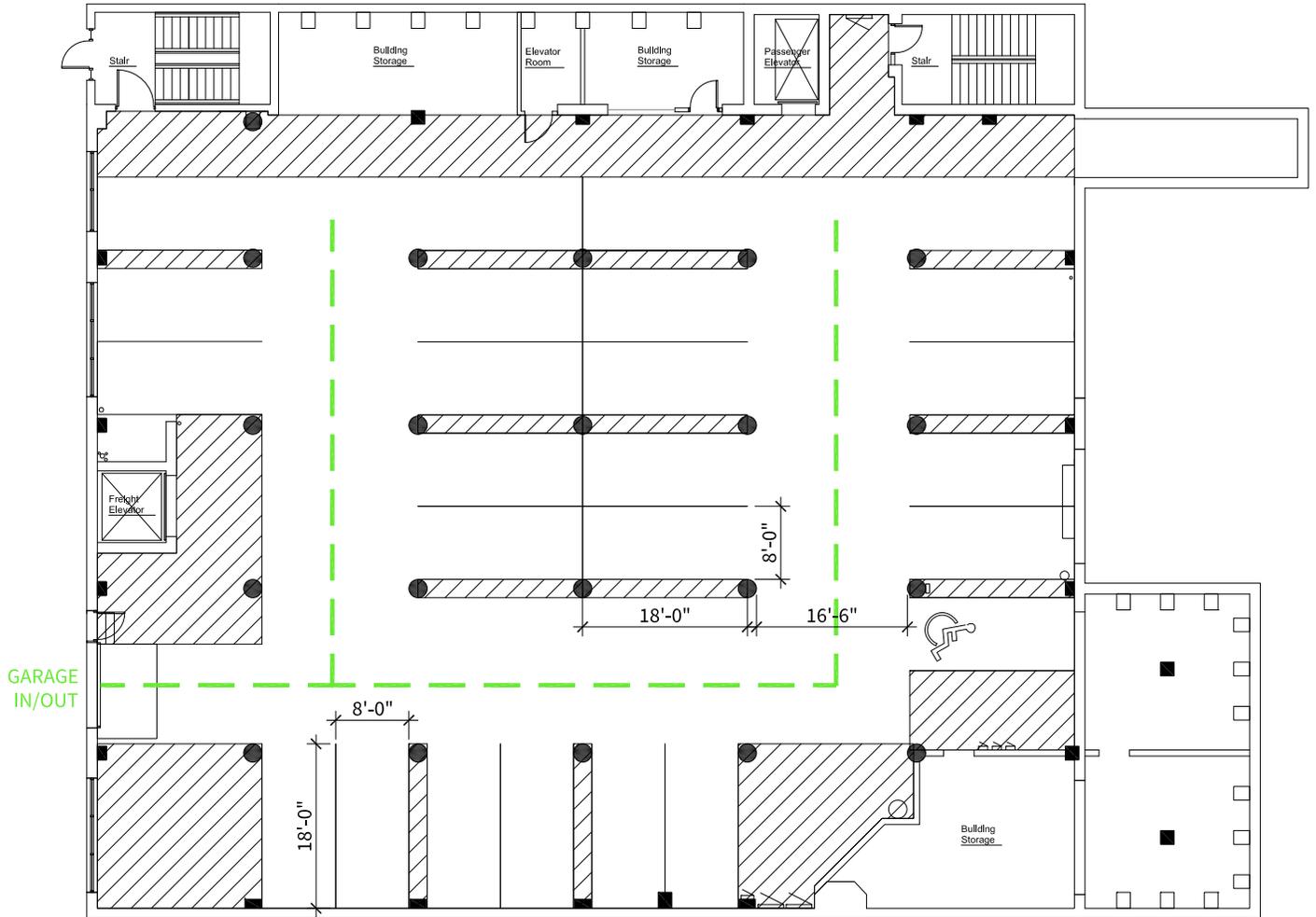


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