

THE CARRIAGE CO.

OHIO CITY'S NEWEST OFFICE SPACE FOR LEASE

2164-2214 West 25th Street, Cleveland, Ohio 44113





HISTORY MEETS LUXURY

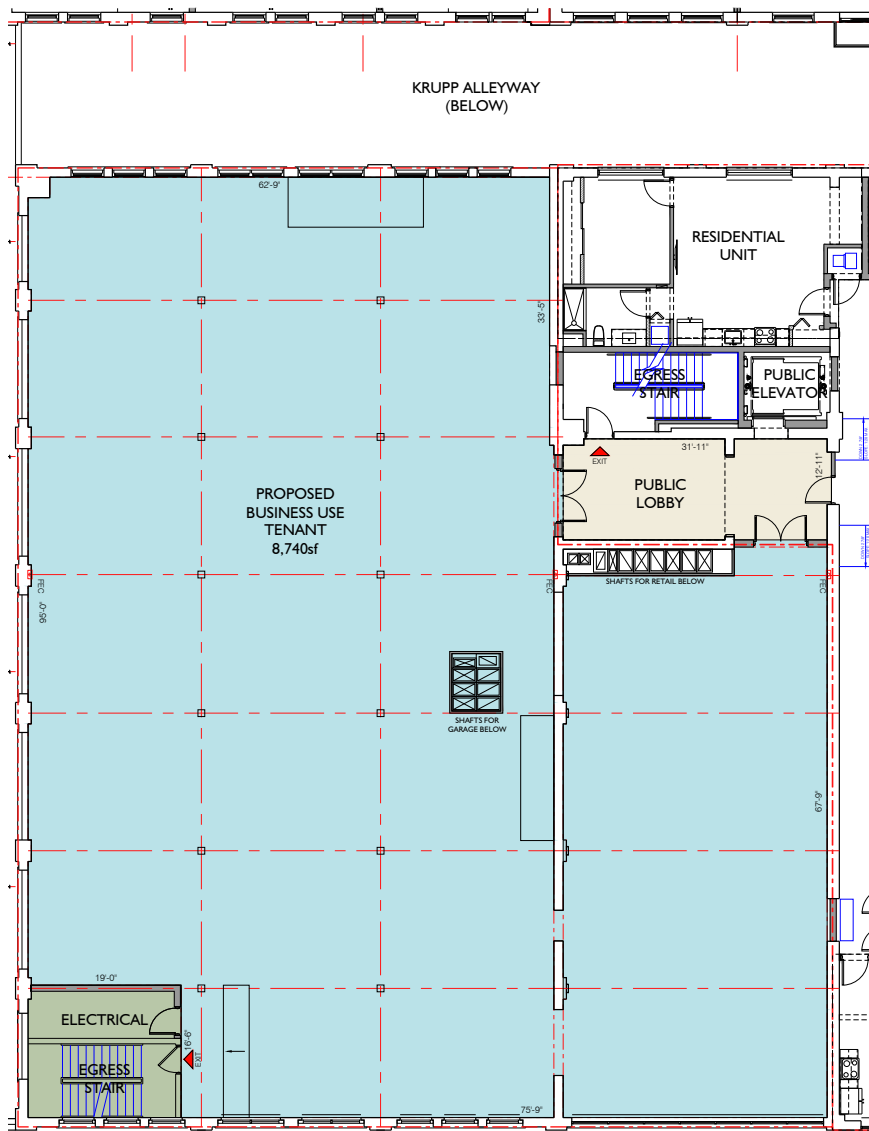
- 239,000 SF of Mixed-Use Momentum: A dynamic fusion of office, coworking, retail, residential and parking in the heart of Ohio City, designed to inspire and built to deliver. Anticipated delivery Q2 2027
- Unmatched Character: Lofted ceilings, oversized industrial windows, and exposed brick & beam, blending historic charm with modern design
- Flexible, Design-Forward Workspaces: Customizable layouts from 3,250 SF - 8,740 SF with options for creative studios, HQ users, or collaborative teams
- Street-Level Buzz: Ground floor retail, restaurants, and lifestyle concepts drive non-stop energy and foot traffic, just steps from the West Side Market
- Where Work and Culture Converge: Surrounded by 50+ bars and restaurants, luxury living at INTRO and a built-in talent pool in one of Cleveland's most walkable, workforce-rich neighborhoods
- **Lease Rate: \$26.00/SF Gross**

