

THE CARRIAGE CO.

OHIO CITY'S NEWEST OFFICE SPACE FOR LEASE

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



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate



HISTORY MEETS LUXURY

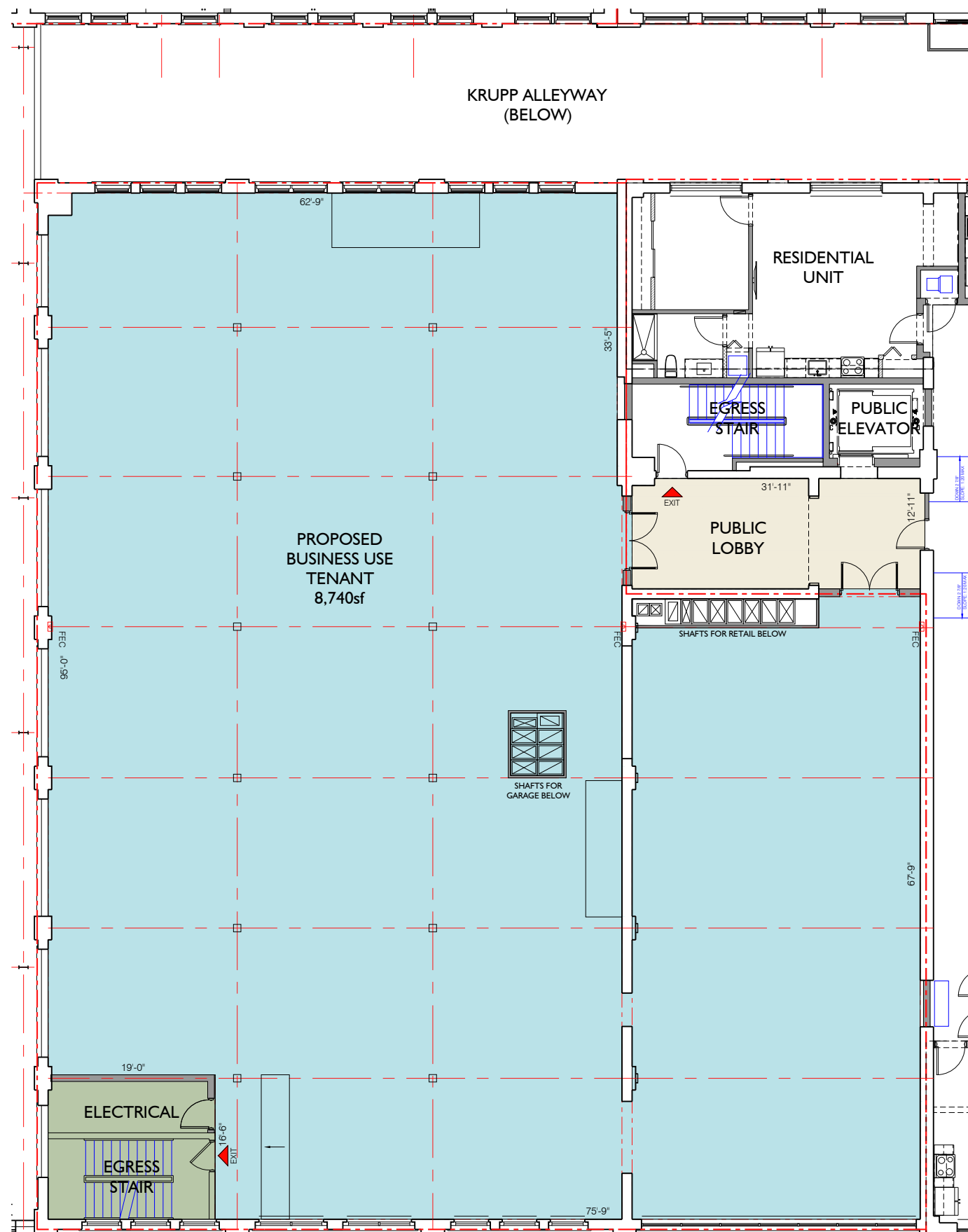
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HIGHLIGHTS