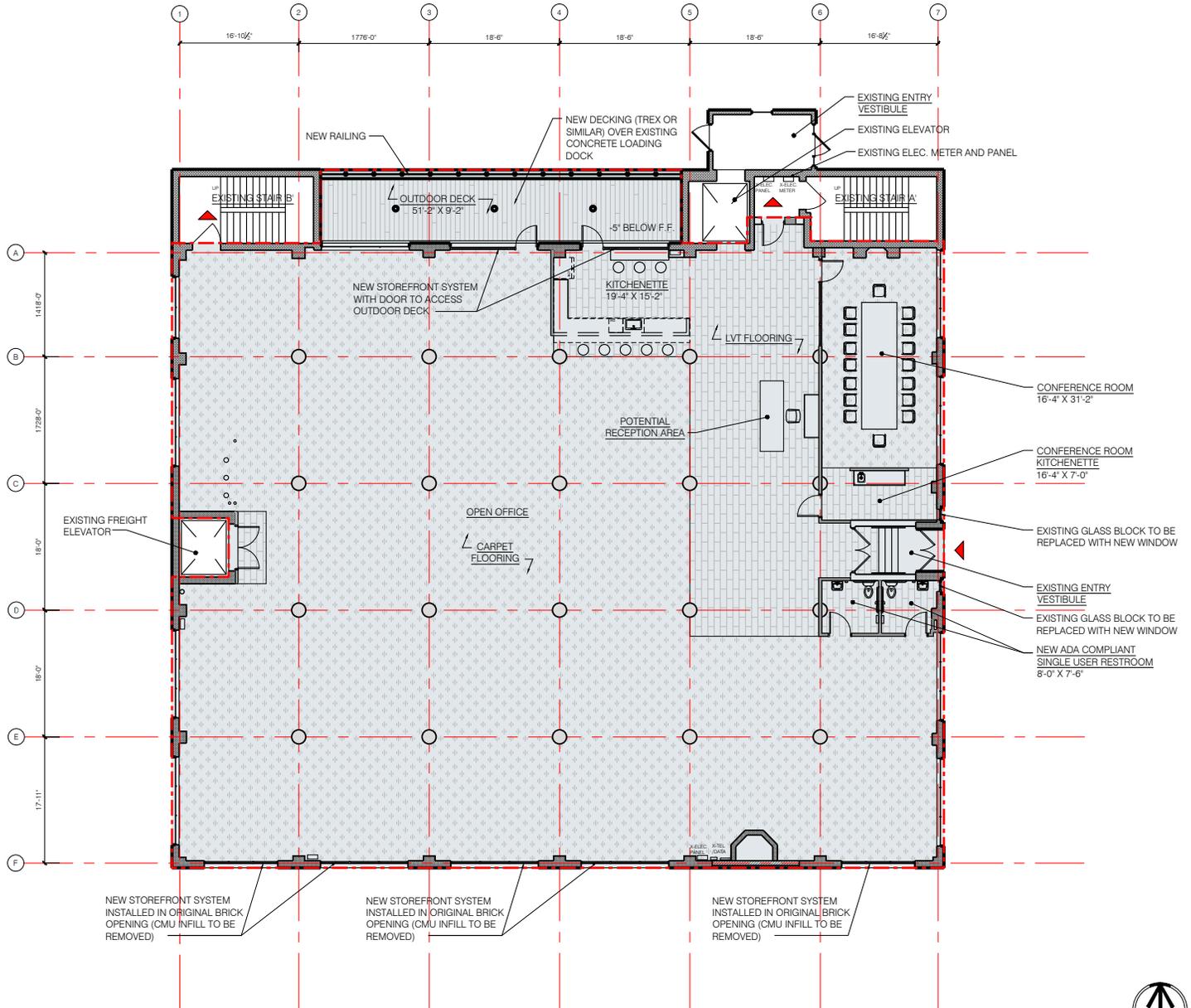
LOWER LEVEL PARKING PLAN