Available Unit	Square Feet
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A	4,300 SF
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B	3,250 SF
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Combined	8,740 SF
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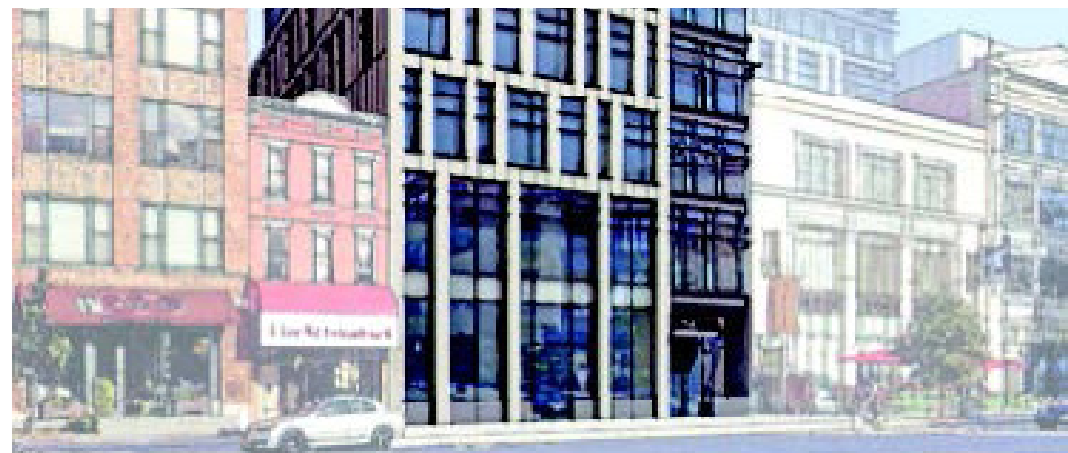
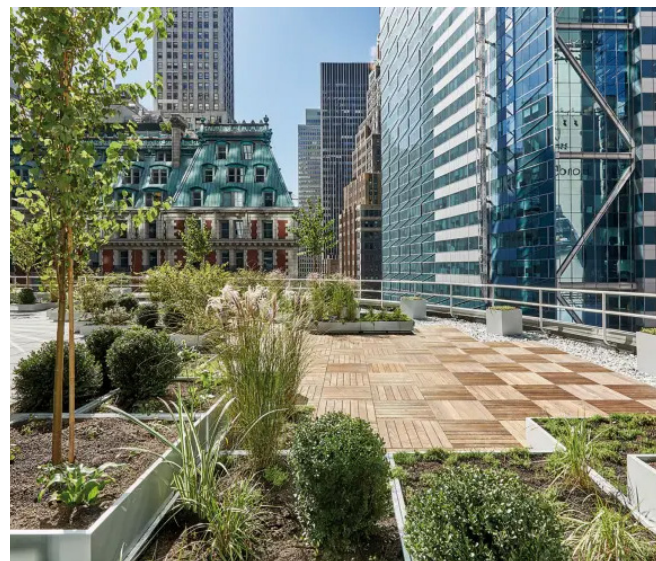
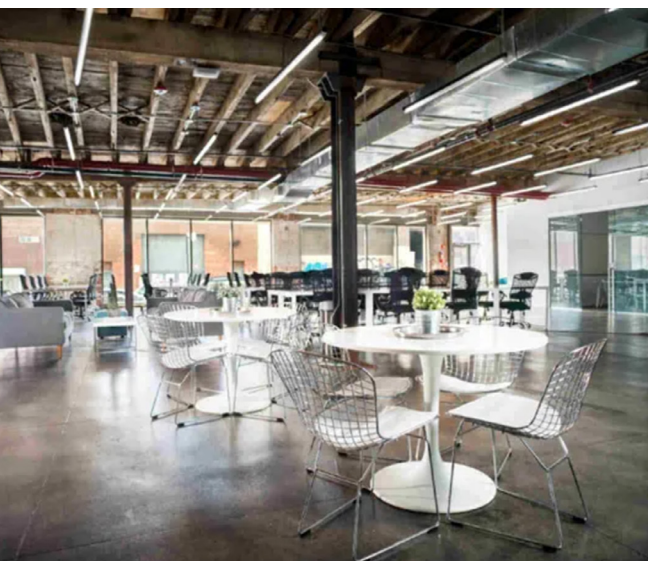