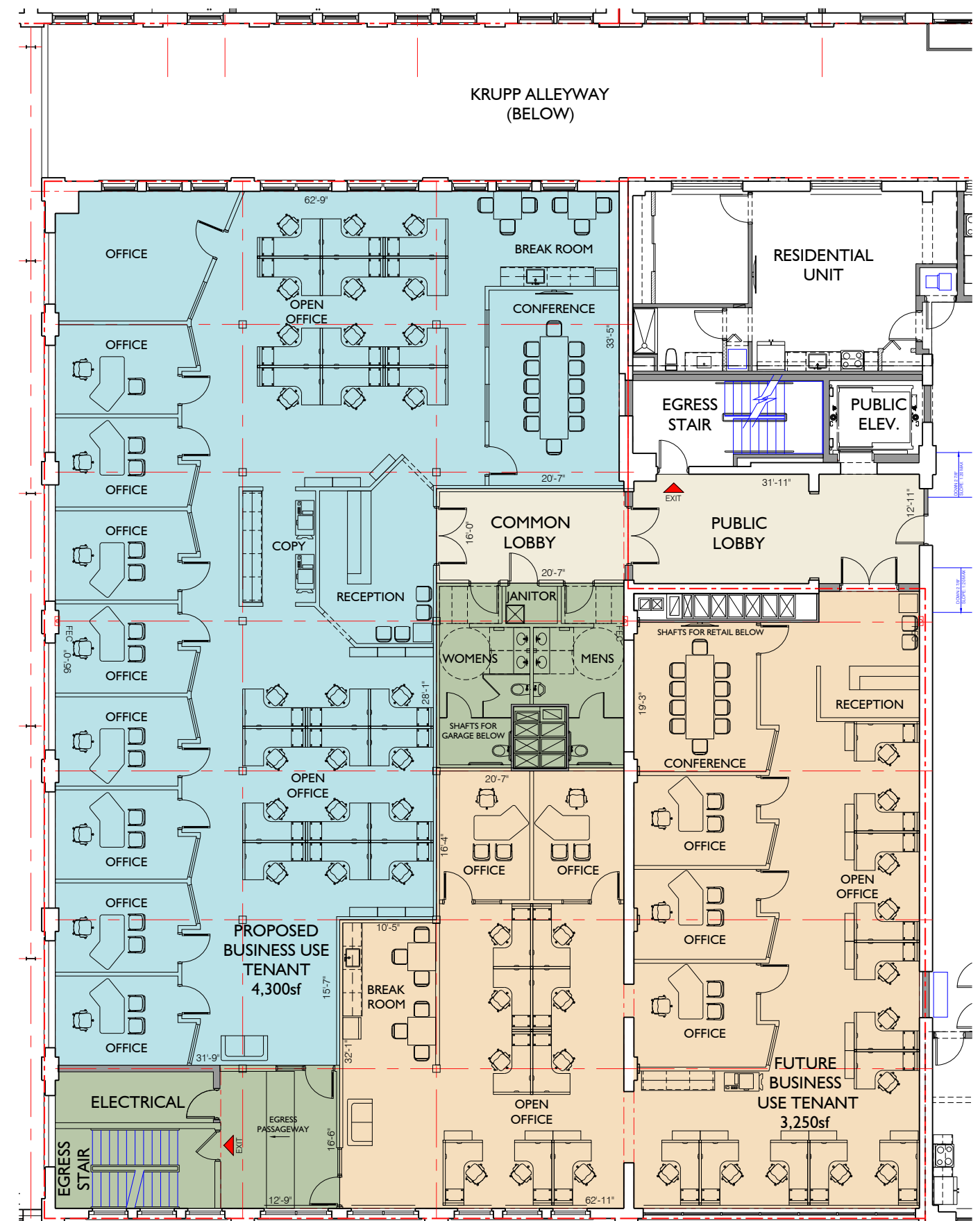
- 239,000 SF of Mixed-Use Momentum: A dynamic fusion of office, coworking, retail, residential and parking in the heart of Ohio City, designed to inspire and built to deliver. Anticipated delivery Q2 2027
- Unmatched Character: Lofted ceilings, oversized industrial windows, and exposed brick & beam, 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**