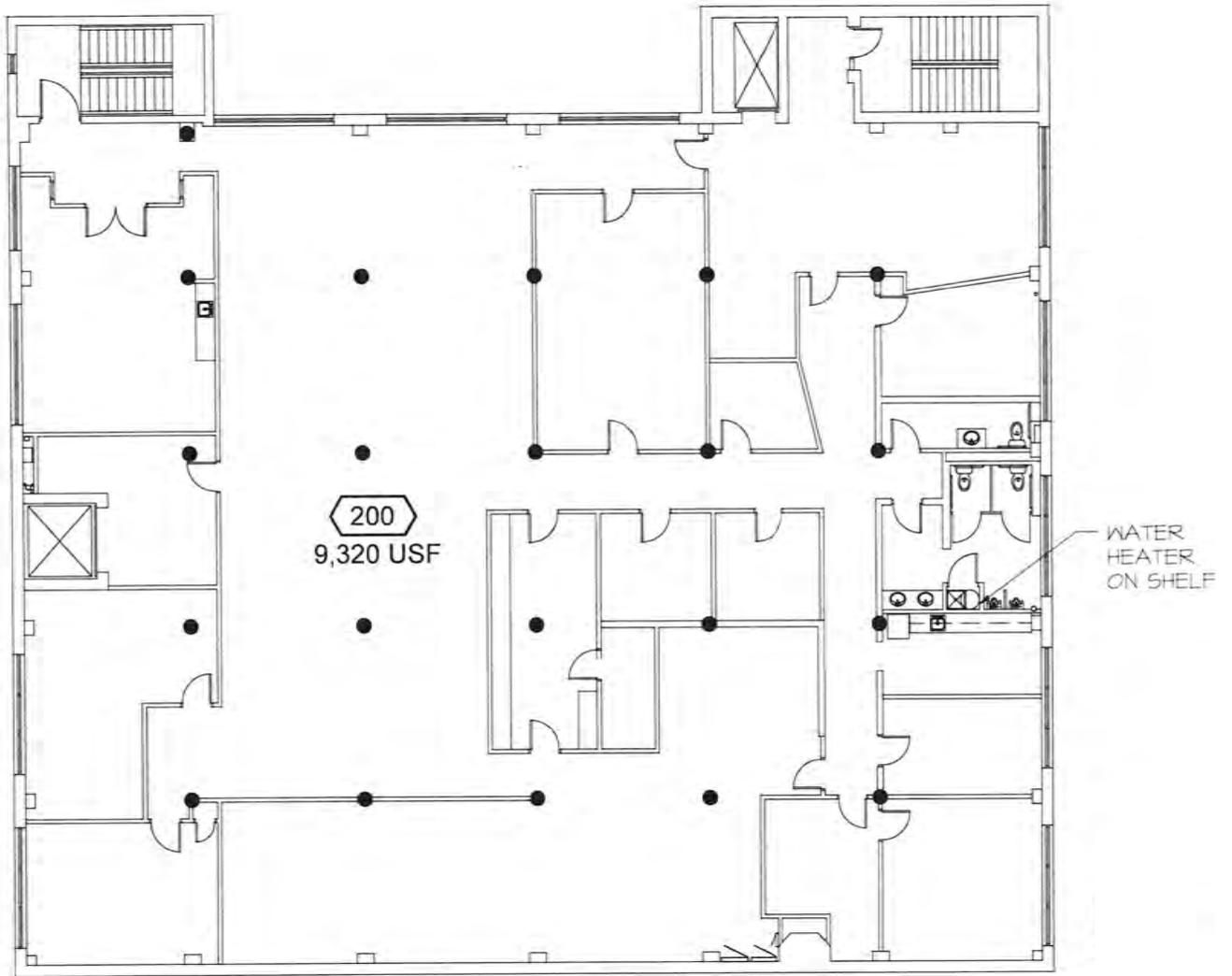
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## FIRST FLOOR PLAN