OPTION 1:
Single Tenant: 8,740 SF



OPTION 2:
Multi-Tenant: 4,300 SF & 3,250 SF

OFFICE SPACE VISION

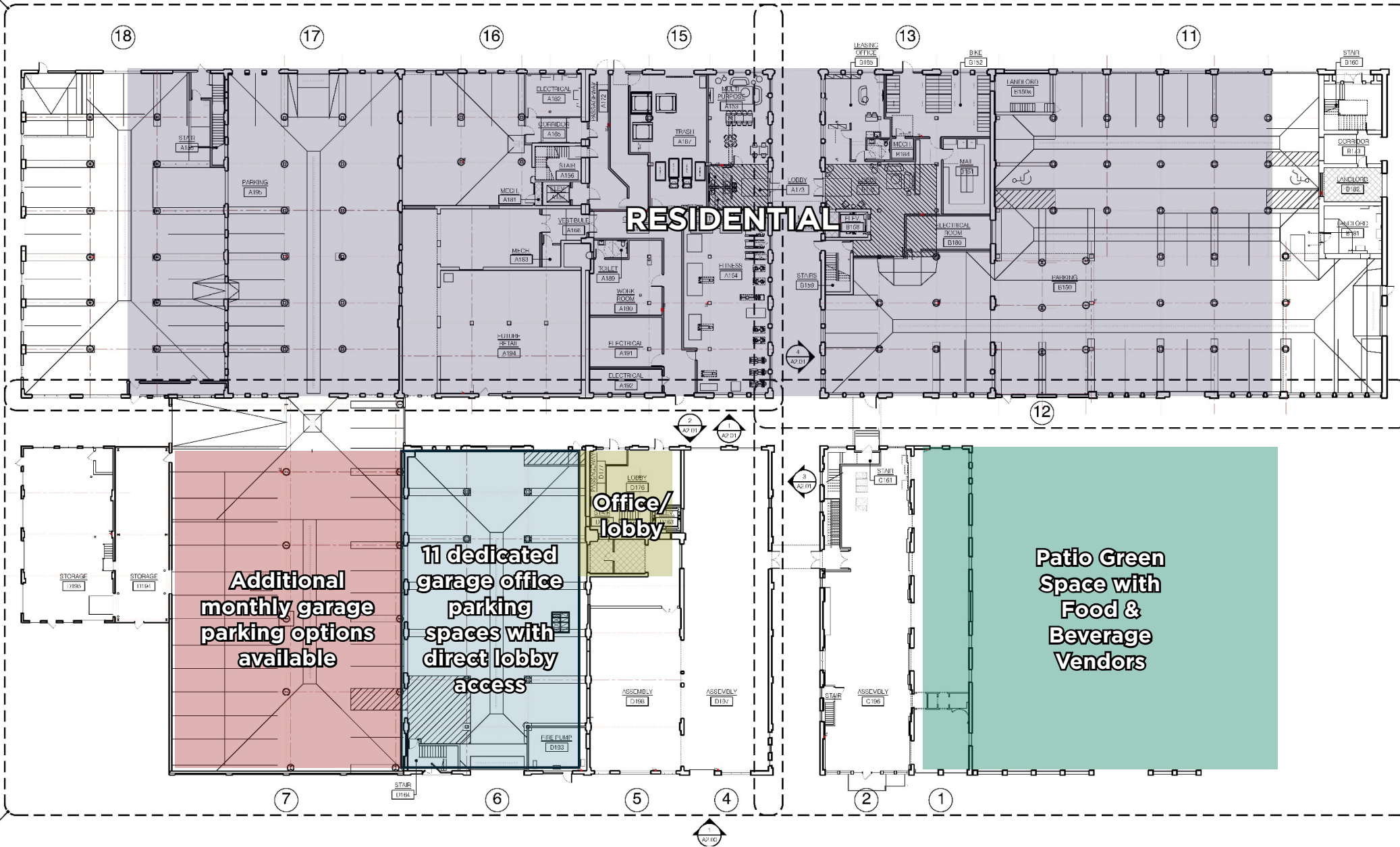




RETAIL & HOSPITALITY SPACE VISION



OFFICE SPACE PARKING EXHIBIT





OHIO CITY

GORDON SQUARE.
arts district

2

DETROIT AVE

FRANKLIN BLVD

W 44th ST

FULTON RD

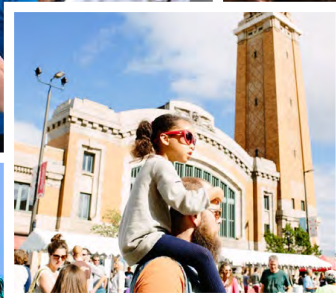
LORAIN AVE

IRISHTOWN BEND PARK

INTRO
EDDA
PIONEER



OHIO CITY AT A GLANCE



WHAT'S IT LIKE TO BE AN OHIO CITY OFFICE DWELLER?

Live across the street at the all new Intro Apartments and walk to work! These luxury apartments feature:

- Rooftop pool & hot tub
- Gym
- Rooftop grilling stations
- Guest suites
- Dog park & dog wash
- Chef's kitchen
- On-site retail
- Garden terrace

AREA RETAIL

TOWNHALL
NANO
BREW

GREAT LAKES
BREWING CO
EST. 1988 • CLEVELAND, OH

MARKET GARDEN
BREWERY



Soho
CHICKEN + WHISKEY

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