SPACE

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

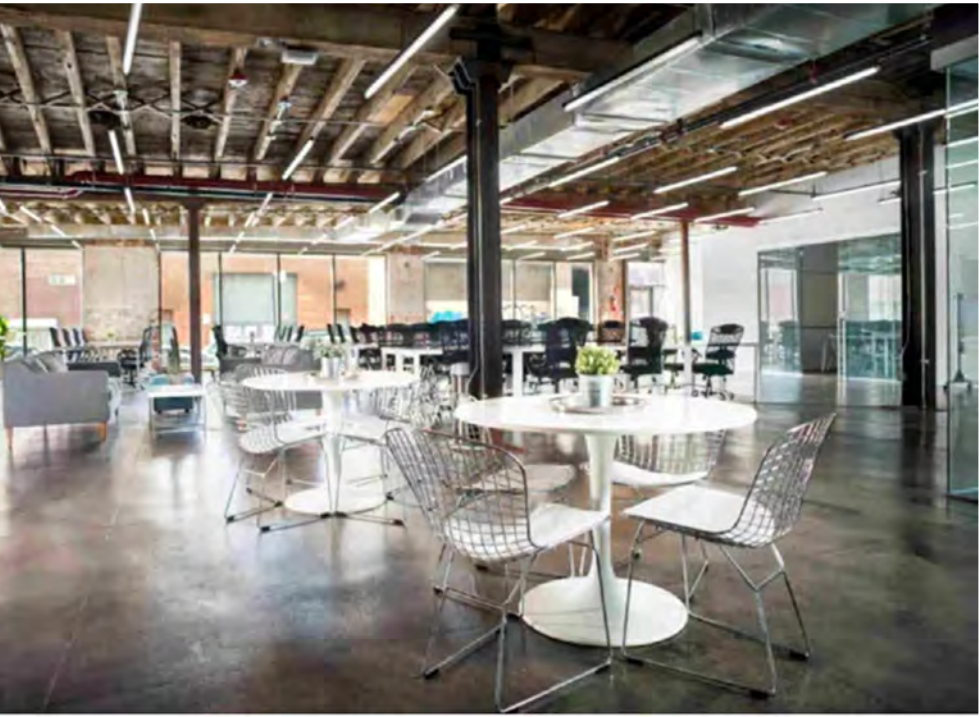


OPTION 1:
Single Tenant
8,740 SF



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

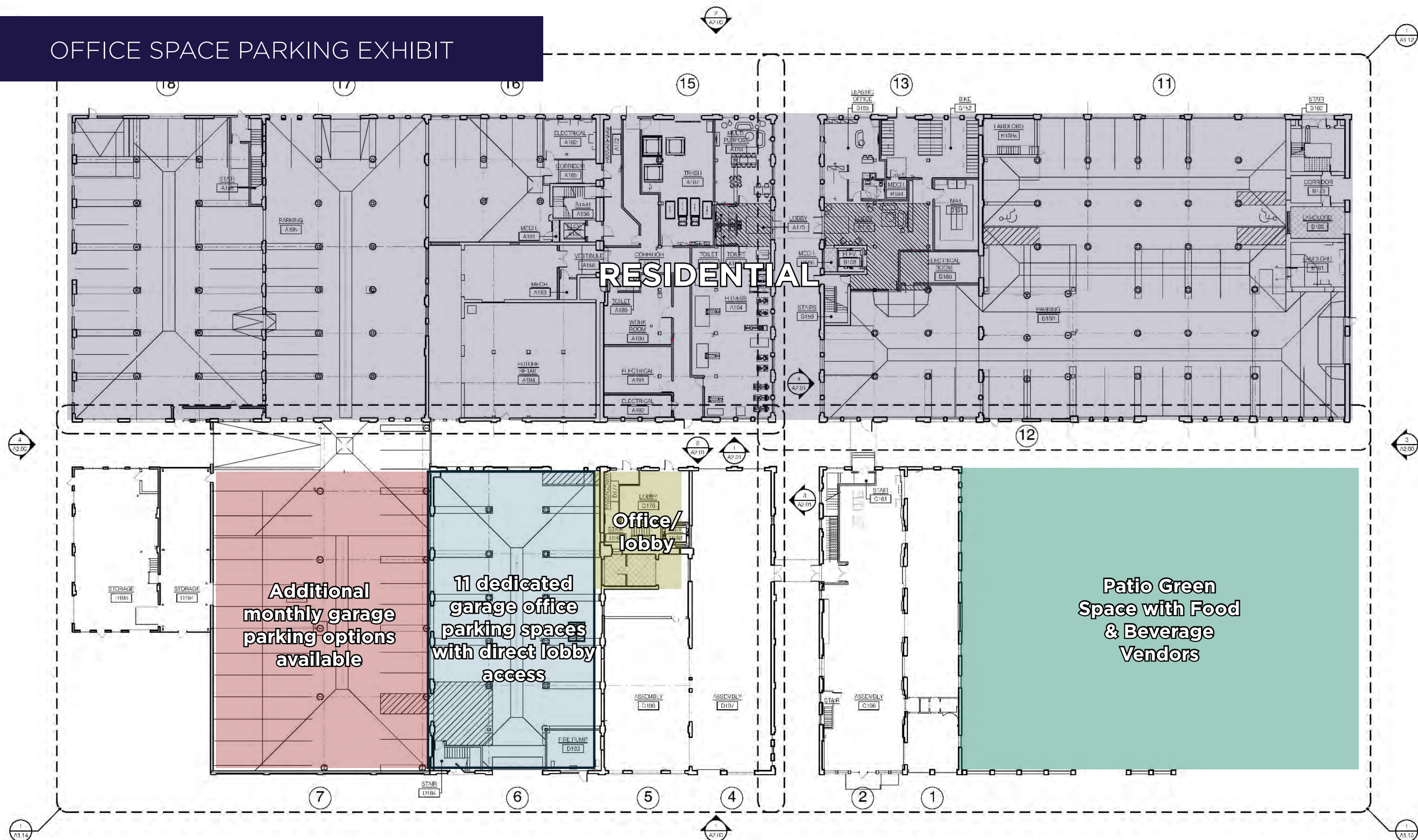
OFFICE SPACE VISION





RETAIL & HOSPITALITY SPACE VISION

OFFICE SPACE PARKING EXHIBIT



OHIO CITY AT A GLANCE

OHIO CITY

GORDON SQUARE.
arts district

2

DETROIT AVE

FRANKLIN BLVD

W 44th ST

W 25th ST

FULTON RD

LORAIN AVE

IRISHTOWN BEND PARK

INTRO
EDDA
COFFEE ROASTERS
PIONEER



Garrett Morgan School of Science





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



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