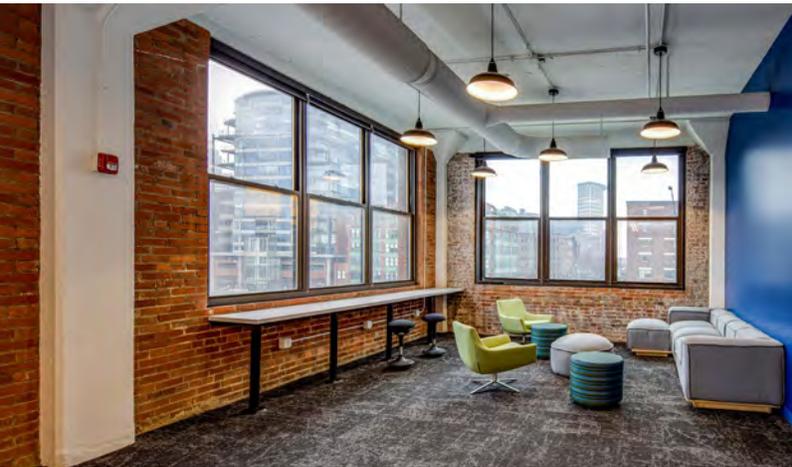


SECOND FLOOR PLAN



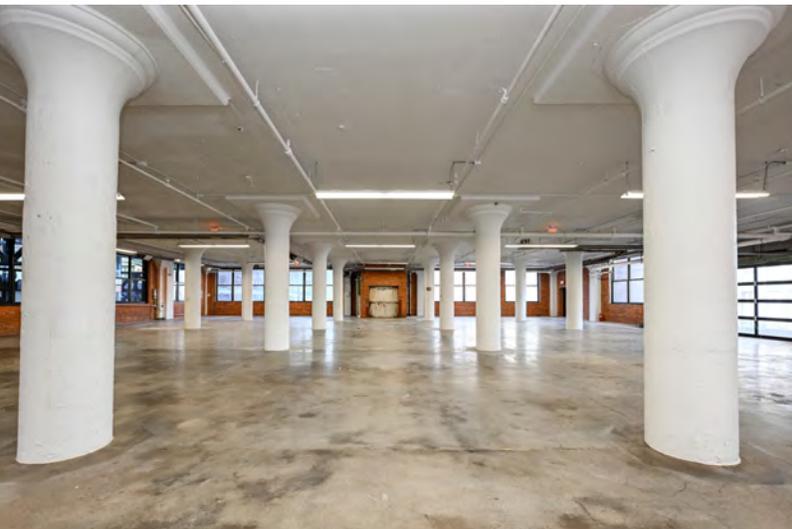
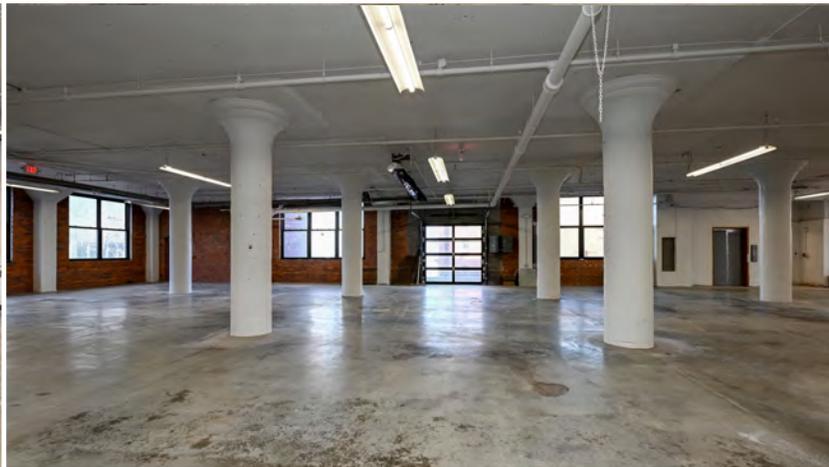
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INTERIOR PHOTOS: COMPLETED TENANT SPACE



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INTERIOR PHOTOS: RAW FIRST FLOOR SPACE



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AMENITIES AERIAL



**FLATS EAST BANK**  
**DECADES**  
**MAKEMEMOIR**  
**GLAMPZ**  
**COCKY'S**  
**FWD FLATS EAST BANK APARTMENTS**  
**AllenCar**  
**BIG LIPS**  
**PUNCH BOWL SOCIAL**

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**Huntington Bank FIELD**

**GREAT LAKES Science Center**  
Stay Curious

**WESTIN HOTELS & RESORTS**  
**MASA AGAVE**  
**WINKING LIZARD TAVERN**

**ROCK & ROLL HALL OF FAME**  
**Huntington Convention Center of Cleveland**

**Hilton**  
**STARBUCKS COFFEE**



**heinen's**  
**adega**  
**Playhouse Square**

**CLEVELAND STATE UNIVERSITY**  
17,730 STUDENTS

**WOLSTEIN CENTER**

**GLOBE IRON**  
**MCCARTHY'S**

**NAUTICA WATERFRONT DISTRICT**  
**FirstEnergy POWERHOUSE**  
**greater cleveland aquarium**  
**Windows ON THE RIVER**  
**Shooters**  
**THE CLEVELAND IMPROV**  
**NAUTICA QUBEN**  
**Music Box Super Club**

**EAST 4th STREET**  
**Butcher & Brewer**  
**FLANNERY'S Pub**  
**barry**  
**WILSON'S**  
**COOLIDGE**  
**MABEL'S BBQ**  
**BLUE ACACIA**

**Rocket Arena**

**PROSPECT AVE. & HURON RD.**  
**A.J. ROCCO'S**  
**Cleveland**  
**GATEWAY bar + grill**  
**Dangertheory**  
**Radisson**  
**WILD EAGLE**  
**Parade House**  
**Zaytoon**  
**CLUB TAP**

**PUBLIC SQUARE**  
 AVENUE SHOPS AT  
**JACK CLEVELAND CASINO**  
**TOWER CITY CENTER Shops + Restaurants**  
**PNC**  
**MORTON'S THE STEAKHOUSE**

# 1138

## WEST 9TH STREET

### CLEVELAND, OHIO

### LOCATION MAP

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**North Coast Harbor:**  
Home to world-class museums, parks, and unique entertainment.

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**Warehouse District:**  
A destination for fine dining, vibrant nightlife, impressive architecture, and unique residential living.

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**The Flats:**  
The Flats East Bank and West Bank is a one-of-a-kind destination, with cutting edge waterfront living, dining and entertainment.

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**Public Square:**  
Featuring a revitalized park with historic statues, Public Square is Cleveland's premier outdoor venue.

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**Gateway District:**  
Cleveland's largest geographic area of adaptive re-use and historical preservation.

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**East 4th Street Entertainment District:**  
Premier entertainment destination with dining, entertainment, and modern living.

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**Professional Sports:**  
Progressive Field (home of the Cleveland Guardians), Huntington Bank Field (home of the Cleveland Browns) and Rocket Arena (home of the Cleveland Cavaliers and Lake Erie Monsters).

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**Playhouse Square:**  
The second largest performing arts center in the U.S. features entertainment, dining, and residential spaces.

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**Campus District:**  
This district houses Cleveland State University, is a short distance to Case Western Reserve University, and incorporates unique and thriving primary and secondary schools.

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**Sherwin Williams HQ:**  
The new Sherwin Williams headquarters campus will consist of three buildings: a two-story pavilion acting as the front porch to Public Square, a 36-floor office tower and an attached multi-level parking garage.

